City of La Habra

"A Caring Community"

COMMUNITY DEVELOPMENT

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September 2, 2021

California Department of Housing and Community Development
C/O Land Use and Planning Unit
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Sacramento, CA 95833

Subject: City of La Habra Draft 2021-2029 Housing Element

The City has undertaken a thorough and detailed housing element update and is therefore pleased to submit a draft of the 2021-2029 La Habra Housing Element for review. This Housing Element describes the City's plan for addressing the housing needs of its current and future residents through 2029.

During the public hearing for release of the housing element, we do note that a letter was received by The Kennedy Commission (TKC) alleging: 1) inadequacy of the public engagement process; 2) 5th cycle RHNA housing production performance; 3) inadequacy of the land inventory and reliance on ADUs; 4) inadequacy of the AFH analysis; and 5) additional programs for consideration.

While we would be pleased to provide further documentation on responses during the review process, please note our brief responses below.

Engagement Process. Like other cities, the City's outreach program for the housing element was shaped by the COVID pandemic, limiting in person meetings. An AD-HOC General Plan Advisory Committee (GPAC) was empaneled to review and oversee the process of drafting the element and enlisting public input. The GPAC met via ZOOM five times to address the City's needs, constraints and site inventory, and shape goals, policies, and programs. The update benefited from significant input from the invited participation of stakeholders, affordable housing developers, residents, and fair housing professionals. The Housing Element update also comes on the heels of the Fair Housing Assessment (conducted by the County of Orange) and the Consolidated Plan (conducted by the City), both of which had separate outreach efforts. Rather than repeat the breadth of the outreach program in this letter, please find a full description of efforts, outreach methods, participants, and how input was included in the Housing Element and on the City's website at https://www.lahabraca.gov/1366/Project-Overview.

5th Cycle Housing Element Performance. TKC alleges that the City's performance toward the objectives noted in the 5th Cycle Housing Element was inadequate. During that period, the market produced a significantly higher number of moderate and above moderate income units than lower income units. That finding is true for most cities in the SCAG region. However, the City did meet its RHNA numbers for the 5th Cycle. Also, while no City can control market forces and what residential developers will or will not decide to build, the City has taken a significant step moving forward by adopting an inclusionary housing ordinance (IHO). It should be noted that TKC advocated the passage of an IHO during the development of the Housing Element and the City Council adopted an ordinance, despite opposition from the BIA. TKC omitted noting their advocacy in that effort during the GPAC meetings (which had elected members present) and the City Council's leadership in approving an IHO.

Housing Sites Inventory. The sites inventory was derived from the 2014 General Plan update, which created six new mixed use designations along major corridors and significant new site capacity. Mixed use zoning was also recently completed to implement those changes. In addition to sites, the City has also continued to see robust ADU production due to changes in State law. The combination of three key strategies–newly designated housing sites along major corridors, continued robust ADU production, and inclusionary housing units–will ensure that the City's housing sites result in affordable housing units built that are affordable to the community. In addition, the City has programs (B1 and B4) to annually monitor the sites inventory and make any adjustments as needed to fully comply with the No Net Loss requirements. The TKC letter made no mention of these programs nor the impact of the City's inclusionary ordinance.

Assessment of Fair Housing. The TKC letter alleges the inadequacy of the housing element AFH. TKC's letter recites State law but offers no specifics as to what was not included in the AFH. To inform the AFH, the City used all available data provided by HCD's AFH mapper, the local fair housing provider, and State (DFEH) and Federal (HUD) agency data. The AFH also includes insights from conclusions in the City's Consolidated Plan and the County's fair housing assessment. In addition, the City interviewed its fair housing provider about current and past fair housing issues. Fair housing was addressed during the GPAC meetings, particularly during the site's discussion. The conclusions are shown in a table of key issues, contributing factors, and meaningful actions. Furthermore, the implementation of the IHO is intended to address and remedy any patterns of segregation that may exist and foster inclusive communities–key objectives of State law.

Program Commitments. TKC's letter offers program recommendations largely centered around the implementation of the IHO and sites inventory. Those programs have stated objectives that address their concerns. We would be pleased to walk through these programs at our scheduled consultation with HCD staff.

In its entirety, the Draft 2021-2029 Housing Element provides a robust and practical plan for achieving housing production commensurate with the City's RHNA allocation and furthering local and State objectives with respect to housing. We look forward to hearing from your office. Please do not hesitate to contact me at (562)383-4100 or at rramsland@lahabraca.gov with any questions regarding the draft.

Sincerely,

Roy N. Ramsland Jr.
Deputy Director of Community and Economic Development

Attached:
La Habra Draft 2021-2029 Housing Element

City of La Habra
GENERAL PLAN

City Of La Habra
2021-2029 Housing Element

Draft July 2021















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1. INTRODUCTION

A. Overview

The State of California recognizes that an adequate supply and quality of affordable housing for all income levels is a fundamental need for communities. To achieve that goal, it is essential that all local governments share in the responsibility of implementing solutions to address their local and regional housing needs. State law therefore requires all local governments to prepare a housing element (or housing chapter of the general plan) that plan for the current and future housing needs of their community.



La Habra provides a variety of housing opportunities

The detailed statutory requirements for preparing a housing element are codified in the California Government Code Sections 65580 to 65589. As stated therein, the housing element must contain an identification and analysis of its existing and projected housing needs; an analysis of the governmental and nongovernmental constraints to meeting that need; and a series of goals, policies, and programs to further the development, improvement, and preservation of housing. The City's Housing Element covers an eight-year period, from 2021 to 2029.

B. Statutory Requirements

California law requires that all local governments develop housing programs to meet their "fair share" of existing and future housing needs for all income groups. La Habra, along with all local governments in California, must prepare a Housing Element to meet its local housing needs. The Housing Element must contain proactive goal1407s, policies, and programs to facilitate the development, improvement, and preservation of housing commensurate with their housing need as established by the City, regional government, and the State of California.

This Housing Element covers the planning period of 2021-2029. Requirements for the content of the housing element are found in Article 10.6 of Chapter 3 of Planning and Zoning Law, commencing with Government Code Section 65580. Housing elements are the most complex chapter in the general plan, and the only element that is required to be completely updated on a fixed schedule and subject to receiving a letter of compliance from the state of California.

State law prescribes the scope of the housing element. Pursuant to Section 65583 of the Government Code, the housing element contains five basic parts:

- **Introduction,** including statutory authority, basic requirements, related planning efforts, and overview of the outreach process that informed the development of the housing element.
- **Needs Assessment**. Analysis of demographic, social, and housing characteristics, special housing needs, and current and future housing needs due to population growth, demographic change, and other factors affecting housing need, including focus on fair housing.
- **Constraints Analysis.** Analysis of governmental and nongovernmental constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities and a menu of programs to address governmental constraints.
- **Housing Resources**. Inventory of resources available to address the City's housing needs, including available land for housing, financial resources, and administrative capacity to manage housing programs. This includes a focus on fair housing.
- **Housing Plan**, which contains goals, policies, and programs to address the development, improvement, and conservation of housing and provision of fair housing opportunities to meet the needs of La Habra.

The current Housing Plan and its implementation programs were included as part of the La Habra General Plan 2020, which was adopted in 2014. This Housing Element will update and replace that plan.

C. General Plan Consistency

La Habra's General Plan is a comprehensive policy document that guides future growth and development. It sets the direction the City will take in managing its future based on a shared vision for the community. The city adopted its comprehensive update of the General Plan and Housing Element in 2014.

The La Habra General Plan 2035 consists of the following elements, which are implemented by a separate implementation manual:

- **Community Development.** Includes Land Use, Economic Development, Historic/Cultural Resources, Housing, Community Identity, and Growth Management.
- **Mobility/Circulation.** Includes Regional Facilities, Nonmotorized Transportation, Goods Movement, Parking and other circulation issues.
- **Infrastructure.** Includes Water, Sewer, Storm Drain, Water Quality, Energy, Telecommunications, and Solid Waste Management and Recycling.
- **Community Services.** Includes Open Space, Parks, Trails, and Recreation; Libraries; Schools; Police Service; and Fire Service.
- **Conservation/Natural Resources.** Includes Biological Resources/Habitat, Water/Watershed/Groundwater Recharge, Air Quality and Climate, and Scenic and Mineral Resources.
- **Community Safety.** Includes Natural Hazards, Emergency Preparedness, Noise, and Hazardous Waste.

The housing element is required under state law to be internally consistent with other General Plan elements and community goals. The 2014-2021 Housing Element update coincided with the General Plan 2035 update, affording the opportunity to coordinate issues of community growth, land use, housing, and transportation. The City's 2021-2029 Housing Element update does not propose changes to the land plan articulated in the 2014 General Plan update; the Housing Element implements the direction established in the general plan. Goals, policies, and programs of the updated Housing Element and general plan are consistent.

The 2021–2029 Housing Element is consistent with the goals and policies of all general plan elements. The sites designated for housing can accommodate the City's entire regional housing needs allocation and are consistent with the land use plan in the general plan, associated specific plans, and growth projections in the environmental impact report. The Housing Element is also consistent with water and sewer planning efforts. The City of La Habra will maintain consistency between general plan elements by ensuring that proposed changes in the Housing Element are reflected in other elements when amendments of the general plan are needed to ensure consistency due to policy or land use changes.

D. Public Participation

State law requires that a "diligent effort" be made to achieve participation by all segments of the community in preparing a housing element. A diligent effort includes taking steps to inform, involve, and solicit input from the public, particularly lower income and minority households that might otherwise not participate. La Habra solicited input from the public throughout the process—during development of the draft element, public review, and through adoption.

The City's program for participation is below and described later in the program evaluation of the Housing Element.

- **Prior Planning Efforts**. The public participation program builds on the past several years preceding the Housing Element update. The Consolidated Plan included participation consistent with the City's adopted citizen participation plan. That effort addressed the needs of low-moderate income residents and those with special needs. This was also followed by the Analysis of Impediments, which addressed fair housing.
- **General Plan Advisory Committee (GPAC)**. The City appointed a committee of residents, stakeholders, and other parties to guide the update of the Housing Element. Over the course of a year, the GPAC met five times and discussed housing element basics, community needs, housing sites, and housing programs. Because of protocols required during the COVID-19 pandemic, all meetings were held via Zoom.
- **Consultations**. To inform the GPAC's deliberations and provide more representative input to guide the update of the Housing Element, 14 additional stakeholders were directly contacted by phone, mail, and email. These included developers, fair housing agencies, advocacy groups, health care agencies, and local organizations. These groups played an active role in the GPAC meetings to refine the priorities for the Housing Element.
- **Website**. The city created a housing element website to inform residents of the update and the venues for participation. Included were PowerPoint presentations to the advisory committee, notes and comments from the public for each meeting, planning reference documents, review letters from the California Department of Housing and Community Development (HCD), and other materials germane to the Housing Element update.
- **Public Review**. The Planning Commission and City Council were briefed on new housing legislation early during the process. Both bodies reviewed the draft Housing Element at duly noticed hearings on July 26, 2021, and August 16, 2021. Comments received from the California Department of Housing and Community Development were incorporated into the Housing Element. The Planning Commission and City Council held duly noticed adoption hearings and adopted the final 2021-2029 Housing Element on month, date, 2021.

2. COMMUNITY PROFILE

Government Code Section 65583 states, "the housing element shall consist of an identification and analysis of existing and projected housing needs...." To provide a context for housing planning, this chapter provides an overview of La Habra and discusses a variety of demographic, economic, housing, and special needs characteristics and trends to identify issues that affect the city's existing and future housing needs.

A. City Overview

La Habra is in northwest Orange County and borders Los Angeles County. It immediately adjoins the cities of La Mirada, Whittier, and La Habra Heights to the west and north, and the cities of Brea to the east, and Fullerton to the south. La Habra also borders unincorporated portions of Los Angeles County. La Habra's planning includes all properties within the city limits. Figure HE-1 outlines the incorporated boundaries of La Habra.

La Habra is approximately 20 miles southeast of downtown Los Angeles and 100 miles north of San Diego. The city has experienced a transition from a quiet citrus community to a fully urbanized community with a broad range of housing types, styles, and prices as well as a range of shopping, professional and commercial services, and light industrial areas. It underwent significant growth during the 1950s to the 1970s. Today, the community is mixed residential neighborhoods and is 99 percent built out, with virtually no vacant land remaining.

As a waystation along the El Camino Real and old Highway 101, La Habra is one of the oldest cities in the region, incorporated in 1925, nearly a century ago. The city was one of the earliest in the county to see substantial development, along with other northern cities such as Anaheim, Fullerton, Orange, Placentia, and Santa Ana. As vacant land in north Orange County became scarce in the 1970s, the center of growth shifted to the central and southern parts of the county, where rapid housing production increased within new communities.

At the same time, the city has gradually seen focused redevelopment along its major corridors and on underused commercial sites. Older industrial areas are undergoing transition because the value of land favors residential development. At the same time, commercial uses have moved to more focused locations (e.g., Beach and Imperial), and health care and other services have relocated to the city. These trends are anticipated to continue over the next decade.

B. Demographic Profile

This chapter discusses a variety of topics, including demographic, economic, housing, and special needs characteristics. These various topics reveal characteristics and trends of the population and housing stock and issues that affect the existing and future housing needs of La Habra residents.

Population Growth

Incorporated in 1925, La Habra is an established city in north Orange County. The city experienced the majority of its growth from the 1950s through the 1970s and has since slowed due the diminishing supply of vacant land. According to the California Department of Finance, the City's population is 63,471 residents. Over the past 20 years, La Habra gained about 4,400 new residents—a modest 20-year increase of 7 percent for population growth. The City's population growth rate was largely consistent with adjoining municipalities (except Brea).

Despite the diminishing amount of residential land, the city should continue to experience modest population growth that is generally consistent to the growth rate projected in surrounding communities. Population growth is anticipated as housing is built along major corridors (e.g., La Habra Boulevard, Whittier Boulevard, and other major arterials) and replaces former industrial uses or underutilized commercial sites. According to SCAG projections, La Habra's population is expected to increase to approximately 65,800 residents by 2030.

Table HE-2.1 compares La Habra's population growth with surrounding communities in northern Orange County and southeastern Los Angeles County.

Table HE-2.1 Population Growth, La Habra and Region, 2000–2030

Jurisdiction	Population by Decade				Average Growth Rate 2010–2020
	2000	2010	2020	2030*	
La Habra	58,974	60,223	63,471	65,800	5%
Brea	35,410	39,282	45,498	46,900	16%
Fullerton	126,003	135,161	142,070	150,300	5%
La Habra Heights	5,712	5,325	5,469	5,730	3%
La Mirada	46,783	48,527	48,947	50,000	1%
Whittier	83,680	85,331	86,487	90,200	1%
Regional	356,562	373,849	391,942	408,930	5%

Sources: U.S. Census 2000-2010, Department of Finance 2020;
SCAG Regional Transportation Plan (RTP)/Sustainable Committees Strategy (SCS).
Notes: *Approximation based on forecast from SCAG adopted Growth Forecast, 2016–2040.

Age, Race, and Ethnicity

The age distribution of the population is an important determinant of housing demand in an area. Young adults (20 to 34 years of age) tend to favor apartments, low to moderate cost condominiums, and smaller single-family units. The population 35 to 64 years of age represents the major market for condominiums and larger single-family homes. People over 65 years of age tend to demand low to moderate cost apartments and condominiums, and single-family homes.

The city's change in age distribution reflects changes nationwide, with an increasing median age. From 2010 to 2020, the median age of residents in La Habra increased from 33.0 to 35.3 years. Adults (ages 25 to 44) remained the largest age group in La Habra, accounting for 29 percent of the city's population. Despite the City's relative youth, the pre-"baby boom" generation (45 to 64 age group) increased to 25 percent of the population, while children and youth declined 11 percent. Elderly residents increased by the highest proportion, increasing in number by 18 percent from 2010 to 2020.

While the city has experienced a population growth of less than 5 percent, there have been more pronounced changes in the racial and ethnic composition of residents since 2010. As shown in **Table HE-2.2**, Hispanic residents continue to compose the majority of city residents (60 percent), and Whites are the second largest group at 26 percent. Since 2010, notable trends include a 24 percent decline in the number of Blacks and 32 percent increase in Asians. Whites also continued to gradually decline, falling 9 percent in number since 2010.

Table HE-2.2 Population Characteristics 2010-2020

Age Groups	2010		2020		Percent Change 2010–20
	Residents	Percent	Residents	Percent	
Total	60,239	100%	63,471	100%	5%
0-17 years	16,874	28%	15,396	24%	-9%
18-24 years	5,541	9%	5,924	9%	7%
25-44 years	17,349	29%	18,525	29%	7%
45-64 years	13,926	23%	15,706	25%	13%
65+ years	6,549	11%	7,921	12%	21%
Median Age	33.0		35.3		
Race and Ethnicity					
White	18,178	30%	16,489	26%	-9%
Hispanic	34,449	57%	37,785	60%	10%
Asian	5,729	10%	7,541	12%	32%
Black	836	1%	635	1%	-24%
All Others	1,047	2%	1,021	2%	-3%

Source: U.S. Census, 2010 and American Community Survey, 2014-2018, adjusted to 2020.
Note: May not total to 100% due to rounding. All races shown as non-Hispanic ethnicity.

Household Characteristics

Household type influences housing need. For instance, single-person households often occupy smaller apartments or condominiums. Couples often prefer larger single-family homes, particularly if they have children. As the baby boom generation continues to age, there has been an increased demand from empty nesters and retirees to downsize to more affordable units that are easier to maintain. These general housing preferences underscore the need for providing housing opportunities for people of all ages and income.

Table HE-2.3 compares household characteristics of La Habra from 2010 to 2020. In 2020, family households comprised 78 percent of all households. The two largest groups were family households with children (23 percent of La Habra's households) and married families with no children (30 percent of all households). La Habra also has a large share of seniors—12 percent of the population. As a result, La Habra has a medium average household size of 3.3 persons.

As of 2020, approximately 65 percent of households consisted of 2 to 4 persons, a slight increase from 2010. Large households with 5 or more members showed the largest numeric decline during this period, falling 10 percent. Single-person households also declined in number by 6 percent. These trends suggest a change in the composition and aging of residents. The upcoming release of the 2020 Census will confirm whether these trends continue.

Table HE-2.3 Household Characteristics 2010–2020

Household Types	2010		2020		Percent Change 2010–20
	Number of Hhlds	Percent of Total	Number of Hhlds	Percent of Total	
Total Households	18,977	100%	19,996	100%	5%
Family Households	14,310		15,510		8%
+ Married w/Children	4,902	25%	4,740	23%	-3%
+ Married No Children	5,176	29%	6,017	30%	16%
+ All Other Families	4,232	18%	4,754	18%	12%
Nonfamily Households	4,667		4,486		-4%
+ Single Persons	3,651	19%	3,442	17%	-6%
+ Unrelated Persons	1,016	5%	1,044	5%	3%
Household Size					
1 person	3,651	19%	3,442	17%	-6%
2-4 persons	11,418	60%	13,032	65%	14%
5 or more	3,908	21%	3,522	18%	-10%
Average household size	3.20		3.29		

Sources: U.S. Census, 2010; American Community Survey, 2014-2018, adjusted to 2020.

Note: The decline in the number of households is due to the margin of error associated with the 2014-2018 ACS. The 2020 Census update should provide a more accurate count.

Employment

La Habra residents are employed in a variety of occupations at varying incomes. However, due to the smaller employment base in the city, the majority of residents primarily commute to job centers in other communities. Each influence the type of earnings and income and housing that can be afforded in the city.

The city's occupational profile is diverse and includes a wide number of occupational classifications.

- Management, business, science, and arts occupations is the primary occupational group, comprising 32 percent of all jobs. Full time employees earn a median income of $71,500 annually. However, many of the subcategories of occupation record much higher median incomes.
- Sales/office occupations are the second largest occupation group, comprising approximately 26 percent of jobs. Earnings range from $32,900 to $42,000 depending on job and full-time status.
- Services comprise 19 percent of all occupations held by La Habra residents, and these occupations typically pay between $20,600 (all jobs) and $29,400 for full-time work.
- Production/transportation/material-moving occupations and natural resources/construction/maintenance total almost one in every four jobs and have median earnings ranging from $27,500 to $48,100.

Table HE-2.4 summarizes the jobs held by La Habra's residents (regardless of the location of the job) and the median income of each occupation.

Table HE-2.4 Occupations Held by Residents, 2020

Occupational Classification	Jobs Held by Residents		
	Number of Jobs	Percent of Total	Median Job Income
All Occupations held by residents (within and outside of La Habra)	31,163	100%	
Management, business, science, and arts occupations	9,920	32%	All Jobs: $61,466 FT only: $71,528
Services (healthcare support, food prep, bldg. maintenance, personal care)	5,851	19%	All Jobs: $20,620 FT only: $29,424
Sales and office occupations (including administrative support)	8,122	26%	All Jobs: $32,973 FT only: $42,052
Production, transportation, and material-moving occupations	4,614	15%	All Jobs: $27,480 FT only: $34,292
Natural resources, construction, and maintenance occupations	2,656	9%	All Jobs: $41,287 FT only: $48,145

Source: American Community Survey, 2014-2018, adjusted to 2020.

La Habra's industries can be divided into eight categories, shown in Figure HE-2.1. Four major sectors represent two-thirds of all jobs—retail/wholesale, hotel/food, arts/entertainment, construction/ manufacturing, and administrative support. The city has 39 percent of jobs in retail/wholesale and hotel/food/entertainment, which generally provide low to moderate income jobs. Higher income industries (education, government, health care, and finance, real estate and insurance otherwise known as "FIRE") comprise 23 percent of all jobs.

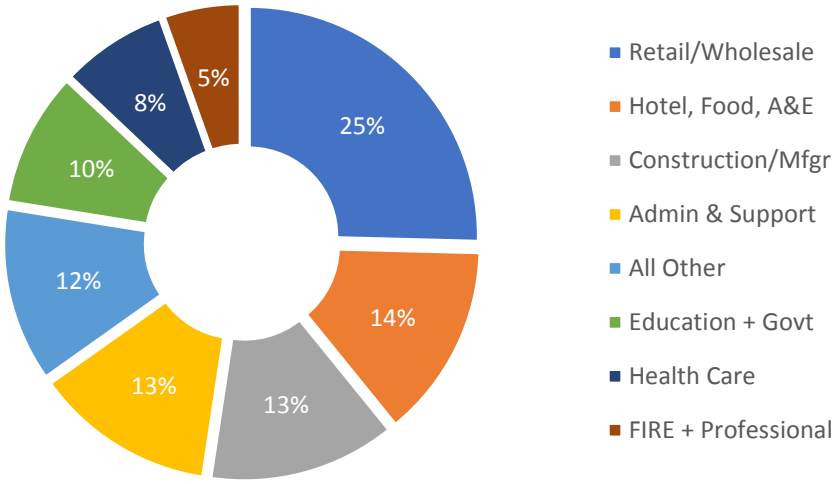

Figure HE-2.1 La Habra Industries

As shown in **Table HE-2.5**, La Habra's largest employers follow the same industry patterns shown citywide but are heavily weighted toward the retail sector.

Table HE-2.5 Principal Employers in La Habra

Largest Employers	Type of Business	Number of Jobs in 2010	Number of Jobs in 2020
CVS Pharmacy	Retail	1,056	969
Wal-Mart (#3248 & 5641)	Retail	492	548
City of La Habra	Government	–	275
La Habra City Elementary	Government	269	269
Costco Wholesale	Retail	231	321
Technical Safety Services	Services	–	240
Sam's West	Retail	N/A	225
Target Stores	Retail	230	203
Kroeger/La Habra Bakery	Retail	250	200
Home Depot #6657	Retail	145	180
JC Ford	Retail	N/A	180
Northgate Market	Retail	N/A	161
VIP Rubber	Manufacturing	N/A	150

Source: City of La Habra, 2020.

Household Income

Household income is perhaps the key factor that determines the ability to secure housing that is suitable to one's needs. Household income is determined by educational level and the ability to secure well-paying employment. The other half of the equation is the price and rent charged for different types of housing. Without adequate income, households will have overpayment or overcrowding. **Table HE-2.6** lists the median household income in La Habra and compares it with the household income in Orange County as a whole.

The City's *median* household income is approximately $76,500, or 85 percent of the county median income of $89,759. This is a significant improvement since 2000, when the median income in La Habra was 81 percent of the county median. Homeowners earn a median income of $95,376—only 82 percent of the county median, but significantly higher than renter households. As is the case for many communities, renter households are predominant in income levels below $75,000; homeowners are predominant in the higher income groups.

Table HE-2.6 Income Characteristics, 2020

Income Category	Households by Tenure		Total	Percent
	Owner	Renter		
Total Households	11,376	8,620	19,996	100%
Less than $25,000	953	1,746	2,698	13%
$25,000 to $34,999	656	632	1,288	6%
$35,000 to $49,999	940	1,260	2,200	11%
$50,000 to $74,999	1,672	1,971	3,642	18%
$75,000 to $99,999	1,755	1,224	2,979	15%
$100,000 to $149,999	2,846	1,423	4,269	21%
$150,000 and above	2,555	364	2,919	15%
Median Household Income	$95,376	$58,676	$76,452	
County Median Income	$115,920	$64,050	$89,759	
City/County Median	82%	92%	85%	

Source: American Community Survey, 2014-2018, adjusted to 2020.

The median income for households varies by race and ethnic group, but the difference is modest compared to countywide averages. Asian, non-Hispanic households earn the highest median income at $90,500. Below that, the median household for Whites ($76,700), Blacks ($73,000), and Hispanics ($71,700) are relatively close and vary no more than 10 percent between the three groups. Differences are also evident among age groups, with households ages 45 to 64 earning the highest median income while seniors earn lower incomes.

Extremely Low-Income Households

Extremely low-income households are defined as households with incomes under 30 percent of the county's median family income. This translates into an annual income of $38,450 for a four-person household in 2020. Housing residents earning extremely low-incomes can be especially challenging. Extremely low-income households typically consist of minimum-wage workers, seniors on fixed incomes, disabled persons, college students, and others—all of whom have greater difficulty finding affordable housing.

Extremely low-income households vary by race/ethnicity, tenure, and type. The highest share of extremely low-income households in La Habra was among Blacks, which at 28 percent, was significantly higher than the citywide average but similar to the SCAG region as a whole. By tenure, extremely low-income households are more prevalent among renters, comprising 27 percent of renters—nearly three times the prevalence among home owners. Among household type, 25 percent of seniors earn extremely low incomes—significantly above the citywide average.

Responding to the housing needs of the extremely low-income population requires a diverse strategy tailored to the differences based on household type, tenure, and race/ethnicity. For homeowners, particularly elderly living on a fixed income, providing housing support services (e.g., grants to fix homes or social services) may be most needed. For small or large households, providing options for suitably sized units or accessory units are important.

Figure HE-2.2 summarizes the prevalence of extremely low-income households in La Habra by race ethnicity, tenure, and household type.

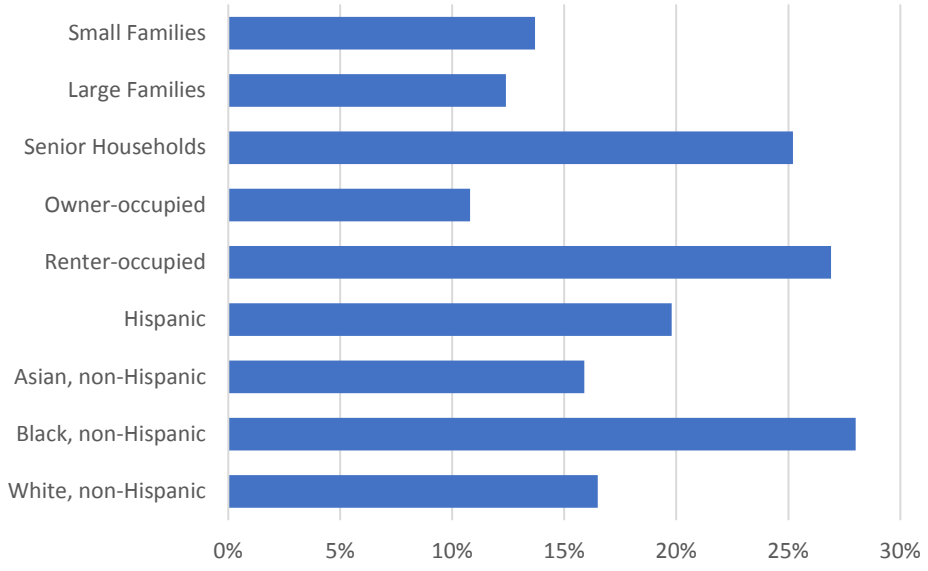

Figure HE-2.2 Prevalence of Extremely Low-Income Households

Housing Tenure

Household tenure refers to whether a household owns or rents a home. An optimal mix of homeownership and rental opportunities is important for communities because it allows residents of all ages, incomes, and household sizes to choose the type of housing and location best suited to their needs. An optimal vacancy rate is also needed to ensure that consumers have sufficient choices for different types of housing, that prices are generally moderated, and that developers have a financial incentive to build housing. **Table HE-2.7** shows trends in tenure and vacant housing units from 2010 to 2020 in the City of La Habra.

As of 2020, homeowners in La Habra comprise 56 percent of households, which is approximately unchanged since 2010. This is due to the relatively limited number of new homes built over the prior decade. Typically, a stable market for homeownership units has a 1.5 to 2.0 percent vacancy rate. However, the homeownership vacancy rate has declined since then to below optimal rates. As shown earlier, this decline in available homeowner units (in light of increased demand for homeownership opportunities) is responsible for the significant increase in housing prices since 2010.

As of 2020, renters in La Habra comprise about 40 percent of households, which is generally unchanged since 2010. Typically, a vacancy rate of 5 to 6 percent for rental housing is optimal. La Habra's rental housing vacancy rate was approximately 6.6 percent in 2010; however, rental vacancy rates have declined significantly, particularly due to the eviction controls placed on apartments during the COVID pandemic. This decline in available rental units (coupled with increased demand for apartments and low turnover rate) is responsible for the significant increase in housing rents since 2010.

Table HE-2.7 Household Tenure and Vacancy 2010–2020

Tenure	2010		2020	
	Number of Units	Percent of Total	Number of Units	Percent of Total
Total Housing Units	19,924	100%	20,838	100%
Occupied housing units	18,977	95%	19,996	96%
+ Owner Occupied	10,941	55%	11,528	55%
+ Renter Occupied	8,036	40%	8,468	41%
Vacant Housing Units	947	5%	990	5%
Vacancy Rate				
Total Vacancy Rate	–	5.0	–	4.0
Owner Vacancy Rate	–	1.5	–	1.2
Rental Vacancy Rate	–	6.6	–	5.3

Source: U.S. Census, 2010 and American Community Survey, 2014-2018, adjusted to 2020.

C. Housing Profile

This section describes and analyzes housing characteristics and trends to provide a basis for assessing the match between the demand and supply of housing in La Habra. These include housing growth trends, housing characteristics, age and condition of housing, housing prices and rents, and homeownership.

Housing Growth

La Habra has 20,838 housing units as of 2020. Over the past decade, the city has experienced a 5 percent growth rate in new housing built in the community. Due to the diminishing amount of vacant residential land, housing has been built along major commercial corridors (e.g., La Habra Boulevard, Whittier Boulevard, and other major arterials), replacing former industrial or underutilized commercial sites. The city's housing growth has also been largely consistent with adjoining municipalities (except Brea), most of which have reached substantial buildout.

According to SCAG and Orange County Council of Governments projections, La Habra's housing stock is expected to increase to approximately 21,640 units by 2030. This projection is consistent with the city's share of the regional housing need for 2021-2029. The majority of the housing production in La Habra over the next decade will be predominantly condominiums, townhomes, and apartments. As discussed later in this element, the City expects to see continued development of accessory dwelling units, potentially hundreds of new units based on past trends.

Table HE-2.8 compares La Habra's housing growth with surrounding cities and the immediate region. Overall, each of the surrounding cities is projected to see an increase in its housing stock, ranging from 1 to 4 percent over the next decade, again reflecting the limited amount of residential land.

Table HE-2.8 Housing Growth, La Habra and Region, 2000–2030

Jurisdiction	Housing Unit Counts				Average Growth Rate	
	2000	2010	2020	2030*	2010–2020	2020–2030
La Habra	19,542	19,924	20,838	21,640	5%	4%
Brea	13,274	14,747	17,105	17,400	16%	2%
Fullerton	44,755	47,900	49,764	50,400	4%	1%
La Habra Hghts	1,895	1,880	1,900	1,970	1%	4%
La Mirada	14,807	15,092	15,175	15,500	1%	2%
Whittier	29,092	29,591	29,721	30,900	0%	4%
Region	123,365	129,134	134,503	137,810	4%	2%

Sources: U.S. Census 2000-2010; Department of Finance 2020;
SCAG Regional Transportation Plan (RTP)/Sustainable Committees Strategy (SCS.)

* Approximation based on forecast from SCAG adopted Growth Forecast, 2016–2040.

Housing Types

La Habra's housing stock includes single-family homes, condominiums/ townhomes, apartments, and mobile homes. These types are included below and summarized in **Table HE-2.9.**

Single-Family Housing

Single-family residential is the predominant type of housing in La Habra, comprising more than 61 percent of all housing units in the community. The predominant type is single-family, detached housing. These include single-family homes that range from smaller, 1,000-square-foot homes in the older neighborhoods in central La Habra, to significantly larger homes in low-density neighborhoods south of Imperial Highway and north of Whittier Boulevard.

La Habra has a smaller inventory of attached single-family homes. These typically include townhomes and condominiums on smaller "infill" lots. New projects built during the last several years include Portola Walk, Luna, and others. As available single-family residential lots continue to diminish in number, there will be a continuing slowing trend in the development of detached housing products and a shift to attached single-family units or apartments.



City Ventures (Luna) project at 201 E. La Habra Blvd

The City is also seeing a significant increase in the number of accessory dwelling units (ADU) in single-family neighborhoods. The trend in ADUs is threefold: as detached units (adding separate square footage), as attached structures (typically conversions or additions to an existing home), or garage conversions. This trend will be discussed in greater detail in the "Housing Inventory" chapter.

Multifamily Housing

Multiple-family housing includes apartments, townhomes, and condominiums and total approximately 7,350 units or 35 percent of homes in La Habra. Apartments come in many product types, including a mix of garden-style projects, low-rise apartment projects, and other styles. A limited number of units are deed restricted as affordable to lower income households.



Valentia Apartments at 951 S. Beach Boulevard

Mobile Homes

The city has five mobile home parks providing approximately 760 housing units—City Trailer Park, Friendly Village, Lake Park, Park La Habra, and ViewPark. One park is reserved (age restricted) for seniors, and four parks are for families. Of the five parks, two parks are City owned. Given the limited vacant land in La Habra, there will be no additional mobile home parks in the city.

Table HE-2.9 Change in Housing Type 2010–2020

Housing Types	2010	Percent of total	2020	Percent of total	Avg. Growth 2010–2020
Total Units	19,924	100%	20,838	100%	5%
1-unit detached	10,506	53%	11,125	53%	6%
1-unit, attached	1,509	8%	1,653	8%	10%
2 to 4 units	1,553	8%	1,559	7%	0%
5 or more units	5,467	27%	5,600	27%	2%
Mobile Home + Other	889	4%	901	4%	1%

Source: California Department of Finance, 2020.

Note: Department of Finance housing unit counts are updated twice per year. Mobile home units are overcounted in the 2020 DOF estimates. These units should be reallocated to other categories.

Housing Characteristics

As of January 2020, 61 percent of all homes La Habra are single-family homes, with 8 percent being attached units. Multiple-family housing composes 35 percent of homes, and mobile home units compose 4 percent. **Table HE-2.10** shows the key characteristics of single-family, condominiums, and mobile homes. Similar data are not available for apartments.

Key physical characteristics of La Habra homes are as follows:

- **Bedrooms**: Single-family homes are predominantly three- and four-bedroom units, larger than condominiums or apartments (which are predominantly one- or two-bedroom units). The vast majority of mobile home units have two bedrooms.
- **Lot Sizes**: Single-family homes have significantly larger lot sizes compared to mobile homes and multiple family homes, with townhomes having larger lots than condominiums. This is a function of the type of development and minimum density and lot sizes required by the zoning code.
- **Unit Size**: Single-family homes have the largest unit size; 50 percent of the units are larger than 1,600 square feet, and the median lot size is 7,323 square feet. Condos have a median unit size of about 1,000 square feet and are 300 square feet smaller than townhomes and mobile homes.

Table HE-2.10 Characteristics of Housing Sold in 2020

Characteristics	Housing Units by Type			
	Single Family	Condo-minium	Town-homes	Mobile Homes
Bedrooms				
1 or less	--	18%	--	10%
2 beds	5%	68%	48%	77%
3 beds	49%	12%	46%	13%
4 or more	45%	2%	6%	--
Lot Size (in square feet)				
1st Quartile	6,177	1,000	1,233	1,485
2nd Quartile	7,323	1,070	1,924	1,530
3rd Quartile	9,363	1,763	2,254	1,575
Unit Size (in square feet)				
1st Quartile	1,280	886	1,161	1,144
2nd Quartile	1,628	950	1,276	1,344
3rd Quartile	2,132	1,116	1,560	1,440

Source: Redfin, 2020.

Note: Data is based on recent sales within 2020 and may differ from other market data.

Single-Family Home Prices

The ability to afford suitable housing is a key quality of life indicator for residents. Like much of Orange County, La Habra has seen a dramatic increase in the median sales prices for homes since 2012. As shown in **Figure HE-2.3**, the median sales price rose 84 percent for single-family homes, 93 percent for townhomes, and 145 percent for condominiums from 2012 to 2020. In contrast, median household income for homeowners has increased by less than 25 percent.

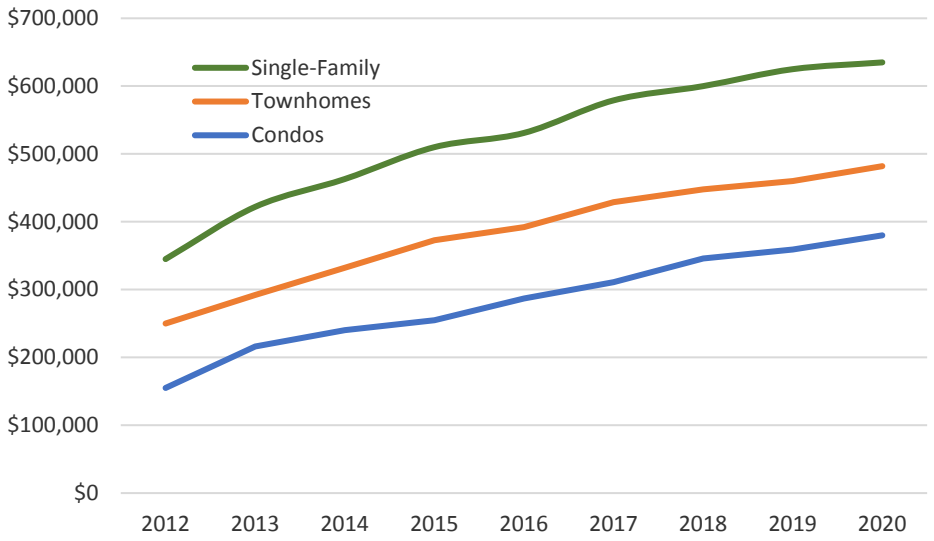

Figure HE-2.3 Median Sales Prices of Homes in La Habra, 2012–2020

Table HE-2.11 displays average home prices in La Habra. Single-family homes sold for a median price of $635,000, condos sold for a median price of $380,000, and townhomes for $480,000 with variations based on size of home. Mobile homes are the most affordable housing option, with a median sales price of $126,000. Homes in the Westridge area easily exceed $1 million.

Table HE-2.11 La Habra, Existing Home Prices, 2020

Size	Median Housing Sales Price			
	Single-Family	Condos	Townhomes	Mobile Homes
Sample Size	334	119	46	31
1 bedroom	N/A	$ 300,000	N/A	$67,900
2 bedrooms	$ 500,000	$ 400,000	$436,500	$108,500
3 bedrooms	$ 650,000	$ 475,000	$530,000	$142,500
4 bedrooms	$ 746,000	$ 637,500	$565,000	N/A
5+ bedrooms	$ 915,000	N/A	N/A	N/A

Source: Redfin, 2020.

Apartment Rents

La Habra has a large stock of apartments in the community. A survey undertaken in 2020 documented the number, size, age, and rent of apartments. A sample of 16 properties totaling 2,242 units was surveyed. The survey found that: the median age was 50 years old; the unit distribution was weighted to 1- and 2-bedroom units (58 and 37 percent, respectively), and the majority were class B (50 percent) and Class C (31 percent) properties. Only three projects are Class A. Compared to the rest of the county, the city has generally older apartment projects than most cities in the reminder of the county.

A rent survey was undertaken to determine market rents in La Habra. As shown below, the median rent is $1,680 for a one-bedroom unit, $2,020 for a two-bedroom unit, and $2,225 for a three-bedroom unit. The median apartment size ranged from 700 to 1,190 square feet. These rents are relatively competitive and affordable compared to other Orange County cities. **Table HE-2.12** shows characteristics of apartments in La Habra for 2020.

Table HE-2.12 La Habra, Apartment Rents, 2020

Characteristics	Apartments by Bedrooms			
	Studios	1-bed	2-bed	3-bed
Properties	3	16	16	3
Units	51	1,305	833	53
Median Year Built	1971	1971	1971	1971
Median Monthly Rent	$1,400	$1,680	$2,020	$2,225
Property Class	Median Rent by Bedrooms			
Class A (2 properties)	N/A	$2,060	$2,570	$3,410
Class B (8 properties)	$1,450	$1,700	$2,050	$2,170
Class C (5 properties)	$1,300	$1,625	$1,995	N/A

Source: Apartments.com 2020

Notes: Class A properties represent the highest quality buildings in their market; these are often newer properties, with top amenities, high-income rents, and low vacancy rates.

Class B properties are generally older, often with some deferred maintenance, tend to have lower income rents, and may or may not be professionally managed.

Class C properties are typically more than 30 years or older, have some renovation and rehabilitation needs, and have the lowest rental rates in a market.

In 2019, the State Legislature passed the California Tenant Protection Act (AB 1492), which became effective on January 1, 2020. AB 1482 restricts the allowable annual rent increase to 5 percent plus a local cost-of-living adjustment of no more than 5 percent, for a maximum increase of 10 percent. There is no maximum rent or limit on how much landlords can raise rents between one tenant and the next. This bill only applies to buildings 15 years or older. However, as rent levels have historically not increased by more than 10 percent annually, the majority of apartment renters in La Habra will likely not be affected.

Mobile Homes

Mobile homes are an important source of affordable housing in the community. La Habra has five mobile home parks that provide approximately 750 units that are generally affordable to lower income families and seniors in the community. These include parks that are restricted to seniors 55 years and older. La Habra owns two mobile home parks—Park La Habra and View Park—and restricts the rents to keep them affordable to lower income households. The other three mobile home parks are all market rate developments; however, the market rents for these projects are affordable to lower income households.



Table HE-2.13 lists the five mobile home parks in the city, their address, target occupancy, unit count, and year built.

Table HE-2.13 Mobile Home Parks in La Habra

Project Name	Address	Occupancy	Total Units	Year Built
Ailer Park	309-13 W. First St	All Ages	12 units	N/A
Lake Park	500 S. Palm St	Senior	169 units	1975
Friendly Village	1001 W. Lambert Rd	Senior	329 units	1971
Park La Habra	1731 W. Lambert Rd	All Ages	108 units	1967
View Park	1750 W. Lambert Rd	All Ages	143 units	1967
Total			761 units	

Source: City of La Habra, 2020.

Housing Affordability

Housing affordability refers to how much a household can afford to pay each month for housing. Typically, housing affordability is defined as the ratio of housing expenses to income, referred to as a "cost burden." It is assumed that households should not spend more than a certain proportion of income toward housing expenses; otherwise, they are deemed to be overpaying. Housing overpayment is also a key measure of quality of life since it reduces income available to meet other basic daily needs beyond housing.

The housing industry assumes that an "affordable" payment for a homeowner ranges from 30 to 40 percent of gross monthly income. For renters, the appropriate cost burden varies from 30 to 40 percent, with the latter used by the federal housing voucher program. This Housing Element uses a 35 percent debt-to-income ratio for ownership used by lenders and 30 percent cost burden for renters. **Table HE-2.14** shows the amount that households of different sizes and income levels can afford to pay for a single-family home or apartment unit based on the above criteria.

Table HE-2.14 Affordability of Housing, La Habra 2020

	Household Size/Unit Size				
	1-person (Studio)	2-person (1 bd unit)	3-person (2 bd unit)	4-person (2 bd unit)	5-person (3 bd unit)
Income Limits[1]					
Extremely Low	$26,925	$30,800	$34,650	$38,450	41,550
Very Low	$44,850	$51,250	$57,650	$64,050	69,200
Low	$71,750	$82,000	$92,550	$102,450	110,650
Moderate	$86,500	$98,900	$111,250	$123,600	133,500
Max. Home Price[2]					
Extremely Low	$55,000	$77,000	$98,200	$119,200	$127,300
Very Low	$144,400	$160,700	$190,700	$201,500	$223,500
Low	$234,400	$278,200	$323,300	$366,000	$369,900
Moderate	$297,400	$350,400	$372,300	$421,000	$460,000
Maximum Rent[3]					
Extremely Low	$573	$645	$716	$786	$864
Very Low	$1,021	$1,156	$1,291	$1,426	$1,555
Low	$1,694	$1,925	$2,164	$2,386	$2,591
Moderate	$2,063	$2,348	$2,631	$2,915	$3,163

Source: PlaceWorks, 2020

Notes:

1. 2020 State of California HCD Income Limits for Orange County are based on surveys undertaken by the U.S. Department of Housing and Urban Development.
2. Assumes 30-year fixed mortgage, $25,000 down payment, 3% interest rate, 1.2% property tax, 1% property insurance, and 36% debt-income ratio. Sales prices calculated by FreddieMac.
3. Monthly affordable rent based on payments of less than 30% of gross household income and monthly utility allowance determined by the Orange County Housing Authority.

Housing Affordability by Income Level

The following discussion summarizes the affordability of rental and ownership housing based on the assumptions earlier regarding price and rent of housing coupled with median household incomes in Orange County.

Very Low Income (0 to 50 percent AMFI)

Very low income (VLI) housing is affordable to households earning up to 50 percent of the area median family income (AMFI), which is $64,500 for a four-person household. Extremely low income (ELI) refers to households that earn up to 30 percent of AMFI, which is $38,450 for a four-person household. A four-person VLI households can afford a home priced at up to $200,000 and an apartment for $1,426 per month. ELI households can afford a home priced at $119,000 and apartment rent of $786. Based on housing surveys, no ownership units of any type are affordable to them except mobile homes. No apartments, except publicly subsidized units, are affordable to VLI and ELI households. However, accessory dwelling units are affordable to these income groups.

Low Income (51 to 80 percent AMFI)

Low income housing is housing that affordable to households earning 50 to 80 percent of the AMFI, which is $102,450 for a four-person household. With this income, a low income household could afford a home priced at $366,000 and apartment rent of $2,386 per month. As is the case with VLI households, a low income household could not afford the median priced single-family home, condominium, or townhome, but could afford most mobile home units. A lower income household could readily afford the median apartment rent for two- or three-bedroom units in the city. La Habra has some of the more affordable apartments in Orange County, even for luxury apartments. Accessory dwelling units are also affordable to this income group.

Moderate Income (81 to120 percent AMFI)

Moderate income housing is affordable to households earning 81 to 120 percent of the AMFI, which is approximately $123,500 for a four-person household. This income would allow a household to afford a home priced at up to $421,000 and an apartment rent of up to $2,915 per month. A moderate income household could afford a limited number of existing condominiums and townhomes, but single-family homes remain unaffordable unless one overpays for housing. A moderate income household could readily afford the median apartment rent for two- or three-bedroom units, any accessory dwelling unit, or any mobile home in the city. La Habra has some of the more affordable apartments in the county, even luxury apartments.

Housing Problems

Housing problems refer to overpayment, overcrowding, and substandard homes. These housing problems are a concern for most communities, including La Habra. They often occur when a household cannot afford suitably sized and priced housing. In other cases, life changes (retirement, children moving back home, loss of job, etc.) can also cause housing overpayment and/or overcrowding. Poor housing conditions is also considered a housing problem.

Table HE-2.15 and the following show the prevalence of housing problems in La Habra, according to the American Community Survey.

- **Overcrowding**. Overcrowding can be either moderate or severe. Moderate overcrowding is 1 to 1.5 persons per room, and severe overcrowding refers to more than 1.5 persons per room. Approximately 6 percent of homeowners and 21 percent of renters in La Habra live in overcrowded situations. Overcrowding is more prevalent among lower income households.

- **Overpayment**. Overpayment can be moderate or severe. Moderate refers to paying 30 to 49 percent of income for housing, and severe overpayment is paying more than 50 percent of income for housing. Given the high cost of housing and moderate incomes, overpayment is widespread—33 percent of owners and 51 percent of renters overpay for housing.

- **Substandard Housing**. The City does not have a housing conditions survey, and census measures of substandard housing (e.g., lack of kitchen, telephone, heating) do not accurately depict substandard units. City staff estimates up to 5 percent of units might be substandard and require significant rehabilitation.

Table HE-2.15 Housing Overpayment and Overcrowding

Severity of Condition	Overpayment		Overcrowding	
	Renters	Owners	Renters	Owners
Total households	8,468	11,528	8,468	11,528
None	4,083	4,770	6,673	10,810
Moderate	1,937	2,420	1,349	518
Severe	2,181	1,391	445	201
Percent of households				
None	48%	41%	79%	94%
Moderate	23%	21%	16%	4%
Severe	26%	12%	5%	2%

Source: American Community Survey, 2014-2018, adjusted to 2020

The issues of overpayment, overcrowding, and housing conditions and their implications for affirmatively furthering fair housing are addressed in Chapter 3.

Housing Age and Condition

Well-maintained housing is important to residents who take pride in the quality of life offered in La Habra. Well-maintained housing stabilizes property values, attracts residents to a community, and contributes to neighborhood quality. The City does not have a recent housing survey to document the condition of housing. Code enforcement data on substandard housing conditions is also not available. Therefore, the age of a housing unit is used to infer potential housing conditions.



Resident volunteers participate in Love La Habra projects

Homes generally show age after 30 years and require some level of maintenance. This typically includes roof repair, painting, landscaping, and exterior finishes. Homes between 30 and 50 years typically require significant maintenance and repair. Generally, homes built 50 or more years ago (unless well maintained) are more likely to require substantial repairs to meet current building codes. In addition, homes built prior to 1978 often contain lead-based paint, a known health hazard that causes developmental delays in children.

As shown in **Table HE-2.16,** La Habra has an older housing stock—nearly 80 percent of all units were built before 1980, and 6 percent were built before 1950. Ninety percent of the housing is older than 30 years old. The age of units is evenly split between rental and ownership housing. Given the age of housing in the city, there is a continued need for housing repair and rehabilitation. Although surveys have not been conducted, an estimated 5 percent of the city's housing stock needs some type of repair and rehabilitation work.

The City implements several programs to encourage maintenance, improvement, and rehabilitation of housing. City code compliance officers and building officials conduct periodic inspections of structures and property. The City offers a home improvement program for owner-occupied units to make improvements, including accessibility, energy efficiency, and code compliance. The City also implements a La Habra Love program, where residents work together to improve housing and neighborhoods. It is acknowledged that funding levels are not sufficient to address the need for housing repair and improvements.

Table HE-2.16 Housing Built in La Habra by Decade

Decade Built	By Tenure		
	Owner	Renter	No. Units
Total Occupied Units	11,528	8,468	19,996
Built in 1990s onward	11%	11%	11%
Built in 1980s	8%	15%	11%
Built in 1970s	17%	27%	21%
Built in 1960s	20%	21%	21%
Built in 1950s	39%	19%	30%
Built before 1950	6%	7%	6%
Total Percent	100%	100%	100%

Source: American Community Survey, 2014-2018 adjusted to 2020

D. Special Housing Needs

Special needs are those associated with specific demographic or occupational groups that call for specific program responses. Section 65583(a)(7) of the Government Code specifically requires analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness.

Special-needs groups often spend a disproportionate amount of their income to secure safe, decent, and appropriate housing and are sometimes subject to discrimination based on their specific needs or circumstances. Special needs groups may also have limited housing opportunities in the private market. **Table HE-2.17** provides a summary of special needs housing groups in La Habra.

Table HE-2.17 La Habra, Special Housing Needs Groups

Special Needs Groups	Number of People or Households	Percent of Population or Households
Senior Households	4,015	22%
Households with a Disabled Member	4,556	24%
Family Households with Children	6,192	33%
Female Headed Households	3,075	16%
Female Headed Households w/Children	1,324	7%
Large Family Households	3,287	18%
People who are Homeless[1]	45	<1%

Source: American Community Survey, 2014-2018, unless otherwise noted.

Notes:

1. Everyone Counts OC, 2019 Point in Time Survey, County of Orange.

There are no active farms or agricultural uses allowed in La Habra. The Census does report that 195 people are employed in the agriculture, forestry, fishing, and hunting industries. However, the majority are in the horticulture, gardening, and other similar industries that are far removed from farm labor. Therefore, this analysis does not specifically call out this group. However, should farm laborers desire to live in La Habra, their housing needs would be similar to other low income persons, and affordable housing in the city could serve them.

The following contains an analysis of special needs groups in La Habra, including: a quantification of each special need group, their specific housing needs, and resources available to meet those needs. Goals, policies, and programs to address special housing needs are included in the "housing plan" of the Housing Element.

Seniors

Seniors are the largest single special needs housing group in the community. As of 2018, the city had 7,726 seniors, comprising 4,015 senior-headed households (22 percent of households). Seniors have special needs because limited income, disabilities and health costs, and the need for transportation and supportive services make it more difficult for them to find and retain adequate housing.

Seniors have a higher prevalence of disabilities that affect their ability to manage daily personal needs. Of these households, 78 percent owned a home and 22 percent rented a home. According to the ACS, 36 percent of La Habra seniors have one or more disabilities. In addition, two-thirds of seniors earn lower incomes due to fixed retirement payments, so they often spend a larger share of their income for housing, leaving less income for other needs.

Providing appropriate and affordable housing opportunities for seniors is a key need. Among other strategies, this might entail senior-only housing, affordable rental housing, or funds to maintain and repair their homes. An appropriate mix of support services (e.g., transportation, food services, health and social services) is also helpful in allowing seniors to live as independently as possible. Services can be provided by both the City and the private sector.

Senior housing opportunities include, but are not limited to:

- Assisted housing. Casa El Centro Apartments provide 56 units, 55 of which are affordable and restricted to seniors, including those who are disabled.
- Active Adult Housing. Spring Pointe Apartments provides 60 units of market rate housing for seniors only.
- Assisted Housing. Three assisted living projects (Seasons, La Habra Villa, and Park Regency) provide more than 500 units for seniors.
- Mobile Homes. Friendly Village provides 329 mobile home spaces in a trailer park restricted for seniors (55 years and older).

The Social Services Division is responsible for administering and providing for the delivery of the City's directly operated and brokered senior and social service programs. Many of the programs are offered through the City’s Community Center. Referrals, assistance, and services are available for senior citizens and those in need. Services include, but are not limited to:

- Housing assistance, specifically funding to repair homes, provide utility assistance, and home maintenance.
- Supportive services for living independently, including food, health care, health and wellness classes, and other services.
- La Habra Shuttle, including subsidized lower cost fares for seniors 60 years and older, and persons with disabilities, who are residents.

People with Disabilities

The State of California defines disability as a physical or mental impairment that "limits a major life activity" (Government Code Sections 12926 to 12926.1). Because of that, disabled persons have special needs for accessible housing. Many disabled persons live on fixed incomes, which limits their ability to afford housing. Persons with a disability may also have limited housing choices (e.g., single-story homes, projects with elevators, need for a service animal). The ACS reports that 4,556 households have at least one member with a disability.

The ACS tallies people with a disability (different than households with a disabled member) who live in housing; people living in assisted living care facilities or group quarters are not included. Therefore, the count of disabled people is a conservative estimate. According to the 2018 ACS, 6,089 La Habra residents (10 percent of "noninstitutionalized" residents) had one or more of these disabilities:

- Ambulatory Difficulty: 3,533 people
- Independent Living: 2,326 people
- Hearing Difficulty: 1,929 people
- Cognitive Difficulty: 2,084 people
- Vision Difficulty: 1,035 people
- Self-Care Difficulty: 1,458 people
- Developmental: 1,226 people

The housing needs of disabled people depend on the severity of the disability. Many disabled persons live independently with a conventional housing environment or with home health care. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. The overall goal is to allow disabled residents to live as independent lives as possible.

Planning for the housing needs of people with disabilities involves a multifaceted approach: 1) ensuring that affordable housing is accessible; 2) allowing residents to modify or retrofit their homes to accommodate their disability; 3) to the extent feasible, ensuring that housing is linked with services (such as transportation and social services) that allow residents to live at home; and 4) providing fair housing services and education so that people are treated fairly.

Local agencies help serve the needs of people with disabilities. In2Vision, in neighboring Whittier, serves individuals with developmental disabilities by promoting skill development, independence, and safety at home and in the community through supervision, training, guidance, and support. Easterseals, in neighboring Brea, provides a variety of living options services to help people live in their own homes (rather than institutions) and function more independently in their local communities. Advocacy services are also provided to ensure that people with disabilities are treated fairly in the rental market.

Families with Children

State law requires that that the housing element include an analysis of the housing needs of two types of families—large families with five or more members and female-headed households. Family households in La Habra have special needs for a variety of reasons, including the lack of larger rental and ownership housing, higher housing costs, and higher expenses for children.

Large families with five or more persons have special housing needs due to a lower per capita income, the need for affordable childcare, or the need for affordable larger housing units, which are often in limited supply. In 2018, La Habra had 3,287 large family households, comprising 18 percent of all households. In this group, 56 percent own a home, and 44 percent rent housing. Typically, large families who rent housing are most susceptible to overpaying or overcrowding due the limited number of rental units of adequate size.

La Habra has 6,192 families with children under the age of 18, comprising one-third of all households. Female-headed households total 3,075, of which 1,324 are female-headed households with children. Of this total, one-third of female-headed households with children live in poverty. With respect to tenure, 85 percent of female-headed households with their own children rent housing. This makes them especially susceptible to overcrowding and overpayment.

La Habra offers many housing opportunities for families. While most families reside in conventional single-family homes, the City has been active in providing apartments, mobile homes, and single-family housing projects as well. Some of the more notable housing opportunities include:

- **Publicly Assisted Apartments.** Five projects (Casa Nicolina, Cypress Villa, Las Lomas Gardens, Villa Camino Real, and Grace Avenue) provide 224 units, of which 203 units are affordable housing for families.
- **City-Owned Mobile Home Parks.** Two City-owned mobile home parks (Park La Habra and View Park) provide a total of 251 mobile home units, 52 of which are deed restricted as affordable to lower income households.
- **Renter/Homeowner Assistance.** NeighborWorks provides opportunities through their First-Time Homeownership Program. The City allocates CDBG funds to assist low to moderate income households buy homes.

The City provides programs to help families improve their economic status through job training, childcare, and development services. A key element of these services is La Habra's locally administered Head Start program, designed for low-income children ages three to five years. The La Habra Family Resource Center has been providing services to low-income and at-risk children and their families that live in North Orange County for many years. Services include but are not limited to: counseling and family support, legal assistance, support groups, parenting classes, health education, child support, and emergency services.

People Who Are Homeless

Over the last several decades, the homeless population and its attendant social problems have become issues of national significance. Lack of affordable housing can exacerbate homelessness and its negative impacts, and hinders a community's ability to effectively address these challenges. A homeless family or individual, as defined by federal regulations, is a person or family that lacks a fixed and regular nighttime residence.

The homeless population includes those sheltered, whose primary residence is an emergency shelter, transitional housing, a domestic violence shelter, a shelter for runaway children, or people living in a motel/hotel with vouchers. Homeless people who are unsheltered may live in a place not designated for sleeping, such as cars, vans, makeshift tents, etc. According to the 2019 and 2020 Orange County Homeless Services counts, La Habra has 45 unsheltered persons in La Habra, of which 38 were individuals and 7 were families.

The City provides financial assistance to the Community Resource Care Center (CRCC), a nonprofit organization at 350 South Hillcrest Street, to fund motel vouchers for emergency shelter. The CRCC operates a food distribution center and provides transportation vouchers, gas vouchers, utility assistance, clothing, and other services to the poor and homeless in La Habra. The CRCC also refers people to organizations in the county for extended shelter needs, and to the City's Employment and Training Development Center for job training.

In Orange County, additional resources available to La Habra residents include:

- The Orange County Rescue Mission operates an emergency facility, 30-day temporary recovery program shelter, and mobile unit. The House of Hope offers shelter for abused/abandoned women with children.
- Anaheim Interfaith, a 72-bed facility, provides shelter to families and provides transitional housing for up to 90 days.
- Lutheran Social Services in Fullerton provides motel vouchers, food assistance, and referrals.
- Shelter for the Homeless provides permanent, transitional, and emergency accommodation for homeless people in over 50 facilities in the southland.
- The Dayle McIntosh Center for the Disabled in Anaheim operates a six-bedroom shelter for homeless persons with disabilities.

In Orange County, the Social Services Agency and the Health Care Agency provide services to assist the homeless and poor. Services include income support, medical coverage, food stamps, child support, work or training programs, family planning, child health, and disability prevention. Additional services can be found at: https://www.lahabracity.com/DocumentCenter/View/3923/Homeless-Services-and-Shelters-Flyer-PDF?bidId=.

California Senate Bill 2 (SB 2), Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing, mandates that all jurisdictions incorporate a zone or zones where emergency shelters and transitional and supportive housing are allowed as a permitted use without a conditional use permit or other discretionary permit. The zone or zones for emergency shelters must have sufficient land capacity to provide for at least one year-round shelter facility of sufficient capacity to accommodate the identified homeless need.

To address this statutory requirement, the City adopted an ordinance (1719) that established an Emergency Transitional Shelter (ES) Overlay Zone. The ES Overlay Zone was placed on four contiguous underutilized properties zoned Light Manufacturing (M-1)—sites A, B, C and D, below. These sites can facilitate the development of a new structure or conversion of an existing structure to accommodate at least 50 homeless persons.



Emergency shelters are only subject to development standards that apply to other uses within the M-1 Zone. The ES Overlay Zone includes specific development and operational standards such as, but not limited to:

- Maximum number of beds and persons to be served daily
- Minimum number of required staff at attendance each day
- Parking requirements
- Length of stay, lighting, and security

The constraints chapter identifies the procedures for how emergency shelters, transitional, and supportive housing are permitted in the city, and the Housing Plan contains a program for amendments needed to comply with state law.

E. Assisted Housing

In accordance with Government Code Section 65583(a)(9), this section contains an inventory of assisted multiple-family projects in La Habra, and an analysis of existing assisted developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. State law defines "assisted housing development" as a multifamily rental housing development that receives governmental assistance under local, state, and federal programs.

La Habra has roughly 300 units of housing that have received government assistance—1.5 percent of all housing units. **Table HE-2.18** provides an inventory of assisted multiple family and mobile home projects.

Table HE-2.18 Publicly Subsidized Affordable Housing in La Habra

Development Name and Address	Unit Characteristics				At-Risk Status
	Type of Unit	Form of Assistance	Total Units | Affordable	Yr Built | Subsidy Ends	
Casa El Centro Apts 101 N. Cypress St	Senior	Project Based S8	56 units 55 Low	1979 Annual	At Risk
Casa Nicolina Apts 1510 W. La Habra Bl	Family	RDA funds	22 units 22 Low	2008 2063	Not At Risk
Cypress Villa Apts 900 N. Cypress St	Family	LIHTC	72 units 71 Low	2004 2071	Not At Risk
Las Lomas Gardens 900 S. Las Lomas Dr	Family	Project Based S8	112 units 93 Low	1970 Annually	At Risk
Villa Camino Real 607-613 E. La Habra Bl	Family	RDA funds	12 units 11 Low	1994 2044	Not At Risk
Grace Avenue Apts 251 E. Grace Ave	Family	HOME Funds	4 units 4 Low	2008 2048	Not At Risk
Park La Habra MHP 1731 W. Lambert Rd	All Ages	Certificates of Participation	107 units 21 units	1967 2040	Not At Risk
View Park MHP 1750 W. Lambert Rd	All Ages		142 units 28 units	1967 2040	Not At Risk
Total: All affordable housing projects		Total Units	527 units		
		Affordable	305 units		

Source: City of La Habra, 2020.

Note: Mobile home parks are not required by the Government Code to be included in the analysis of assisted multiple-family projects because they are outside the purview of the statute. They are shown above since they provide deed-restricted affordable housing in the city.

LIHTC: Low Income Housing Tax Credit

HOME: Federal Home Partnership funds

Section 8: Federal housing voucher program administered by the Housing Authority

RDA: Tax setaside funds from the former La Habra Redevelopment Agency

Affordable Housing Properties

Casa El Centro

Casa El Centro Apartments is a 56-unit complex at 101 N. Cypress Street. The project consists of 55 affordable one-bedroom units for low income seniors. This project was developed in 1978 with Section 8 New Construction and Section 221(d)(4) monies by the former La Habra RDA. The Section 8 component offers monthly housing assistance payments to lower income senior tenants that pay no more than 30 percent of their income for housing. The original assistance contract was for 20 years. This project's earliest date to negotiate for subsidy terminated was in November 1990. After expiration of the affordability controls, the HUD contract was extended in five-year increments to April 2000, April 2005, April 2010, April 2015, and to the present. Additional communication with the property management company revealed that the owner will keep this complex affordable to lower income seniors with annual extensions for the foreseeable future although it remains at risk of conversion per housing element law.

Casa Nicolina

Casa Nicolina is a 22-unit apartment project at 1510 La Habra Boulevard. Built in 1964, the apartment project consists of a mix of studio, one-, two-, and three-bedroom units. Over time, the project had incurred deferred maintenance and rehabilitation needs. In 2007, the former RDA and Willowbrook Advisors entered into an Owner Participation Agreement (OPA) for the rehabilitation of the project. The former RDA provided funding for a $900,000 residual receipts loan to defray a portion of the costs of interior and exterior renovations to the project. In return, the RDA obtained 55-year covenants that ensured restrictions guaranteeing that 10 units would remain affordable to low income households and 12 units would remain affordable to very low income households. As part of the OPA, the affordability covenant runs to 2063; therefore, the property is not at risk of conversion during the Housing Element planning period.

Cypress Villa

Cypress Villa is a 72-unit apartment complex at 900 N. Cypress Street. Built in 1971, the apartment project consists of 20 one-bedroom and 52 two-bedroom units. Originally developed with financial assistance provided by the former La Habra RDA, the City assisted the property owner of Cypress Villas to obtain bond financing in return for deed restricting 29 units as affordable to lower income households. In 2000, the apartment project later received a tax credit. In 2016, however, the property owners applied for and received a resyndication of their existing LIHTC financing. As part of the financial transactions, affordability covenants were extended, guaranteeing 8 units as affordable to very low income households and 63 units as affordable to low income households. As part of the LIHTC requirements, the affordability covenant runs for 55 years until 2071; therefore, the project is not at risk of conversion to market rents.

Las Lomas Gardens

Las Lomas Gardens is a 112-unit apartment complex at 900 Las Lomas Drive. The project consists of 14 one-bedroom, 48 two bedroom, 44 three-bedroom, and 6 four-bedroom units. Of the total units, 93 are affordable to very low income households. In 1969, the project was financed with below market interest rate loans under the federal Section 236 Interest Reduction Payment Program. Under the Section 236 program, periodic payments are made to private lenders who have financed low-income rental and cooperative housing projects. Since debt service payments are reduced, the monthly rents are reduced to be affordable to low income households. The term of this contract was for 40 years. Since its expiration, the owner has received Section 8 project based rental vouchers. Goldrich and Krest, the property owners, provided notice that this project will be converted to market rents when the affordability covenant expires in 2021. An analysis of preservation options for this site is provided later in this section.

Villa Camino Real

Villa Camino Real is a 12-unit apartment property at 607 to 615 E. La Habra Boulevard. The project provides a mix of one- and two-bedroom units for lower income families. In 1994, the former La Habra RDA acquired property for the future development of Villa Camino Real. NeighborWorks Orange County, formerly known as Neighborhood Housing Services, entered into a ground lease with the former La Habra RDA for 50 years to develop 12 affordable housing units. With the demise of the La Habra RDA, the lease was transferred to the La Habra Housing Authority to maintain this affordable housing asset. As the project was assisted with City funds from the former La Habra RDA, the affordability covenant for the project extends 50 years and expires in 2044. Therefore, the project is not at risk of converting to market rents during the 2021-2029 Housing Element planning period.

Grace Avenue Apartments

Grace Avenue Apartments is a four-unit property at 251 E. Grace Avenue. Built in 1961, the project provides 4 three-bedroom and two-bath units for lower income, large families. Due to its age, the project had incurred significant rehabilitation needs by the early 2000s. In 2008, the City provided HOME funds to rehabilitate the property and make it affordable to lower income larger families. No other public subsidy (RDA funds) was provided to fund the rehabilitation of the property. As the apartment project was assisted with City HOME funds, the affordability covenant requires that the project be maintained as affordable to lower income households for 40 years and expires in 2048. Proactive Realty Investment manages this project along with Villa Camino Real. Due to the length of the affordability covenant, the project is not at risk of converting to market rents during the 2021-2029 Housing Element planning period.

Preservation Alternatives

La Habra has two affordable housing projects in which affordability covenants will expire, potentially resulting in a loss of 150 affordable units during the Housing Element planning period. These projects are the Las Lomas Gardens and Casa El Centro Apartments. The City has received a letter of intent to convert the Las Lomas Gardens project upon conclusion of its term of affordability. The City has four general options to preserve these projects.

- **New Construction**. Studies of low income housing tax credit projects show that the median development cost for affordable apartments in southern California ranges from $350,000 to $500,000 per dwelling unit.[1] One of the highest cost component is the cost of land, which varies significantly by location. Land costs would be assumed to be significantly lower in La Habra than other areas in Orange County. Under this scenario, replacing the 150 at-risk affordable units would cost from $50 to $75 million.
- **Acquisition/Rehabilitation (A/R).** Acquisition and rehabilitation can be an effective strategy for replacing affordable units that have or will lose their affordability controls. The two at risk projects are older than 30 years old and likely have renovation needs. The acquisition and rehabilitation cost (inclusive of land) for such projects could range from $180,000 to $250,000 per unit. Under this scenario, the acquisition and rehabilitation cost for the at-risk apartments units in La Habra would be $27 to $37 million.
- **Rehabilitation**. There is no industry standard for estimating rehabilitation costs for multiple-family housing since the cost depends on the age of the property, type of improvement (e.g., energy conservation, roofing, or deferred maintenance), or level of deferred maintenance. However, assuming that apartment rehabilitation projects average approximately $100,000 per unit, the cost of preserving units (assuming deed restrictions were extended), would translate into approximately $15 million.
- **Buying Down Rents.** Buying down rents is an affordable option for replacing or preserving unit affordability because it avoids the cost of buying land and construction costs. The cost of buying down rents on a market-rate project depends on the difference between the market and subsidized rent and length of affordability control. Given the average difference in the low rents in La Habra versus county fair market rent (about $100 per month), it would cost $10 million to extend rent subsidies for 55 years.

Option 4 is the most affordable way to preserve or replace the units that could be lost from the conversion of an at-risk project in La Habra should, but a formal project assessment would need to be undertaken to determine feasibility.

[1] The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program, Terner Center for Housing Innovation, 2020.

3. CONSTRAINTS ANALYSIS

Housing constraints refer to land use regulations, housing policies, zoning, and other factors that influence the price and availability of housing opportunities. This section provides an overview of market (nongovernmental) constraints, governmental constraints, environmental issues, and fair housing concerns and that may limit or enhance housing opportunities in La Habra.

A. Market Constraints

Nongovernmental constraints with respect to housing elements are those which constrain the development community and its ability to build housing, especially housing affordable to low and moderate income households. Significant constraints include, among others: land availability and cost, construction costs, financing availability, and state funds (e., tax credits). These considerations are generally acknowledged to affect cities throughout southern California.

Land Availability and Cost

Perhaps the most important challenge to La Habra's efforts to provide new housing is the lack of vacant land available for new residential construction. The city encompasses 4,718 acres, of which less than 1 percent is vacant parcels. This limited supply of land available for residential development means that it is not physically possible to develop large-scale housing projects that do not replace existing units or require the demolition of commercial, industrial, or other nonresidential land uses.

The lack of available land affects land prices. According to City-supplied appraisals of recent projects, land for single-family homes is priced from $25 to $50 per square foot. The actual cost of land will vary depending on site improvements, allowed density, location, view, and suitability for development. Land zoned for higher density housing is priced higher due to local regulations that allow for more units per acre. Based on a recent apartment project sale, an acre of land zoned for multifamily residential use can cost $30 to $50 per square foot.

Like many of its neighboring communities, La Habra has very limited vacant land. As a result, builders must typically purchase underperforming commercial or industrial land and convert it to residential uses. To make the site suitable for residential uses, builders must purchase a site, demolish existing uses, and potentially incur site cleanup costs associated with the former uses. This means that housing will cost more to construct and subsidize, if affordable, than would be expected from less developed suburban communities.

Construction Costs

Construction costs for residential development range considerably. The availability of infrastructure to serve development can be a large cost component, but La Habra has infrastructure in place so that the costs are not significant. The density and height of development are also key considerations, and the quality of residential development affects the overall cost of construction. Another cost factor associated with residential building is the cost of building materials.

Housing developments have four main cost components: land acquisition, direct (hard), indirect (soft), and financing. Direct, or hard, costs involve the actual construction of a project and are the highest. Demolition costs of existing uses and parking add to the direct hard costs. Indirect, or soft, costs cover implementation and design and may include architecture, engineering, consulting, taxes, insurance, legal fees, public permits and fees, developer fee, mitigation fees, and soft contingency.

According to a construction cost data estimation tool provided by the Craftsman Book Company,[2] a wood-framed single-story home is estimated to cost in the range of $300,000 to $350,000, excluding the cost of land. This cost estimate is based on a 2,000-square-foot house of good quality construction, which includes a two-car garage and forced air heating. Direct costs comprise about 75 percent of the total development costs, with indirect costs, soft costs, and contractor markup comprising the remainder 25 percent.

For multiple-family projects, we assume a three-acre lot, 75-unit project, a density of 25 units per acre, an average size of 1,000 square feet per unit, and land costs of $50 per square foot. Direct costs, which are primarily construction, total about $200 per square foot. Additional assumptions include indirect costs of 25 percent and financing costs of 10 percent of project valuation. Indirect costs include land acquisition, soft costs, and profit. Taken together, a multiple-family project would be expected to cost around $400,000 per unit to build, not counting land.[3]

The cost of rehabilitating affordable housing can also be expensive. For instance, according to the tax credit application for the Cypress Villa Apartments, a 72-unit project in La Habra, the cost of acquiring and rehabilitating the project was estimated at $19.5 million, or $271,500 per unit. The rehabilitation cost totaled approximately 10 percent of the total development cost of the project. It should be noted, however, that the tax credit application was approved as of 2016 and the costs will have likely increased substantially over the past five years.

[2] Craftsman Costs estimates at www.building-cost.net.
[3] Demystifying the High Cost of Multifamily Housing Construction in Southern California, UC Riverside Center for Economic Forecasting, February 2020.

Fees and Exactions

The City of La Habra charges a variety of fees to cover the cost of processing development permits and ensure that adequate public facilities, services, and infrastructure are available to support new residential developments. These include development planning fees, building permit fees, special permits, and development impacts fees. **Table HE-3.1** provides examples of the primary development fees charged for residential projects proposed in La Habra.

Table HE-3.1 Planning and Development Fees

Development Services	Single-Family Project	Multiple-Family Project
Plan Processing Fees		
Conditional Use Permit	$5,763	$5,763
General Plan Amendment	$5,763	$5,763
Variance	$5,763	$5,763
Zone Change	$7,070	$7,070
Design Review	$5,763	$5,763
Building Permit / Engineering		
Grading Permit Fees	Based on volume of earth moved	
Building Plan Check	Based on project specifications	
Building Permit	Based on project valuation	
Energy / Green Building Plan Check	39% of Building Permit Fee	
Landscape Permit	$799	
Water Quality	$3,699	
Special Plans and Permits		
Planned Unit Development	$9,189	$9,189
Mixed Use (MX) Precise Plan	$9,189	$9,189
Specific Plan	hourly	hourly
EIR Preparation	25% of cost	25% of cost
Impact Fees		
La Habra City School District Fee Fullerton Joint Union School Fee Lowell Joint School District	Combined: $4.08/sf	Combined: $4.08/sf
Park Development Fee	(2000 Census persons per household x number of units x 3 park acres) /1000 x the average cost per acre of parkland	
Sewer District Fee (various by number of bedrooms)	SFR: $2,852 for 1 bedroom unit plus approx. $875 per additional bedroom MFR: $2,300 for 1 bedroom unit plus approx. $875 per additional bedroom	
Public Art Fee	Placed as a condition 1% project value	
Traffic Impact Fee	Determined by calculated impact	
Fair Share Traffic Impact Fee	Determined by calculated impact	

Source: La Habra Master Fee Schedule, 2020.

City staff compiled the fees for various housing developments to assess the total added cost to residential developers. Although prototypes were sought for this analysis, each project had unique factors since all residential development in La Habra is typically "infill" on underutilized land. As shown in **Table HE-3-2**, the total development fees ranged from $30,000 per unit for multiple-family projects (apartments and condominiums) to $46,300 for single-family housing units.

In terms of relative cost burden, City fees comprise two-thirds the fee burden; outside agency fees comprise the remaining one-third. Other agency-imposed impact fees consist of sanitation fees, school fees, NPDES, and others.

Table HE-3.2 Development Fees by Housing Product Type

Fee Characteristics	Housing Products		
	Apartments	Condos	Single-Family
Development Fees per Unit	$31,900	$30,000	$46,300
Planning-Related Fees (%)	3%	2%	7%
Building-Related Fees (%)	17%	12%	38%
City Development Impact Fees (%)	48%	49%	23%
Other Agency Impact Fees (%)	31%	37%	33%
Total Percent	100%	100%	100%
Percent of Sales Price	N/A	5%	5%

Source: City of La Habra, 2020

Notes:

Residential development fees calculated in this table do not include affordable housing in-lieu fees or other special fees or requirements negotiated through a development agreement.

As residential development in La Habra is entirely infill, the planning and building fees for development depend on specific site conditions and project specifications.

Developer interests often identify City fees as a key reason for high development costs and the unaffordability of housing, and when inordinately high, fees can constrain the production of housing. While fees do increase the cost of development, such fees would constrain development only under three circumstances: 1) the total fee is significantly higher on a cumulative per unit basis than in neighboring cities; 2) the fees are not reasonably related to the cost of infrastructure or services; or 3) the fee is inconsistent with state law.

La Habra continues to see robust residential development, even on infill sites. The City employs tools (planned unit development, density bonus, and higher densities) that reduce the cost of development regulations while increasing the revenue achievable from a project. Finally, developer fees comprise only 5 percent of sales prices, which is marginal considering other costs, including land, materials and labor, demolition costs, and financing. Therefore, the City's fees are not considered an undue constraint on residential development.

Financing for Residential Development

The availability of financing is a key consideration for consumers and developers alike. Developers, particularly those who build apartments and condominiums, depend on competitive and favorable financing for construction and bridge loans. On the flip side, mortgage rates are inversely related to home purchase activity; high rates discourage home buyers and low rates encourage home buying.

Mortgage Rates

Nearly all homebuyers must obtain a loan to purchase property, and loan variables such as interest rates and insurance costs play an important role in the decisions of homebuyers. For mortgage loans, a rate differential of only 1 to 2 percent can make a large difference in the monthly mortgage payment for a home. Homeowners must also give consideration to the initial costs of improvements following the purchase of a home. These costs could be related to making necessary repairs or tailoring a home to meet individual tastes.

Mortgage rates also affect how many people can afford to purchase a home. Increases in interest rates decrease the number of persons able to afford a home purchase, and decreases in interest rates result in more potential homebuyers entering the market. Interest rates are determined by economic conditions and policies developed at the national level. While mortgage interest rates for new home purchases in 2012 were in the 4 percent range for a 30-year fixed loan, competitive by historic standards, they have fallen to 3 percent. Thus, the availability of mortgages is not a constraint for most homebuyers.

Construction Financing

Construction financing is also a key concern. While larger construction firms are often well capitalized and have sufficient capital reserves to finance the acquisition of land and development costs, smaller developers depend on securing construction financing that is often subject to economy. In a recent (2020) survey of the National Homebuilders Association, lenders reported tightening in the financing market for acquisition, development, and construction costs. As the pandemic subsides and pent-up housing demand returns, credit is anticipated to become more available as the market recovers to pre-2020 levels.

La Habra does not have financial resources to subsidize residential development, and developers must secure their own construction financing. However, the City does have policies under Goal C “Assist in the Development of Housing” and supporting programs that allow developers to request modifications to development standards to facilitate the production of housing. Despite these financial constraints, they have not deterred developer interest, and several residential projects are currently in the planning and development stage.

Foreclosures

The foreclosure rate is a bellwether indicator of the homebuying market. During the mortgage industry crisis of the mid-2000s, foreclosures rose across California. As shown in Figure HE-4, the number of foreclosures in La Habra peaked at 301 homes in 2008, but declined to only 13 by 2018. While the runup in property values since 2008 has improved equity for many homeowners, the risk of foreclosure has increased in the past year due to the loss of jobs for many during the COVID-19 pandemic and the resulting inability to pay their home mortgage.

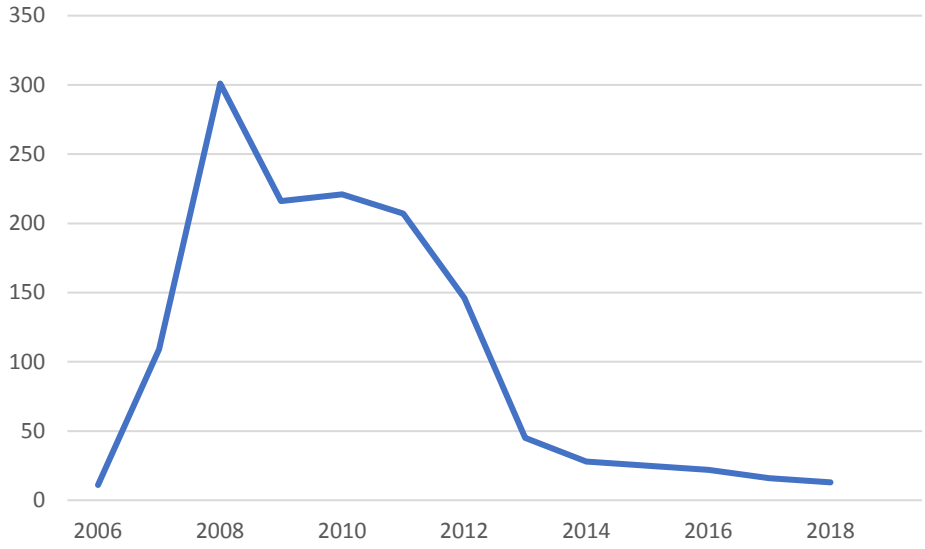

Figure HE-3.1 Trends in Housing Foreclosures, 2006–2018

The pandemic has caused some renters and homeowners to forego making timely housing payments. In April 2020, the Judicial Council of California, the state court system's policy-making arm, approved temporary rules putting judicial foreclosure actions and evictions on hold during the COVID-19 pandemic. That stay was lifted September 1, 2020. With the passage of AB 3088 in 2020, however, tenant protections were extended to December 2021 provided certain rules were satisfied. Foreclosure protections were extended to small landlords until 2023. The governor also signed legislation extending protections against foreclosure.

The Coronavirus Aid, Relief, and Economic Security (CARES) Act of 2020 required many financial institutions to suspend foreclosure and eviction proceedings until December 2020. These institutions include the Federal Housing Finance Agency (which regulates Fannie Mae, Freddie Mac, or FHA-insured home mortgage or reverse equity loans), VA-backed home loans, and USDA-backed home loans. While this relief has been extended into 2021, it is unclear whether the extension will avert a foreclosure crisis similar to the one that occurred a decade ago.

B. Land Use Policy

Local government land use policy influences the land available for housing and the type and density of housing allowed in the community. This chapter assesses City General Plan and municipal code regulations that affect the location, density, and types of permitted residential land uses in La Habra.

General Plan Land Use

The Land Use Element of the General Plan establishes the basic types and density of residential development and the intensity of commercial/industrial in the city. The Zoning Code provides further specificity about the types of residential uses allowed and the development standards associated with each zoning district.

Residential Designations

As summarized in **Table HE-3.3**, the General Plan describes 15 residential land use designations, each implemented by designated zones. Of note, the General Plan update in 2013 established three new implementing zones (R-5, R-6, and R-7) to facilitate and encourage higher density residential development. Mixed-use land use categories were also adopted with the General Plan update.

Table HE-3.3 General Plan Designations Allowing Housing

General Plan Designation	Corresponding Zones and Density Range	Typical Residential Uses
Low density Residential	R1 only 0-8 du/ac	Single-family residential development in a semirural setting or in subdivisions with lot sizes from 5,500 to 10,000 square feet.
Medium density Residential	R2 only 9-14 du/ac	Variety of housing types including small lots or zero lot line single-family subdivisions, duplex, and lower density multifamily complexes.
Multi-family 1 (MF-1)	R3 and R4 15-24 du/ac	Small lot single family detached units on small lots and apartment and condominium/town house units that house multiple dwellings, and provide common recreational open space area.
Multi-family 2 (MF-2)	R-5 only 25-30 du/ac	Apartment and condominium/ townhouse units that house multiple dwellings, provide for common recreational open space area, and may consist of two to three story buildings.
Multi-family 3 (MF-3)	R-6 only 31-36 du/ac	Apartment, condominium /townhouse, and live/work that house multiple dwellings, provide common recreational open space area, and may include three to four-story buildings.
Multi-family High (MF-H)	R-7 only 37-50 du/ac	Apartment, condominium /townhouse, and live/work that house multiple dwellings, provide common recreational open space area, and may consists of three to five story buildings.

Source: City of La Habra General Plan, 2013; La Habra Municipal Code, 2020.
Note: Mixed use general plan land use designations are not included.

Mixed Use Overlays

The La Habra General Plan 2035 created nine "mixed use" land use designations grouped into three types of mixed use. The three types are Mixed-Use Center, Central District Mixed-Use, and Corridor Mixed-Use. These designations were intended to encourage the recycling of land uses along specific transportation corridors to improve business and housing opportunities and to create a more pedestrian accessible and friendly environment.

- **Mixed-Use (MU) Center.** This designation is characterized by large parcels developed exclusively for retail or office commercial, multifamily residential, or a mix of these uses distributed horizontally on the site or vertically in buildings with housing above ground-level commercial uses. Residential development is limited to parcels of one acre and larger. The three designations are distinguished by allowable densities.
  - MU Center 1. MU-1.5 FAR; Commercial 0.5 FAR; MF-1 15 to 24 du/ac.
  - MU Center 2. MU-1.5 FAR; Commercial 0.5 FAR; MF-3 31 to 36 du/ac.
  - MU Center 3. MU-1.5 FAR; Commercial 0.5 FAR; MF-H 37 to 50 du/ac.

- **Central District Mixed-Use**. This designation allows a range of specialty commercial retail, commercial uses, professional offices, and facilities for cultural arts and community events. Multifamily residential uses are encouraged to be developed to the rear of these uses and on upper floors of mixed-use buildings. Residential development is limited to parcels of one acre and larger. The majority of the designated parcels are small and are incentivized to be aggregated into larger sites by density incentives.
  - Central District MU 1. If aggregated, MU-1.5 FAR, Commercial 0.8 FAR. If not aggregated, Commercial 0.8 FAR; MF-H 37 to 50 units/ac.
  - Central District MU 2. If aggregated, MU-1.5 FAR, Commercial 0.8 FAR. If not aggregated, Commercial 0.8 FAR; MF-3 31 to 36 units/ac.

- **Corridor Mixed-Use**. Three Corridor Mixed Use designation provide for the redevelopment of underutilized commercial properties for a mix of multifamily housing with supporting retail and service uses. Multifamily housing is limited to 20% of the acreage of the block in which it is located. Residential development is also limited to parcels of one acre and larger. (Note: Code amendments will change this to a 20% minimum and FAR of 1.5). As with the Mixed Use Center designation, the differences between designations is allowed densities.
  - Corridor Mixed-Use 1. Commercial 0.5 FAR, max 20 percent of block; MF-1 15 to 24 units/ac.
  - Corridor Mixed-Use 2. Commercial 0.5 FAR, max 20 percent of block; MF-3 31 to 36 units/ac.
  - Corridor Mixed-Use 3. Commercial 0.5 FAR, max 20 percent of block; MF-H 37 to 50 units/ac.

Housing Opportunities

California law requires that all local governments facilitate and encourage the provision of a range of types and prices of housing for all income levels in their community. This includes not only conventional single- and multiple-family housing, but housing for persons with disabilities, people who are homeless, families with children, and other groups that require specialized housing.

The La Habra Municipal Code permits a range of housing opportunities, as shown in **Table HE-3.4**. This is followed a description(s) of the definition, permitting requirements, and other provisions related to housing types under state law.

Table HE-3.4 Primary Zones Allowing Housing

Housing Type	Residential and Commercial Zones							
	R-1a R-1b R-1c	R-2 R-3 R-4	R-5 R-6 R-7	MH P	C-R	C-P	C-1 C-2 C-3	ES-1 M-1
Conventional								
■ One-Family	P	P	P	P				
■ Two Family		P	P		P			
■ Manufactured Housing	P	P	P	P	P			
■ Mobile Home Park	C	C	C	C				
■ Multiple Family		P	P		P			
■ Accessory Dwelling	P	P	P		P			
■ Small Family Day Care	P	P	P	P	P			
■ Large Family Day Care[1]	C							
■ Mixed Uses	See Narrative							
Special Needs								
■ Room and Board	C	C	C	C	C			
■ Student Housing	C	C	C	C	C	C	C	
■ Transitional/Supportive	P	P	P		P			
■ Emergency Shelter								P
■ Single-Rm Occupancy		C	C		C		C	
■ Res. Care Facility <7	P	P	P	P	P		C	
■ Res. Care for the elderly ≥7 clients	C	C	C	C	C		C	
■ Domestic Violence Shelter		C	C		C		C	
■ Senior Hotel		C	C		C		C	
■ Congregate health facility <7	P	P	P		P			
■ Congregate health facility ≥7	C	C	C	C	C		C	

Source: La Habra Municipal Code, 2020

P = permitted; C = conditionally permitted; blank = not permitted.

1. Large family day care is required to be permitted without a conditional use permit; the City is therefore adopting municipal code amendments to maintain consistency with state law.

Conventional Housing

The La Habra Municipal Code (LHMC) permits a wide range of conventional single-family, multiple-family, and special needs housing in appropriate zones in the community. The breadth of housing types allowed helps to ensure that housing products built and offered for sale and rent are affordable and suited to residents of different income levels and housing needs.

The following text describes these provisions.

Single-Family Residential

Single-family residential housing means a building designed for human occupancy containing a kitchen, designed to house not more than one family, including all necessary employees of such family. Single-family units are the predominant housing type in the community, accounting for 61 percent of all housing units. Single-family housing (single home, manufactured unit, etc.) is permitted in eight residential zones in La Habra. This includes the R-1, R-2, R-3, R-4, R-5, R-6, and R-7 zones). These zones also allow two-family dwellings, defined as a building designed exclusively for occupancy by two families living independently of each other, and containing two units.

Manufactured Housing

Government Code 65852.3 requires that all cities allow manufactured homes on lots zoned for conventional single-family homes if they are certified under national manufactured housing construction and safety standards. Except with respect to architectural requirements, a city shall only subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject to. The LHMC definition of manufactured housing was updated in 2021 for consistency with state law. The City also permits manufactured housing in single-family residential zones and requires the same development standards and permitting process as other single-family homes in the same zone.

Mobile Home Parks

Government Code Section 65852.3 requires that all cities allow a mobile home park in a designated zone, but can require a use permit. A mobile home park refers to a mobile home development built according to the requirements of the California Health and Safety Code. La Habra has five mobile home parks, of which two are City-owned and offer units affordable to low income residents. The other three parks are privately owned and provide affordable rental units. In 2021, the City updated the definition of “mobile home” in the LHMC. Mobile homes are permitted as a by-right use in single-family residential zones. The LHMC has also established a special zoning district, the Mobile Home Park zone (MHP), to accommodate these types of housing products subject to conformance with City design standards and development regulations.

Accessory Dwellings

Over the past few years, state law has been amended to require local governments to encourage and facilitate development of accessory units. In 2020, the City adopted urgency Ordinance No. 1813, finding and declaring that accessory dwelling units are an important form of housing that contributes to the character and diversity of housing opportunities. In May 2021, the LHMC was further updated in accordance with new state laws. Accessory dwelling units can provide affordable housing for family members, students, elderly, in-home health care providers, the disabled, and others at below market rental rates.

An accessory dwelling unit (ADU), generally speaking, is an attached or detached unit on a lot with an existing single-family home. The City has adopted the definition of an ADU from Government Code Section 65852.2. Specifically, an ADU means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling.

AB 2406 added Government Code Section 65852.22, providing options for junior ADUs. JADUs are adaptations of the ADU concept that are allowed within the walls of an existing single-family residence, including garage. The bill allows cities to adopt ordinances for JADUs, which are no more than 500 square feet and are typically bedrooms in a single-family home that have an entrance into the unit from the main home and an entrance to the outside from the JADU. The JADU shall contain an efficiency kitchen (e.g., small plug-in appliances) and may share a bathroom and central heating and air systems with the primary unit.

In La Habra, ADUs and JADUs are permitted in all zones in the city where single family or multifamily residential units are permitted, subject to the owner first obtaining a building permit. Any application for an accessory dwelling unit that meets the unit size standards and development standards in the ordinance are approved ministerially by the City by applying the standards and without a public hearing. No rent covenants are required to be placed on the units, although market surveys show that the majority are provided free to family members or rented at rates affordable to lower income households.

ADUs/JADUs are becoming an increasingly popular housing option in La Habra. Local surveys show that the number of applications for such units has increased 600 percent between the past few years (2018/2019) and calendar year 2020, when the City's urgency ordinance was adopted. In 2020 alone, the City approved more than 40 applications for ADU/JADUs, which include units such as rumpus rooms, garage conversions, detached accessory units, and attached units. The majority of these ADUs are affordable to lower income households. Chapter 4, Housing Resources, provides an inventory of recent ADUs, and the Housing Programs section of Chapter 5 sets forth specific actions to undertake.

Multifamily Residential

Multiple-family residential housing is permitted in a variety of residential and commercial-oriented zones in La Habra. This includes duplexes, triplexes, quadplexes, apartments, condominiums, and townhomes. Multiple-family housing is permitted as a by-right use in the R-2, R-3, R-4, R-5, R-6, and R-7 zones (the latter three were created in conjunction with the 2013 General Plan update). To accommodate such uses, multiple family housing is allowed to exceed the height limits for housing subject to the approval of a conditional use permit.



Skylark Development, La Habra Boulevard

Mixed-Use Development

In 2019, the City Council approved Ord. 1805 creating a Mixed Use Overlay Zone and rezoning certain properties where mixed uses would be allowed. The MX overlay zone was intended to allow for the development of mixed use zoned properties in a manner consistent with the La Habra General Plan 2035. Under the LHMC, mixed use project is defined as projects that combine residential uses with one or more of the following uses: office, retail, entertainment, restaurant, or community facilities. Mixed-use projects and associated uses may be arranged either vertically or horizontally. Additionally, the General Plan allows for properties in the Mixed Use designation to be developed as 100% residential.

The MX Overlay Zone is overlain on existing properties and their underlying zone. Generally, sites are located along Whittier Boulevard and La Habra Boulevard, with a few sites along Lambert Road, Beach Boulevard, and Harbor Boulevard. Proposals require a mixed-use development permit. The development standards in the underling zone apply, unless modified or superseded by standards in the submitted "MX Precise Plan." The plan is reviewed and recommended for approval, modification, or denial by City staff and then reviewed by the Planning Commission.

Housing for Homeless People

The LHMC, Chapter 18.30, establishes uniform standards, land use regulations and permit processes for the development of a wide range of special needs housing. In 2021, the City adopted code amendments to ensure consistency with changes in state law since the last update of the housing element.

Emergency Shelter

The LHMC defines emergency shelter as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay (Ordinance No. 1835), consistent with state law. The LHMC establishes an Emergency Transitional Shelter (ES) Overlay zone on four M-1 zoned sites that could accommodate an emergency shelter and receive approval for such uses without a discretionary permit (Ord. No 1719). As allowed in state law, the ES Overlay includes specific development and operational standards such as maximum beds and persons served, required staff, parking, length of stay, lighting and security features, among other requirements.

Transitional Housing

The LHMC defines transitional housing as buildings configured as rental housing developments but operated under programs that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance, consistent with Government Code Section 65582. The City permits transitional housing as a by-right use in all residential zones; there are no specific overlay zones, although transitional housing projects cannot be within 500 feet of any other such use to prevent overconcentration. La Habra has one transitional apartment project (CometoHim). The LHMC, Chapter 18.30, sets minimum standards for the development of transitional housing, including density, building design, recreational and usable yard area, and parking.

Supportive Housing

The LHMC defines supportive housing as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the city, consistent with Government Code Section 65582. Currently, there are no permanent supportive housing units in La Habra. The City permits supportive housing as a by-right use in all residential zones in the community. There are no additional requirements (e.g., spacing, design, and other regulations) for supportive housing because it functions in the same manner as any other single- or multiple-family residential use in the community.

Housing for Disabled People

The city provides housing types suitable for people living with a disability. These facilities include residential care, assisted living for seniors, and single room occupancy uses.

Residential Care Facilities

Residential care facility law encompasses a broad set of care facilities. In 2021, the City updated the LHMC (Ordinance 1835) to incorporate amended language regarding the types of residential care facilities. State law also requires licensed residential facilities serving six or fewer people to be allowed by right in all residential zones, and not to be subject to more stringent development standards, fees, taxes, and permit procedures than required of the same type of housing in the same zone. The City permits smaller residential care facilities serving six or fewer clients by right in all residential zones; larger residential care facilities serving seven or more clients are conditionally permitted in all residential and most commercial zones. The Housing Plan proposes a program to allow larger residential care facilities as a by right use in residential zones.

Residential Care Facility for the Elderly

In 2021, the City updated the LHMC (Ordinance 1835) to define residential care facility for the elderly consistent with the definition in Health and Safety Code Section 1569.2 as it may be amended from time to time. The term means a housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision, personal care, or health-related services are provided, based upon their varying needs, as determined in order to be admitted and to remain in the facility. La Habra has three facilities—Park Regency, Bok Senior Hotel, and Whitten Heights—that provide assisted living. These residential care facilities with for the elderly with seven or more clients are permitted with a conditional use permit in residential and commercial zones.

Single Room Occupancy

AB 2634 amended Government Code Section 65583(c)(1), requiring cities to allow for single room occupancy units (SRO). SRO units are one of the most traditional forms of affordable private housing for lower income individuals, seniors, and persons with disabilities The LHMC defines SRO housing as a cluster of guest units within a residential hotel providing sleeping and living facilities restricted by an agreement approved by the City for occupancy by low and very low income individuals, designed for occupancy for periods of one month or longer. SRO housing is permitted with a conditional use permit in most residential and commercial zones. As of 2020, La Habra currently does not have an SRO facility in the community. The LHMC, Chapter 18.30, sets minimum standards of development for new SROs, including density, building design, recreational and usable yard area, and parking requirements.

Residential Development Regulations

The La Habra Municipal Code provides more specific residential development standards that determine building height, density, setbacks, parking, and other standards required for residential projects. The LHMC also sets forth the permitting processes, required building code standards, and other features of new development, including regulations for affordability levels.

Development Standards

The City of La Habra has seven primary residential zones in the community. As part of the General Plan 2035 update, three new zones were created to implement the general plan and allow for higher density residential development. **Table HE-3.5** lists the primary development standards for housing in La Habra.

Table HE-3.5 Development Standards for Primary Residential Zones

Housing Type	Residential Zones					Notes
	R-1	R-2	R-3 R-4	R-5 R-6	R-7	
Building Features						
■ Max Density	8	14	15/24	30/36	50	§ 18.26.040.A
■ Max Lot Coverage (%)	n/s	35	40	50	60	§ 18.26.040.D
■ Max. Height (feet)	35	35	35	40	50	§ 18.26.040.B
■ Max. Stories	2.5	2.5	3.0	4.0	5.0	§ 18.26.040.B
■ Front Setbacks (feet)	20-25	15	15	15-20	15-20	§ 18.26.040.C
■ Rear Setbacks (feet)	25	10	10-15	15-15	15-15	
Open Space/Unit (sqft)						
■ Private Usable Yard	1,000	250	250	250	250	§ 18.26.040.E
■ Common Useable Yard	n/s	400	400	400	400	§ 18.26.040.E
Lot Area/Unit (sqft)						
■ Lots < 10,000 sqft	n/s	3,350	3,000 2,850	1,800 1,450	1,200	
■ 10,001–20,000 sqft	n/s	3,100	2,600 2,100	1,600 1,300	1,200	
■ 20,001 square feet +	n/s	2,850	2,350 1,800	1,450 1,200	870	
Minimum Unit Size						
■ One Family	n/s	1000 square feet / du				
■ Multiple-Family studio	n/s	480 square feet / du				§ 18.44.040
■ Multiple-Family 1 bdrm	n/s	700 square feet / du				§ 18.44.040
■ Multiple-Family 2 bdrm	n/s	900 square feet / du				§ 18.44.040
■ Multiple-Family 3 bdrm	n/s	900 + 150 for each addtl bdrm				§ 18.44.040

Source: La Habra Municipal Code, 2020.

Notes: The La Habra Municipal Code should be consulted for specific requirements.

Parking

La Habra has the sixth highest population density of the 34 cities in Orange County. The City has therefore established off-site parking regulations (LHMC Section 18.14) to protect quality residential neighborhoods, reduce and manage traffic congestion and hazards, and ensure maneuverability of emergency vehicles while still encouraging the development of housing. **Table HE-3.6** summarizes the City's parking standards for residential developments.

Table HE-3.6 Residential Parking Requirements

Housing Type	Basic Parking Requirements	Notations
Conventional Housing[1]		
Single-family	Minimum two parking spaces for each unit	Covered garage: required Guest parking: Not required.
Accessory Dwelling Jr. Accessory Dwelling	ADU: One space per unit. JADU: No space required.	No parking spaces shall be required if the ADU meets specific conditions.
Mobile Home	Minimum two parking spaces within the park	Tandem parking allowed.
Multifamily	Bach. unit: 1.0 space 1 bdrm unit 2.0 spaces 2 bdrm unit 2.5 spaces 3 bdrm unit 3.0 spaces Addtl. Unit 1.0 space	Covered garage required for bachelor units. All other units shall have 2 garage spaces. Multiple family housing must have guest parking equal to one-half space per unit.
Mixed Uses[2]	Due to variations in project specifications, a parking study is prepared to determine the parking space requirements.	
Special Needs Housing[1]		
Senior Housing	Apart. Unit 1.0 space Condo Unit: 1.0 space	Garages: Not specified Guest parking: not specified
Congregate home, domestic violence shelter/trans. home	2 spaces per facility plus 1/2 space per bedroom	Covered garage: Not required Guest Parking: 1/4 space/bd
Homeless Shelter	1/4 space for every bed	
Senior Hotel (Assisted Living)	1/4 space per unit	Guest parking: 1/4 space/du Covered garage: Not required
Single-Room occupancy	1 space per unit	Guest parking: 1/4 space/du Covered garage: Not required
Residential Care	Parking space requirements are not specified in the code, but City follows state law for homes with 6 or fewer clients	

Source: La Habra Municipal Code, 2020

Notes:

1. Requirements for off-street parking may be reduced through compliance with the provisions for affordable housing in the state density bonus ordinance and affordable housing incentive program in the municipal code.
2. For mixed occupancies or joint uses, the total requirement for off-street parking is the sum of the requirement for each use computed separately. However, the requirement may be reduced upon approval of a conditional use permit. The director of community development may also administratively reduce requirements by up to 10 percent.

Summary of Standards

The LHMC sets forth minimum standards to ensure quality housing while still facilitating and encouraging the development of new housing. The most pertinent development standards that affect the construction of new housing include:

- **Density Standards**. Following the adoption of the general plan update, the City of La Habra established graduated density standards and three new zoning districts to allow for the development of multiple-family housing. Each of these density standards include the default density (30 du/ac) established by the State of California Department of Housing and Community Development as sufficient to facilitate and encourage the development of affordable housing to lower income households.

- **Lot/Open Space Standards**. The City's open space requirement for housing is tempered, requiring a maximum of only 650 square feet per unit of common and private open space (of which only 400 square feet is common). Like density requirements, the amount of lot coverage is graduated, with greater lot coverage (from 35 to 70 percent) allowed with corresponding increases in density. Both municipal code requirements work together to facilitate and encourage the development of multiple-family housing.

- **Minimum Unit Sizes**. Requiring minimum square footage requirements for units improves the livability of the housing unit, reduces the need for on- and off-site storage, and provides homes suitable for families with children. The LHMC requires minimum sizes for multiple family units based on the number of bedrooms. Studios and one-bedroom units, suitable for single- or two-person households, have more modest unit size requirements than two- and three-bedroom units, which are designed for families with children and have progressively larger requirements for unit square footage.

- **Parking Standards**. While La Habra is a comparatively dense suburban community, the City has strived to tailor its parking standards to meet anticipated parking needs. This includes the number of visitors expected to visit residential uses and the potential number of drivers for each unit. Special needs housing, where allowed in single-family or multiple-family zones, has the same parking requirement as the home it occupies. Affordable or senior housing has lower parking requirements, per the municipal code, as do projects seeking eligibility for a density bonus.

- **Planned Unit Development**. While many residential units are built under standard zoning regulations, the municipal code offers a planned unit development zone to secure a fuller realization of the City General Plan. The PUD overlay zone is intended to be applied to parcels that, by the nature of their size, location, topography, configuration, economic potential, or other considerations, require overall planning design and control in order to achieve the goals and objectives of the General Plan. Modification of underlying standards are permissible with approval of a PUD permit by the Planning Commission and City Council.

Housing Incentives

The LHMC has several means of facilitating and encouraging the development of housing that is affordable to low and moderate income residents. These include the Affordable Housing Incentives Program (Density Bonus), Inclusionary Housing Ordinance, and Administrative Deviation.

Affordable Housing Incentives

The City's Affordable Housing Incentives codes, pursuant to Ordinance No. 1719, incorporated the density bonus provisions of state law (Government Code Section 65915 et seq.). The Density Bonus Law is a tool to encourage the development of affordable and senior housing by allowing up to a 35 percent increase in project densities for most projects, depending on the amount of affordable housing provided. The Density Bonus entitles a developer and qualifying project to receive the density bonus and other benefits as a matter of right.

Cities are required to grant a density bonus and other incentives or concessions to housing projects that contain one of the following:

- At least 5 percent of the units are restricted to very low income residents or at least 10 percent of the housing units are restricted to lower income residents.
- At least 10 percent of the units in a for-sale common interest development are restricted to moderate income residents.
- All of the units (except a manager's units) are restricted to very low, lower, and moderate income residents (maximum 20 percent moderate).
- At least 10 percent of the units are for disabled veterans, homeless persons, or transitional foster youth, with rents restricted to very low income level.
- At least 20 percent of the housing units are for low income college students in housing dedicated for full-time students at accredited colleges.
- The project donates at least one acre of land for very low income units, and the land has appropriate general plan designation, zoning, permits and approvals, and access to public facilities needed for such housing.
- The project is a senior citizen housing development or mobile home park age-restricted to senior citizens (no affordable units are required).

The City's density bonus program was updated with Ordinance No. 1792 (2018). While the City has approved two projects with density bonuses, the program is not widely used. The Housing Plan includes a program for revising it by removing the conditional use permit requirement and updating the provisions to reflect the most recent legislative amendments, including the recent enactment of AB 2345, which became effective in January 2021.

Inclusionary Housing Ordinance

In April 2021, Ordinance 1833 established an inclusionary housing ordinance (IHO) to help meet the affordable housing needs of the community. For projects with 10 or more units, the developer must set aside 15 percent of the total units or provide an equivalent in-lieu fee for housing affordable to households of very low, low, or moderate incomes. Qualified ownership projects must include 15 percent of the units for moderate income households; rental projects must include 15 percent for lower income households.

To provide flexibility in how the inclusionary housing requirements are met, the IHO allows a developer to:

- Construct the units on-site within the residential project.
- Construct the units off-site in another residential project.
- Pay in-lieu fees of $6.50 per square foot of the project's total floor area.
- Acquire, rehabilitate, and deed restrict the same number of units.

An Inclusionary Housing In-Lieu Fee Fund was established for the deposit of all required in-lieu fees. Said fee fund shall be approved by City Resolution. Deposited fees are to be used by the City to enter into joint venture agreements with developers to build the required Inclusionary Housing Units.

The IHO is not a constraint to the production of market rate or affordable housing. Prior to adoption of the IHO, the City had successfully negotiated inclusionary percentages nearly equivalent to the ones adopted under the ordinance. The City will review the IHO in the third year and evaluate its impact.

Administrative Deviation

The City allows developers to apply for minor deviations from development standards that are applicable to their proposed project in accordance with Section 18.08.120 of the LHMC. The City may grant a deviation from any development standard within any zone if it is determined that such a deviation improves the project design and does not exceed 10 percent of the applicable standard. However, a deviation may not be granted if the deviation would result in any changes to classification of land use or density. Applications for administrative deviation must be made in writing to the director of community development through an administrative adjustment application. The fee for such action is minimal. Within 14 working days of the date the director issues a written determination, any person aggrieved or affected by the decision may appeal such determination in writing to the Planning Commission or to the City Council, as applicable. While infrequently requested, the administrative deviation process allows developers to request minor changes and avoid the time and costs of applying for a variance.

Building Codes and Infrastructure

The City requires all developers to adhere to local and statewide building codes and provide associated on- and off-site improvements needed to serve residential development. Some of the more pertinent requirements are below.

Building Codes

The California Health and Safety Code requires cities to adopt the most recent edition of California Building Standards Codes (known as Title 24) related to standards for residential and nonresidential buildings, building equipment, and business operations. These codes are updated every three years by the California Building Standards Commission based on revisions proposed by regulatory and professional organizations. The building code updates were effective January 1, 2020, and replaced the 2016 edition previously codified in the LHMC.

In 2019, the City Council adopted Ordinance No. 1812, adopting the California Building Codes (Title 24 with amendments as allowed) as part of the La Habra Municipal Code. This includes the 2018 International Property Maintenance Code. Other codes adopted include the 2019 version of the California Building Code, Residential Code, Electrical Code. Plumbing Code, Mechanical Code, Green Building Standards, 2018 International Property Maintenance, and Orange County Grading Ordinance. Additional codes were added. These codes reflect amendments made to them since the 2016 model codes were adopted.

The City contracts with Los Angeles County Fire Department to provide fire prevention and suppression services. The City also manages a comprehensive inspection and permit program for businesses and residential structures. The City has adopted the County of Los Angeles Fire Code, which constitutes an amended version of the California Fire Code, 2016 Edition, Chapters 1 through 80, Appendix B, BB, C, CC, and K, and excluding all other appendices of the 2016 Edition of the California Fire Code with errata. The County's Fire Code has been amended to comply with CAL FIRE requirements for addressing wildfire hazards.

The City's Community Preservation Division is responsible to identify, investigate, and remediate violations in housing, property use and maintenance, and other public nuisances as specified in the Municipal Code, Conditions of Approval, and local, state and federal law. The Code Compliance Division is responsible for ensuring properties and buildings are maintained in compliance with City codes. In that effort, the Code Compliance staff coordinates its efforts with the Building and Safety Division, Engineering Division, Police Department, and City Attorney.

In summary, the City's municipal and building codes are adopted to ensure housing is built, maintained, and improved in a sound manner. Since these codes are required by state law and local amendments are not stricter than other cities, their enforcement does not unduly constrain development.

Reasonable Accommodation

While the City enforces accessibility requirements for new multiple-family projects, the need may arise to modify existing homes or make adjustments to standard City practices to accommodate the needs of people with disabilities. This is particularly the case as residents age and require modifications to their housing. The City has long been committed to assisting residents with disabilities to stay in their homes, and reasonable accommodations help achieve that goal.

LHMC Chapter 18.10, "Reasonable Accommodations in Housing to Disabled Individuals," was adopted to ensure the City follows state and federal law with respect to ensuring equal access to housing. Chapter 18.10 provides a process for individuals with disabilities to make requests for and be provided with reasonable accommodation from the land use, zoning, or building laws, rules, policies, practices and/or procedures of the City, where warranted (Ord. 1719).

The applicant is required to complete a standard form, called the Miscellaneous Planning Actions, and pay a filing fee of $81. The director may administratively act on requests for reasonable accommodation without a public hearing. The director shall issue a written determination within 30 days from receipt of a completed application and may (1) grant the accommodation request, (2) grant the request subject to specified nondiscriminatory conditions, (3) deny the request, or (4) refer the matter to the Planning Commission for a determination. All written determinations shall give notice of the right to appeals.

The director shall grant the requested reasonable accommodation provided the following findings can be made:

- The housing, the subject of the request for reasonable accommodation, will be used by an individual protected under the Fair Housing Laws.
- The request is necessary to make specific housing available to one or more individuals protected under the Fair Housing Laws.
- The requested reasonable accommodation will not impose an undue financial or administrative burden on the city.
- The requested accommodation will not require a fundamental alteration of zoning or building laws, policies, and/or procedures.

La Habra receives an occasional request for reasonable accommodations and such requests are routinely approved. Typically, requests involve the installation of ramps to the front or side doors of a home to accommodate wheelchair access. As the process for applying and securing a reasonable accommodation is straightforward, the fee is minimal, and required findings are consistent with the Fair Housing Act, the current process for seeking a reasonable accommodation has served the needs of residents and no further changes are needed.

Energy Conservation Resources

Government Code Section 65583(a)(7) requires "an assessment of housing needs and inventory of resources and constraints relevant to the meeting of these needs." This includes an analysis of opportunities for energy conservation with respect to residential development. The City incorporates energy conservation opportunities through its building codes, land use and zoning, permitting standards, and municipal codes as follows:

- **Building Practices**. The City adopted the 2019 editions of the Green Building Standards Code and California Energy Code. These codes govern the development, improvement, and rehabilitation of housing with respect to energy efficiency and conservation. According to the California Energy Commission's FAQs, the 2019 standards increase the cost of building a new home by $9,500 and add about $40 per month for the average home, but are offset over the life of a 30-year mortgage.

- **Solar Power**. The City adopted an expedited, streamlined permitting process for residential rooftop solar energy systems. The permit process, standard plan(s), and checklist(s) substantially conforms to recommendations for expedited permitting in the California Solar Permitting Guidebook. La Habra has supported other solar retrofits on local facilities, such as the installation of 3,000 solar panels on the La Habra Bakery facility that will produce nearly one megawatt of clean power and 2,009 megawatt hours (MWh) annually, enough to power 240 homes for a full year.

- **Climate Action Plan.** La Habra will strive to establish development patterns consistent with the existing community character, provide multiple modes of transportation, and construct infrastructure that is more sustainable through improvements that achieve reduction of such elements as energy use, water consumption, and greenhouse gas emissions. Through the Climate Action Plan, La Habra set goals and policies that incorporate environmental responsibility into its daily management of transportation, energy, water, and solid waste to further the City's commitment.

- **Sustainability Incentives**. The City maintains a voluntary Sustainable Development Program, which provides development incentives for eligible new construction projects. To be eligible, requirements include: exceeding state energy efficiency standards by at least 15 percent, diverting at least 50 percent of construction and job site waste, reducing water use by at least 20,000 gallons each year for a typical home, improving indoor air quality through mechanical filtration, and reduction of materials with volatile organic chemicals. Builders and developers who voluntarily obtain certification of their projects are eligible for development incentives.

These are some of the many ways in which the City is pursuing the goal of managing its natural resources in a more environmentally sustainable manner.

On- and Off-Site Improvements

After the passage of Proposition 13, cities have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences has been the shift in funding of new infrastructure from general tax revenues to impact fees and improvement requirements on land developers. The City requires developers to provide the on-site and off-site improvements necessary to serve their projects. This may include water, sewer, and other utility extensions; street construction; and traffic control devices, among others. Dedication of land or in-lieu fees may also be required for rights-of-way, transit facilities, parks, and school sites consistent with the Subdivision Map Act.

Typically, streets and underground infrastructure are costly to provide. However, as La Habra is essentially built out with virtually all street infrastructure in place, developers generally do not need to construct new infrastructure for housing. **Table HE-3.7** provides a summary of key requirements.

Table HE-3.7 Roadway Standards in La Habra

Arterial Street Classification	Nos. of Lanes	Designed Right of Way	Designed Curb to Curb Width	Side-walk	Bike Lane
Augmented Arterial Hwy		144	126	*	*
Major Arterial Highway	6	120	102’	*	*
Modified Major Arterial	6	100	84	*	*
Primary Arterial Highway	4	100	84	*	*
Modified Primary Arterial	4	80	64	*	*
Secondary Arterial Highway	4	80	64	*	*
Commuter Arterial	2	60	40	*	*
Local Street	2	60	40	*	*

Source: La Habra General Plan, 2020; Bicycle Master Plan; City Engineering Standards.

Notes:

Bicycle lanes may be required by the General Plan and Bicycle Master Plan

Sidewalks and bike lanes are determined by the City Engineer based on specs and rights-of-way.

In addition to roadways, the City also requires that other types of infrastructure be provided to serve new residential development. These include water and sewer infrastructure, utilities, parks and recreational facilities, and other incidental infrastructure. The costs of infrastructure can be substantial in areas where deficiencies exist. However, for infill residential projects, which represent the majority of development opportunities remaining in the city, supporting infrastructure is largely in place. Therefore, the City charges standard impact fees to defray the cost of extending services to new development or paying for incremental costs of making needed improvements to existing infrastructure.

In either case, infrastructure and the provision of on- and off-site improvements are not considered a constraint to residential development in La Habra.

Development Permit Process

Undue delays in processing a project application can be a constraint on development. However, the City's development review procedures are relatively uncomplicated. Depending upon the permits requested, approvals may be required by City staff, the Planning Commission, and the City Council. The primary approvals and timelines for development applications are summarized below.

Plan Check Review Process

The City's development review and approval procedures are straightforward. For a typical single-family unit, as well as for a second unit on an R-1 zone, the project is exempt from design review and is forwarded directly to the plan check and building permit approval process, which is reviewed by the City's Community Development Department. Plan check is completed in two to three weeks. Typically, two rounds of review are required before a permit is issued. Multifamily housing is a permitted use by right in the city's R-2, R-3, and R-4 zones. New residential construction or major remodeling in these zones requires either the processing of a Design Review or a Planned Unit Development (PUD) Permit.

Design Review

Projects requiring a Design Review are reviewed by the Planning Commission for compliance with zoning, development standards, and architectural compatibility. As part of the submittal for preliminary design review, applicants must submit information regarding the project's compliance with applicable development standards, including lot size and dimensions, building size and placement, and site access, among others. The applicant must also provide information on exterior colors and materials, and the material and pitch of the roof. In practice, the reliance on detailed, pre-established development standards and the ability of applicants to consult in advance with City staff ensures that proposed projects are usually consistent and harmonious with the surrounding area. Thus, the Design Review process has little impact on certainty of approval for multifamily residential projects and does not impose a constraint on housing production.

Zoning Variance

When practical difficulties, unnecessary hardships, or results inconsistent with the intent of the zoning ordinance occur due to strict interpretation of the code, the planning commission may initiate proceedings for the granting of a variance as may be deemed necessary to assure that the spirit and purposes of the code is observed, public safety and welfare secured, and substantial justice done. Before a variance may be granted, all the following findings must be made:

- there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity

- the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or vicinity in which the property is located
- That such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by other property in the same zone and vicinity
- That the granting of such variance will not adversely affect the comprehensive general plan

The application process, public hearing, and implementation requirements are setforth in Chapter 18.76 of the Municipal Code.

Environmental Clearance

Before any development permit is granted, each project undergoes an individual environmental assessment as required by the California Environmental Quality Act of 1970, to assess project impact and to establish whether public service and facility systems are adequate to accommodate any increased demand generated by a proposed project. Because infrastructure is largely in place and the General Plan EIR has addressed the environmental impacts of proposed intensification, many of the smaller infill residential projects can pass CEQA compliance review without the requirements for significant mitigation.

Table HE-3.8 lists common steps involved in processing permits for residential developments and associated time frames.

Table HE-3.8 Typical Review for Residential Proposed Project

Permits/Steps Required for Residential Projects	Required Time Frame		Review and Approval
	Single-Family Housing	Multifamily Housing	
Plan Check and Building Permit	2-3 weeks per round	2-3 weeks per round	CDC, Other City Depts.
Design Review for Proposed Residential Project	N/A	3 wks plus PC review (7-8 weeks)	CDD and PC
Variance or similar permit	2-3 months	2-3 months	CDD, PC
Mixed Use Overlay / Planned Development	N/A	N/A	N/A
Appeal	1-2 months	1-2 month	PC and CC
Subdivision[1]	3-4 months	3-4 months	CDD, PC
Zoning Change with EIR and Public Hearing	6-12 months	6-12 months	CDD, PC, CC
(General Plan Amendment with EIR and Public Hearing	6-12 months	6-12 months	CDD, PC, CC

Source: City of La Habra CDD, Planning Department

Note:

1. Concurrent with Design review

C. Fair Housing

This section is intended to address the fair housing requirements for housing elements. It begins with an overview of key requirements, describes outreach efforts to date, and then provides the requisite analysis. Programs to address fair housing concerns are detailed in the Housing Plan of this element.

Overview of Key Requirements

Fair housing choice means that individuals and families have the information, opportunity, and options to live where they choose without unlawful discrimination and other barriers related to race, color, religion, sex, familial status, national origin, disability, or other protected characteristics.

AFFH Guidance Memorandum, California HCD (2021)

In recent years, one of the most significant trends in state housing element law has been in the arena of fair housing. With the passage of AB 686 in 2019, all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing Final Rule of 2015.

Affirmatively further fair housing means "taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws" (Government Code Section 8899.50(a)).

California HCD has issued specific requirements for incorporating AB 686 requirements for fair housing into the update of the housing element:

- **Assessment of Fair Housing**. This includes a summary of fair housing issues, an analysis of available federal, state, and local data to identify patterns of segregation or other barriers to fair housing, and prioritization of contributing factors to fair housing issues.
- **Housing Element Sites Inventory**. This includes the identification of sites for future housing to accommodate all income levels of the City's share of the regional housing needs and select sites that also serve the purpose of furthering more integrated and balanced living patterns.
- **Responsive Housing Programs**. This includes the development of program(s) that affirmatively further fair housing and promote housing opportunities throughout the community for protected classes, and addresses contributing factors identified in the AFH.

The following AFH analysis begins with a discussion of outreach conducted for this process. The analysis that follows conforms to the requirements outlined in technical guidance provided by HCD.[4]

[4] Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements. California Department of Housing and Community Development, April 2021.

Outreach and Engagement

The City of La Habra implemented an inclusive outreach program to inform the update of the Housing Element and consider the issues, ideas, and thoughts of stakeholders in La Habra. It included meaningful, frequent, and ongoing community participation, consultation, and coordination integrated with the broader stakeholder outreach and community participation process for the update of the Housing Element. Special emphasis was given to address the requirements of affirmatively furthering fair housing in accordance with AB 686.

A General Plan Advisory Committee (GPAC) consisting of residents, stakeholders, elected officials, and others was appointed to guide the Housing Element update. The GPAC met five times to discuss community needs, the sites inventory, and housing programs and policies, and to solicit public input. All meetings were duly noticed, open to the public, and held outside of normal working hours to allow for all to participate. The meetings were primarily conducted via ZOOM due to the COVID-19 pandemic and need to observe public health protocols. All materials were available on a dedicated housing element web page.

The City invited key stakeholders (fair housing provider, housing advocates, developers, etc.) and the public to attend GPAC meetings, provide input on housing needs, and assist in proposing policies and programs. GPAC and community members discussed the need for increasing the supply of affordable housing, expanding housing choices and opportunities, developing mixed-income neighborhoods, and addressing specific populations with special needs. Participants also advocated for the passage of inclusionary housing, which was subsequently approved during the Housing Element update.

While the outreach program built on extensive community engagement from allied planning efforts (e.g., Consolidated Plan and Analysis of Impediments), additional input was sought from fair housing providers serving the community. The City reached out to the Fair Housing Foundation (FHF), California DEFH, and federal HUD fair housing staff. These consultations provided information on landlord-tenant issues, discrimination cases, services provided, and recommended programs, which are referenced in the supporting analysis of the AFH, Public Participation Section, and the Housing Plan of this element.

The City offers program information funded by the federal government in Spanish or other languages, as outlined in the City's Limited English Plan. Additionally, the City partners with FHF to provide La Habra residents with weekly virtual fair housing workshops (bimonthly in Spanish), virtual walk-in clinics, and housing counseling. The FHF will continue to offer these resources throughout the planning period, contingent on funding. FHF's information regarding resources is available in English, Spanish, Vietnamese, Korean, Chinese, Japanese, and Persian on its website, with a link on the City's website.

Patterns of Integration and Segregation

The AFH requires that jurisdictions address any patterns of segregation that may disproportionately affect persons of protected classes. To inform this assessment, data were collected on demographic and housing characteristics to assess the presence of patterns that suggest fair housing concerns.

Household Income

La Habra's median household income is approximately $76,500, which is 90 percent of the median household income in Orange County. Over the past two decades, the median income In La Habra has increased faster than that of Orange County, increasing from 80 to 90 percent today of the county median income. The 2020 Census is anticipated to show even greater progress. Rising median household incomes are largely the result of newer residential developments in the Westridge area and new residential and mixed-use projects along corridors.

The Westridge neighborhood, in southwest La Habra, has the highest median household income; the area includes higher-end single-family homes in the hills. Similarly, the neighborhood south of the city limit between Harbor Boulevard and Cypress Street has a similar median income as Westridge, though it contains older homes built in the 1950s. The median household income of both areas is above moderate income ($123,600+). The northwest and southwest corners of the city are denoted by moderate incomes ranging between $103,000 and $123,600. Meanwhile, central La Habra between Whittier Boulevard and Imperial Highway contains a mix of neighborhoods of low and moderate incomes.

As a well-established community in northern Orange County, La Habra is known for more moderate incomes compared to the master planned and coastal cities in southern Orange County, and more closely mirrors cities to the west of its borders in Los Angeles County (**Figure HE-3.2**). Poverty levels are consistent throughout most neighborhoods and average 16 percent, except for the above moderate income neighborhoods mentioned earlier. Throughout the SCAG region, there tends to be an increase in median household incomes and a decrease in poverty levels outside of large city centers. La Habra reflects this trend and is representative of suburban communities in the SCAG region.

Household income varies by various housing and demographic characteristics. While the median household income is $76,500, homeowners earn a median income of $95,500, which is well above the median income of $58,500 for renters. Among race and ethnic groups (regardless of tenure), Asians have the highest median income ($90,500+) followed by Whites ($76,700), Hispanics ($71,700), and Blacks ($73,000). Median income tends to be lowest among young adults and seniors due to retirement, and highest among middle-age adults. These patterns reflect the differences that would be expected in any community.

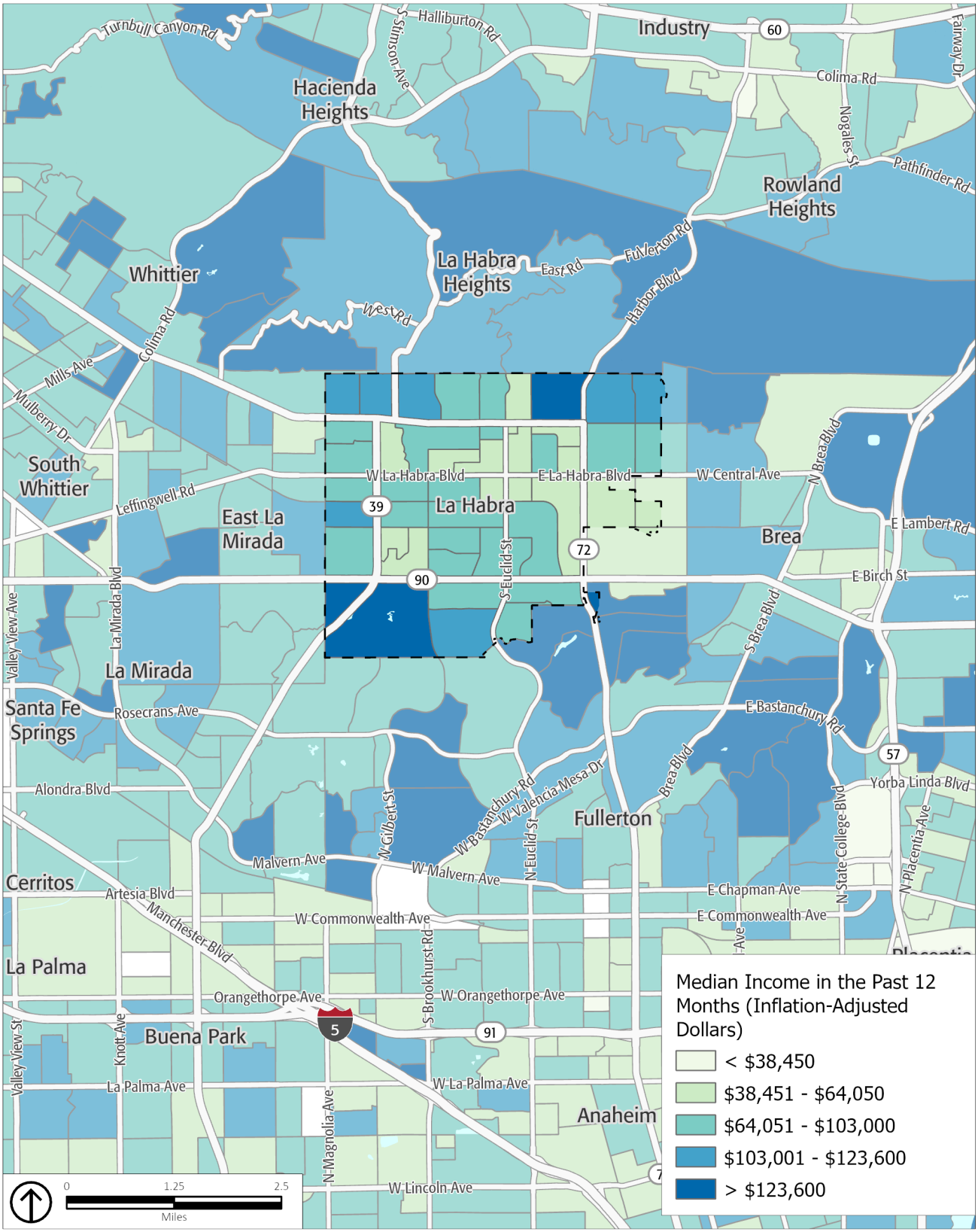

Figure HE-3.2 Household Income Patterns, La Habra and the Region

Racial and Ethnic Characteristics

The City's race and ethnic makeup is more reflective of surrounding Los Angeles County cities rather than Orange County. According to the American Community Survey, Orange County's population consists predominantly of residents identified as White (41 percent), Hispanics (34 percent), and Asians (20 percent). These three groups are also the majority in La Habra, but the proportions are different. The City has a larger Hispanic (60 percent) population, followed by Whites (26 percent) and Asians (12 percent). All other race and ethnic groups make up less than 3 percent of the population.

The City of La Habra is and continues to be a community in transition, with Asians increasing and moving generally in a northeasterly direction from Fullerton to Rowland Heights. Whites continue to decline in number and are now largely concentrated on the city's periphery near La Habra Heights and Brea, both of which have a predominance of White residents. Hispanics also continue to increase in number. The 2020 Census should confirm how the race and ethnic composition of La Habra has changed over the past decade (**Figures HE-3.3**).

La Habra's multiracial and ethnic population is reflected in the languages spoken and their fluency with the English language. According to the ACS, 10 percent of all households have limited English-speaking status, meaning that no one age 14 years or older in each respective household speaks English well. This designation affects 17 percent of Hispanic households and 29 percent of Asian households. To address this need, the City has adopted a "Limited English Plan" as part of its Citizens Participation Plan that has been approved by the Department of Housing and Urban Development. The City of La Habra's Limited English Plan and its translation requirements affect all programs that receive federal funds.

Racially/Ethnically Concentrations of Poverty or Affluence

A racially or ethnically concentrated area of poverty (or "R/ECAP") is an area in which 50 percent or more of the population identifies as non-White, and 40 percent or more of residents live in poverty. Approximately 16 percent of La Habra residents live in poverty and this rate of poverty is fairly uniform throughout the city. There are no census tracts in or overlapping with La Habra that can be identified as a R/ECAP. The closest R/ECAPs are in Santa Ana. In La Habra, the area with highest percentage of Hispanics is the same area with the lowest median income in the community.

A racially or ethnically concentrated area of affluence (or "RCAA") is the opposite of a R/ECAP, that is, an area in which 80 percent or more of the population identifies as White and has a median income greater than $125,000 annually. Using this definition, there are no census tracts in or overlapping with La Habra that can be identified as an RCAA. While there are areas with concentrations of higher median incomes, such as the Westridge neighborhood, no area of the city consists of more than 80 percent White residents. In Orange County, the nearest RCAA is in Villa Park, with additional RCAAs in Orange County near the coast.

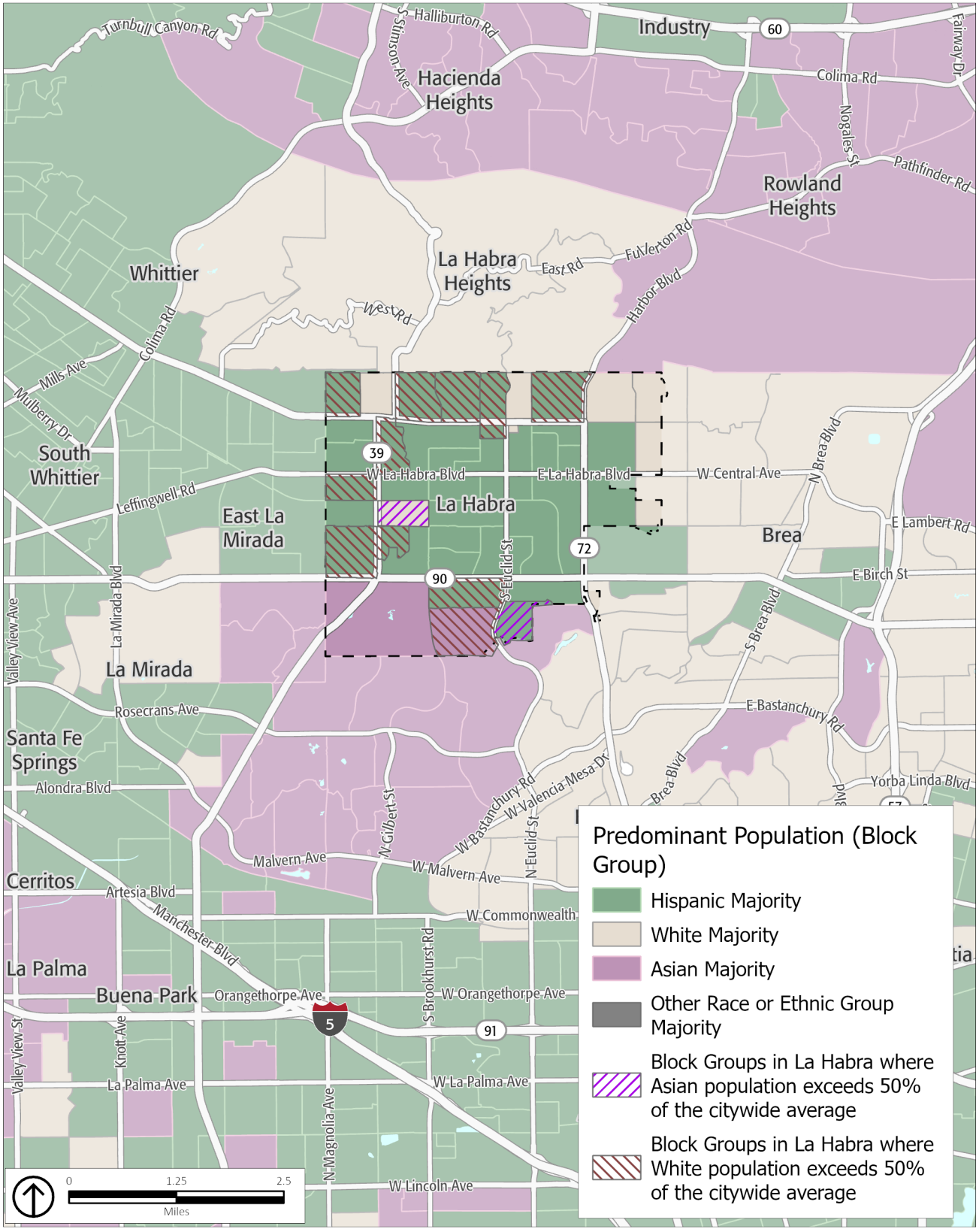

Figure HE-3.3 Race and Ethnicity Patterns, La Habra and the Region

Familial Status

La Habra has historically been a family-oriented community, with a predominance of families compared to nonfamilies. In La Habra, 78 percent of households are families compared to 72 percent in Orange County. Over the decade, however, the type of families is changing, with a marked decline in married families with children and an increase in married families without children. This trend is the result of broader demographic changes and aging of the baby boomer population. La Habra has a slightly higher percentage of single-parent, female-headed households in the eastern half of the city, with 20 to 40 percent of households reflecting this family type. Despite the predominance of families, the average household size (3.3 persons) is not large compared to the region.

Familial status, particularly families with children, has long been used as a reason for housing discrimination, typically in apartment properties. Familial status can be an issue if the presence of children or family relatives leads to overcrowding. As described later in this AFH, familial status is the third most common reason for alleged discriminatory action or behaviors. Even so, only one fair-housing case per year regards familial discrimination, although the overall low numbers may only reflect reported cases, not actual cases. Nonetheless, the City will coordinate with the Fair Housing Foundation to promote fair housing workshops for landlords and property managers to avoid potential discriminatory action.

Persons with Disabilities

Approximately 10 percent of La Habra's noninstitutionalized population has at least one disability, and 44 percent of those are seniors. Since 2014, the percentage of disabled people increased slightly in La Habra, but still reflects the prevalence in the SCAG region. To meet the housing needs of disabled people, 22 residential care facilities for the elderly and 6 adult care facilities provide 850 beds. However, most people with developmental disabilities live with family. Altogether, because most residents with a disability live in a housing unit, the goal is to enable them to continue living independently through a mix of housing and supportive services, including transit, rental assistance, home repairs, and fair housing services because discrimination for disability is a common issue.

To address the housing and supportive service needs of disabled people, the City implements Program D2. This program commits the City to the following: permit residential care facilities as required by law; require new apartments to comply with accessibility standards in the California Building Code, and allow homes to be adapted through reasonable accommodation process; and provide home rehabilitation grants for accessibility improvements. The City also continues to offer transit services with reduced fares for disabled people. However, because discrimination against people with disabilities is the most frequent, the City will also work with FHF to promote fair housing education with landlords and property managers to avoid discriminatory action (Program D6).

Disproportionate Need and Displacement Risk

This AFH assesses disproportionate housing needs to understand how some groups of persons with protected classes or low and moderate income levels experience more severe housing needs compared to other populations at a local level and in a region. The primary issues typically assessed include housing and neighborhood conditions (specifically substandard housing), housing overpayment, and housing overcrowding.

Housing Conditions

Housing and neighborhood conditions are essential to fair housing opportunity. La Habra is a well-established community and was founded almost a century ago. To date, almost 90 percent of the of the housing stock is older than 30 years, and nearly one-third of the units were built shortly following the World War boom. While many homeowners have conducted ongoing maintenance and made repairs to maintain the value of their homes, other low-to-moderate income homeowners, particularly seniors, lack the resources to maintain their homes. The City does not have a housing conditions survey, but estimates that up to 5 percent of the housing stock is in need of some level of repair or rehabilitation.

The Housing Element offers two programs to address housing conditions. Program A3, Land Use/Community Preservation, commits the City to enforcing Uniform Housing Code and Property Maintenance Codes to ensure that housing and properties are well maintained and contribute to a safe and quality living environment for residents. Program A4, Residential Rehabilitation, offers financial assistance to income-qualified homeowners to upgrade their homes to address code compliance, accessibility, or other needs.

Neighborhood Conditions

La Habra neighborhoods vary in type and design, ranging from more suburban developments in the southwest to traditional grid formations near the city center. The diversity and age of neighborhoods means that each has specific issues. In older neighborhoods, traffic and congestion are concerns. The City Center and eastern quadrant have more crime and public safety issues as well as the most overcrowding in the community. Though the City maintains a robust program for upgrading infrastructure, needs remain.

The Housing Element offers two programs to address neighborhood conditions. Program A2, Capital Improvement Plan, commits the City to capital improvement projects, prioritized based on community need and funding availability. Projects may be neighborhood specific, focused on low-to-moderate income areas, or be spread citywide to achieve broader communitywide benefits. In addition, Program A1, Love La Habra, is a community-driven program that leverages hundreds of volunteers each year to improve neighborhoods and the community.

Overpayment

Overpayment is also widespread in La Habra (37 percent of all households), and it disproportionately affects renters (49 percent) compared to owners (29 percent). This trend reflects patterns of overpayment throughout the SCAG region and in much of the state. However, though the rate of overpayment among owners has remained stable in recent years, overpayment among renters has decreased slightly. And while overpayment among renters used to be concentrated in the northern parts of the city, it has distributed so that it more closely reflects surrounding areas and overpayment trends for owners. This historical trend is in contrast to changes seen throughout much of the SCAG region, where overpayment has remained a stable issue among renters while decreasing among homeowners. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs.

Housing overpayment is a regional issue due to the lack of housing production versus demand. To address displacement risks due to overpayment, the City will partner with developers to facilitate production of affordable housing, work with the Orange County Housing Authority to secure additional vouchers, and develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities in the city (Programs C1 to C5).

Overcrowding

According to California Health and Human Services, the rate of overcrowding is higher in the center of the city and the southeast corner, both of which have lower median income **(Figure HE-3.4).** Overall, 13 percent of households experience overcrowding—20 percent of renter households and 7 percent of owner households. Overcrowding ranges from 40 to 50 percent in the area north of W. Lambert Road, south of Highlander Avenue, west of Idaho Street, and east of N. Euclid Street. Overcrowding typically means that either appropriately sized housing is unaffordable or unavailable to current residents. These areas comprise a mix of single-family homes. However, it should be noted that a survey of 15 market rent apartment projects (2,000 units) found only 30 units of housing with three or more bedrooms with 100 percent lease-up rates.

Like overpayment, housing overcrowding is a regional issue due to the lack of housing production versus demand, though local housing market factors and local socioeconomic issues influence the rate of overcrowding. In order to address overcrowding as a result of doubling up or multi-generational households, the City will continue to promote the construction of new ADUs. To address the shortage of large apartments, the City will also encourage multifamily developers to construct units with three or more bedrooms (Programs B4 and C2).

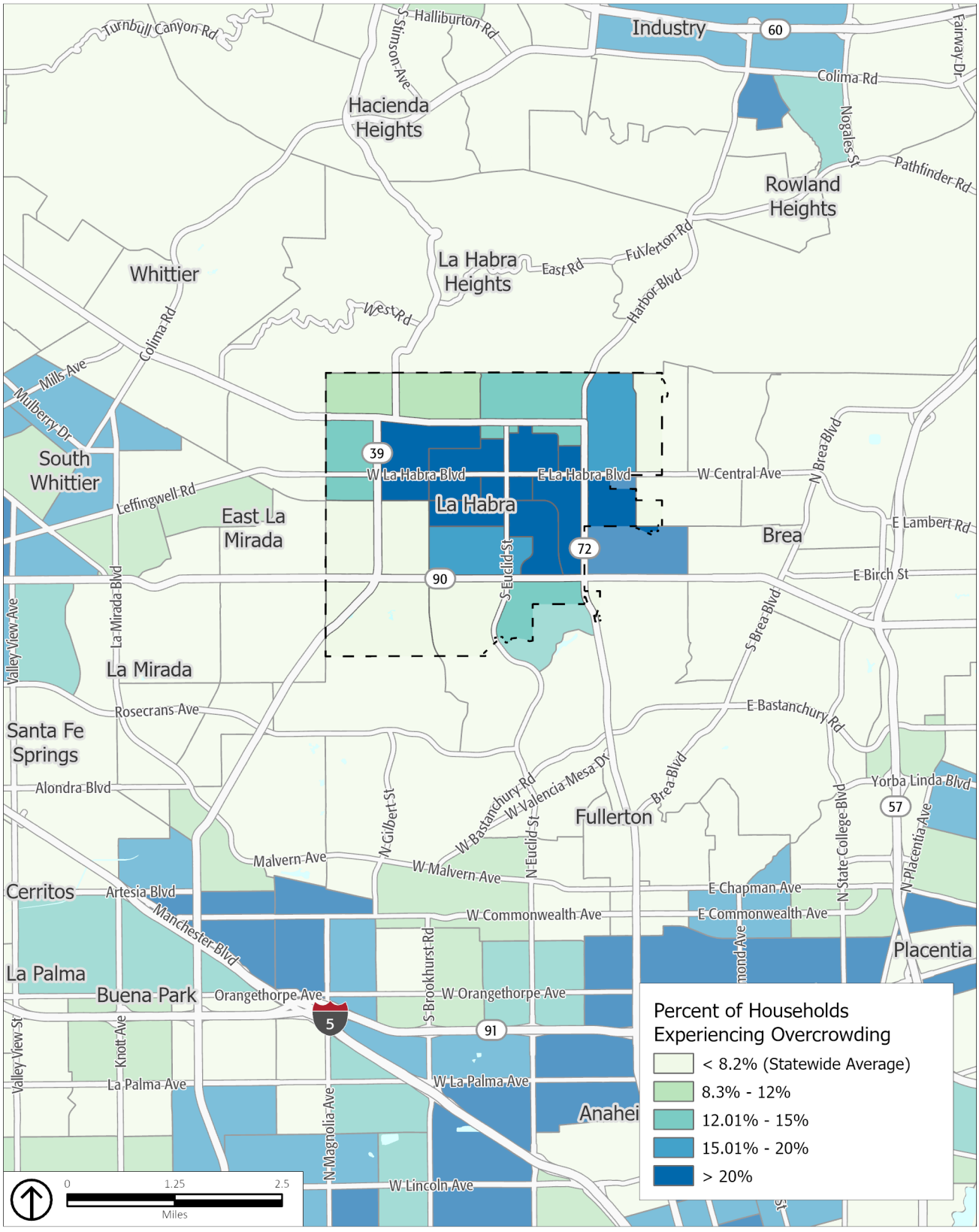

Figure HE-3.4 Overcrowding Prevalence, La Habra and the Region

Access to Opportunity

AB 686 requires the Assessment of Fair Housing to evaluate access to a variety of opportunities, including employment, strong educational facilities, transit, housing mobility, and a healthy living environment throughout the city. The analysis must also assess any disparities in access to opportunity, such as greater distance to jobs, proximity to hazardous environmental conditions, or limitations in the ability to move between neighborhoods.

Opportunity Map

State Government Code Section 65583 (10)(A)(ii) requires local governments to map access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators in an effort to provide evidence-based research for policy recommendations. Each jurisdiction is compared to the county as a whole. This effort has been dubbed "opportunity mapping" and is available to all jurisdictions to assess access to opportunities within their community. The California Tax Credit Allocation Committee (TCAC) issues these maps, which are also used by the California Department of Housing and Community Development.

As seen in **Figure HE-3.5**, TCAC has identified most of the eastern portion of La Habra as low resource. This designation includes the neighborhoods east of Walnut Street, north of Imperial Highway, west of Palm Street, and south to the northern city limit. The area west of Walnut Street to Idaho Street, south of the railroad is also considered low resource. TCAC has identified all other areas of the city as moderate resource. Resource indicators identified by TCAC and HCD to determine the access to opportunity include high levels of employment and close proximity to jobs, access to effective educational opportunities, low concentration of poverty, and low levels of environmental pollutants, among others. Low resource areas typically have limited access to education and job opportunities and may have poor environmental quality.

City staff and council members reviewed the TCAC maps and found that they do not accurately portray the unique characteristics of La Habra. For instance, the city is near job centers in surrounding cities (medical centers, downtown Brea and Fullerton, Brea industrial complex, etc.) However, since La Habra is a predominantly residential city it scores low on employment opportunities. In addition, La Habra's scores are compared to Orange County, even though it is more similar, in many regards, to neighboring cities in Los Angeles County. As a result, the City believes that "low resource" areas of La Habra, as designated in the TCAC/HCD map, should be designated "moderate resource," and the remainder of the city, where high-end housing is located, as "high resource."

The City is required to use TCAC Housing Opportunity Maps as part of this Assessment of Fair Housing and has therefore included them. However, the map is considered inaccurate and therefore has limitations for planning purposes.

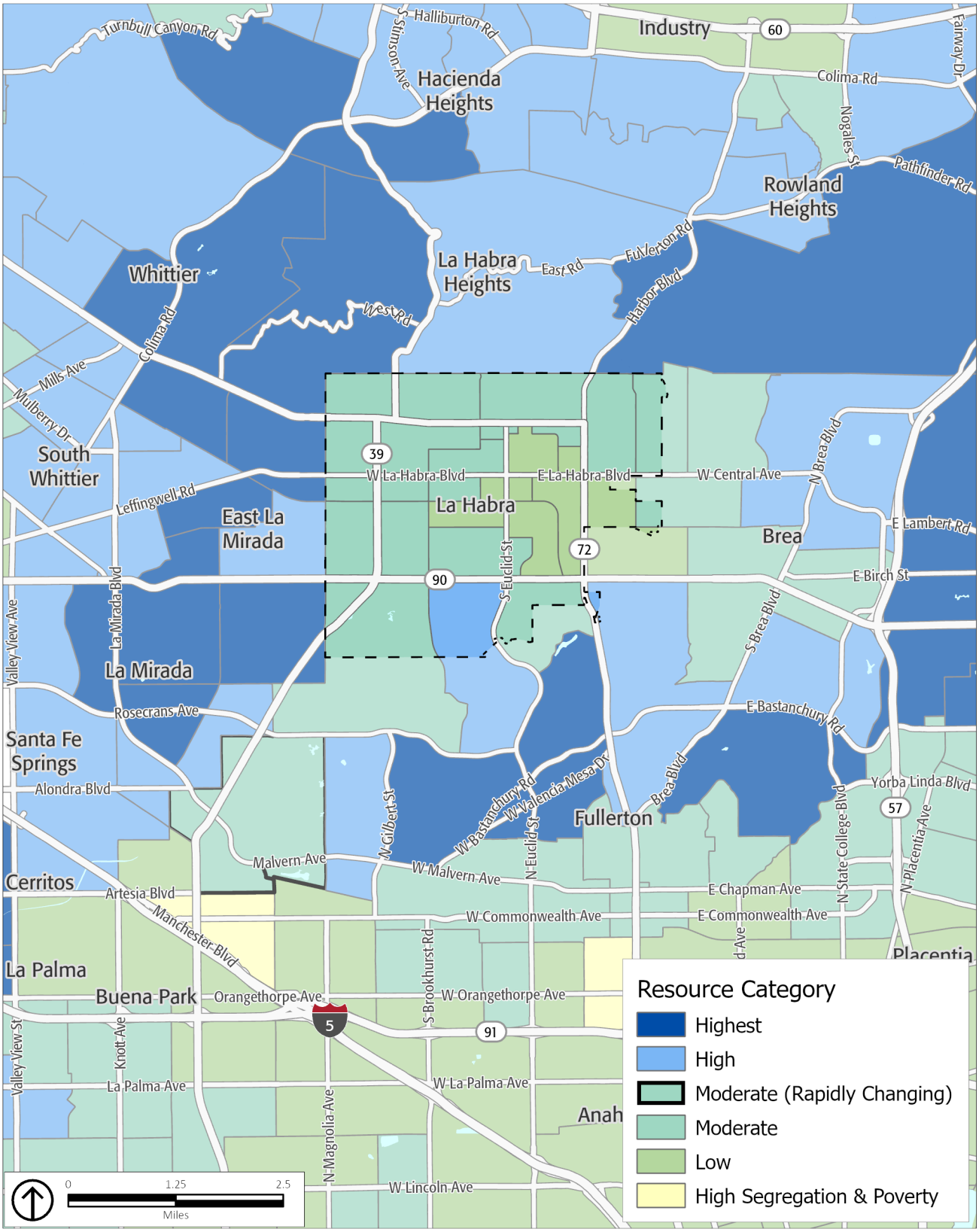

Figure HE-3.5 Resource Opportunity Areas, La Habra and the Region

Employment Opportunities

Access to jobs varies significantly across La Habra. According to HUD's 2017 job proximity index, La Habra neighborhoods have progressively more access to job opportunities as one lives closer to the eastern border (**Figure HE-3.6**). In addition to industrial uses in eastern La Habra, large employment centers are located to the south, east, and north in the cities of Brea, Fullerton, Anaheim, and Industry, with regional access provided by Harbor Boulevard and SR-57 to the east. However, according to LODES data, 45 percent of La Habra households live less than 10 miles from their place of employment, with an additional 32 percent living less than 25 miles from their employment. This suggests that access to jobs is not a significant barrier to economic opportunity for residents of La Habra.

La Habra offers several programs to assist residents in obtaining work. The City operates the La Habra Community Employment Center with a twofold mission: 1) provide local job seekers with a career center, and 2) provide services for underemployed residents, where a Career Coach can guide the individual in developing a plan that leads to a higher paying job. The Center is located at the VCC/Gary Center, as part of the Hillcrest Wellness Community – an area dedicated to holistically serving the needs of La Habra residents. In addition, the City operates the Orange County Youth Center (OCYC), which offers young people the opportunity to develop career interests, receive academic support, and gain valuable work experience that will further their career/educational goals.

Environmental Health

Environmental pollution is known to directly influence the health of residents. The California Office for Environmental Health Hazard Assessment issues its CalEnviroScreen tool that ranks various environmental, health, and socioeconomic indicators against statewide data to understand local needs. An area with a score in the 75th percentile or above (worst 25 percent statewide) is considered "disadvantaged" due to its pollution and other conditions associated with poorer health. As shown in **Figure HE-3.7**, La Habra has high pollution levels in the central and southeastern sections due to industry, traffic, and other sources of pollution. It should be noted that most of the southeast sector shown as a disadvantaged community is almost exclusively industrial and commercial uses, but the census tract might slightly cover an adjacent residential tract.

In order to address environmental justice concerns in La Habra, the City is conducting a Health and Environmental Justice (HEJ) Assessment and Vulnerability Assessment (VA) to support an update to the Community Safety Element of the general plan. Among other items, the HEJ and VA will identify neighborhoods that are disproportionately affected by pollution and other hazards that contribute to negative health effects and environmental degradation along with access to parks, grocery stores, public facilities, and adequate housing. In addition, the City has a Community Services Department that provides a broad range of educational, health, recreation, child care, and other services to address the needs of residents. As part of the Community Safety Element, policies and programs will be drafted to address key findings.

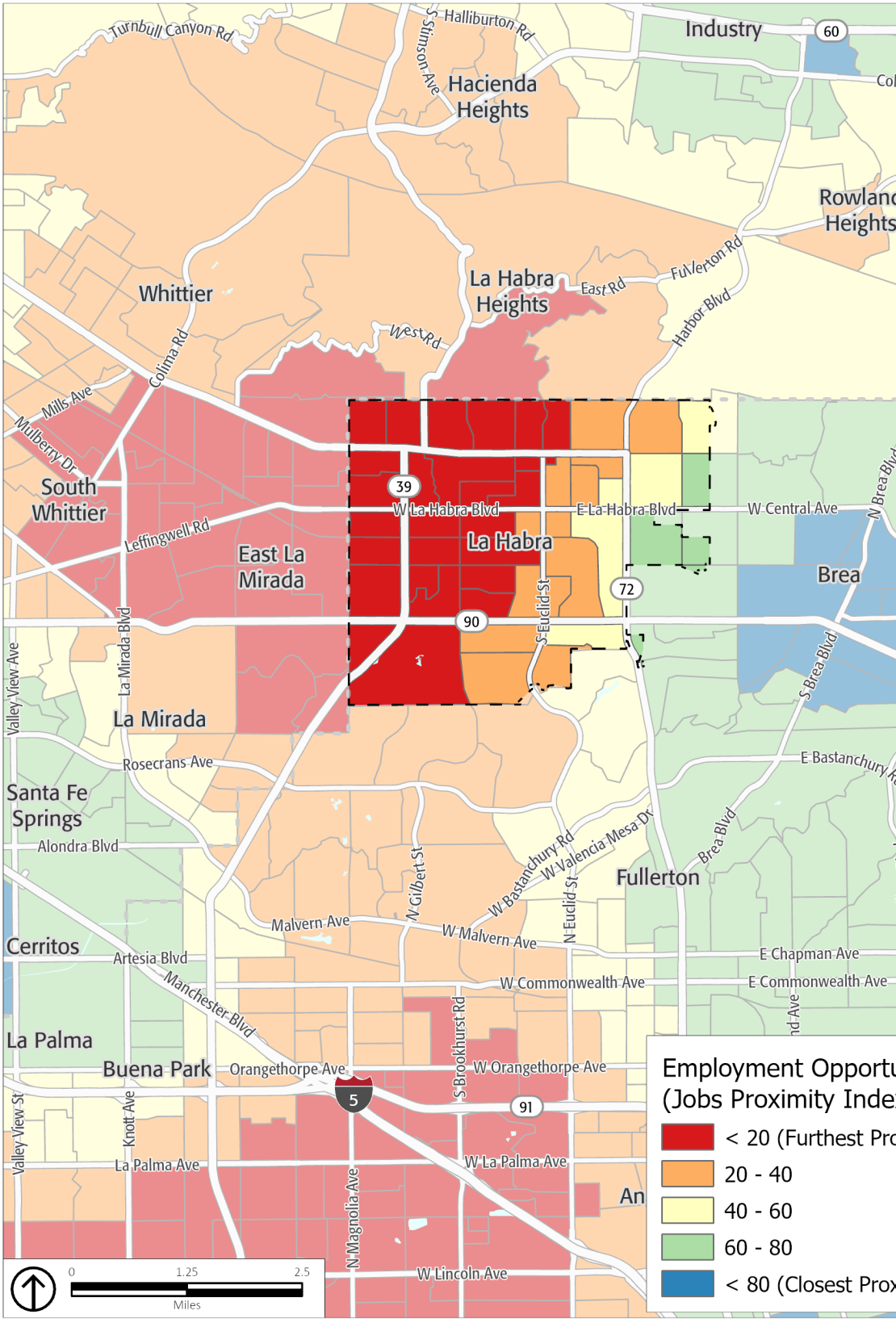

Figure HE-3.6 Job Proximity Index, La Habra and the Region

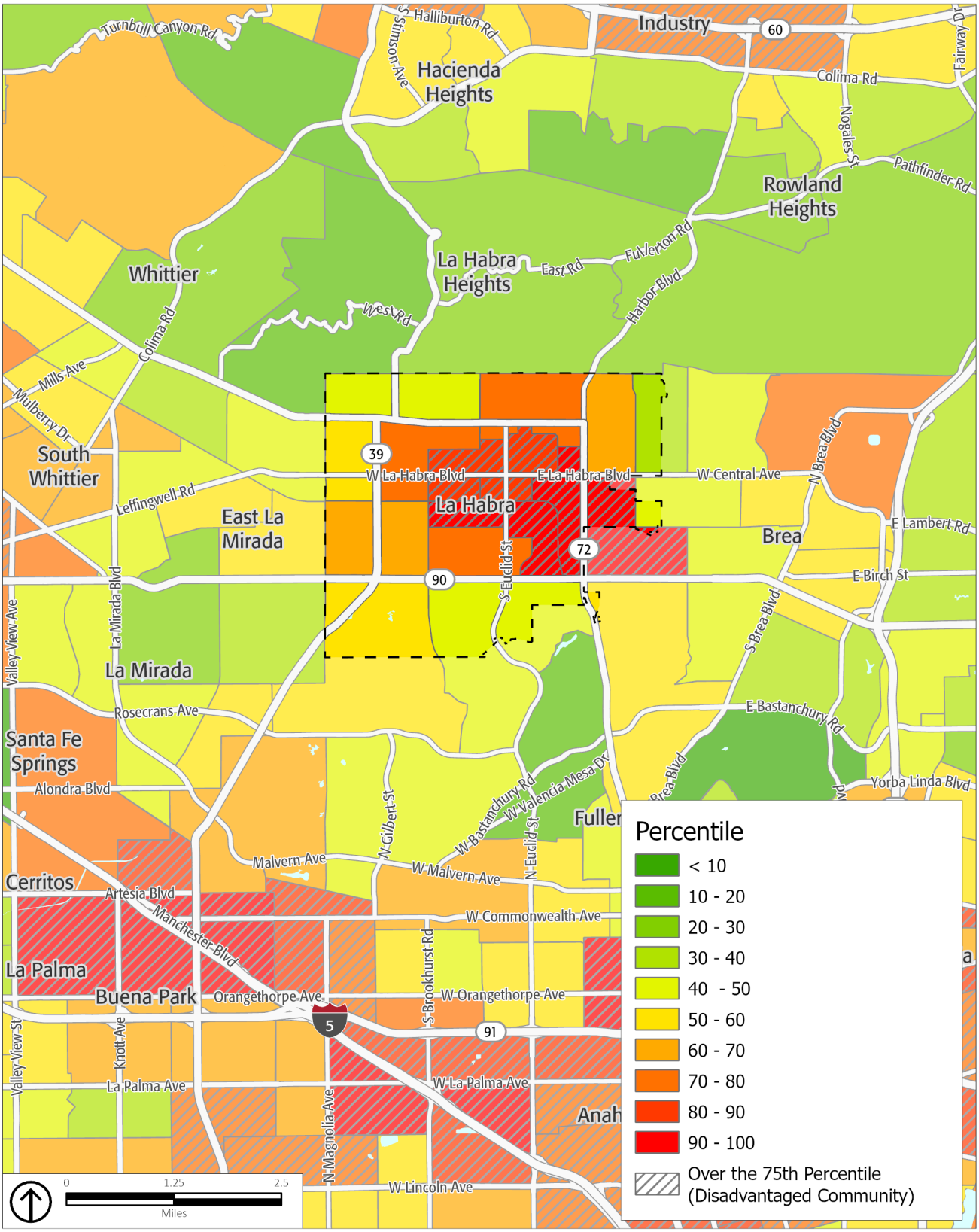

Figure HE-3.7 Environmental Health, La Habra and the Region

Housing Mobility

Housing mobility refers to the ability to secure affordable housing citywide and in areas of high opportunity, move between neighborhoods, and buy a home if desired. Indicators of housing mobility include distribution of Housing Choice Vouchers and the availability of rental and ownership housing. La Habra is dominated by single-family residential uses; more than 60 percent of the housing stock is single-family, detached housing. The City has a limited number of affordable apartment properties (300 units) but does have five mobile home parks (two are owned by the City) that provide affordable housing.

The City is primarily built out and there is limited capacity for new construction in single-family residential zones, although there has been a surge in ADUs built in residential zones. The general plan makes provision for additional housing along major transit corridors and activity centers (Program B5). The La Habra General Plan 2035 created three "Mixed Use" designations—Mixed-Use Center, Central District Mixed-Use, and Corridor Mixed-Use. These districts comprise nine zones allowing stand-alone multiple-family residential and mixed uses ranging from 15 to 50 units per acre, depending on location.

Perhaps the most beneficial housing program has been the adoption of an inclusionary housing ordinance (IHO) program. The IHO requires that at least 15 percent of all housing units in projects with 10 or more units must be affordable as follows: for rental projects, 15 percent must be affordable to lower income households and, for ownership projects, 15 percent must be affordable to moderate income households (Program C2). The GPAC and participating stakeholders strongly advocated for this program, and it was subsequently adopted by the City Council during the Housing Element update.

The Orange County Housing Authority issues 190 housing vouchers to residents of La Habra. Of that total, 37 percent are for families, 28 percent are for disabled people (including veterans), and 35 percent are for elderly residents. By subgroup, 6 percent are for homeless, predominantly with a disability. Most tracts have between 2 to 5 percent of rental units accepting rental vouchers. Though well distributed, the total percentage is relatively low given the unmet need. The City will continue to work with the County Housing Authority to advocate for additional vouchers as they become available (Program C5).

Like many cities, La Habra has a history of discriminatory practices in the early to mid-1900s, such as sundown laws, concentration of citrus workers in campos, and school segregation. However, none of these practices linger and influence trends in the city today. La Habra fosters a strong sense of community among residents through events such as the Love La Habra workdays, its child care and youth job training services, and social service programs. Further, the implementation of the "MX Mixed Use Overlay Zone" (in combination with inclusionary housing) encourage mixed-income living environments (Program C2).

Educational Opportunity

Educational opportunities are essential to securing living wage employment and maximizing one's income potential, individual health, and housing opportunity. La Habra has eight elementary schools, two middle schools, and two high schools. The California Department of Education has developed a new method of assessing school performance based on an ordinal colored-based rating system. Colors are assigned based on the combination of a scores-based ranking and the degree to which a school's performance is maintained, improved, or declines.

Table HE-3.9 shows the rankings of all schools in the Lowell, La Habra City, and Fullerton Joint Union districts that serve La Habra children, youth, adolescents. All schools range in performance from yellow to green. Only one school scored in the blue tier for English Language Arts, and no school received a "red" ranking.

Table HE-3.9 School Performance Scores

School Name	School District	English Language Arts	Mathematics
El Portal Elementary	Lowell		
Macy Elementary	Lowell		
Olita Elementary	Lowell		
Ladera Palma Elementary	La Habra City		
Las Lomas Elementary	La Habra City		
El Cerrito Elementary	La Habra City		
Las Positas Elementary	La Habra City		
Arbolita Elementary	La Habra City		
Sierra Vista Elementary	La Habra City		
Walnut Elementary	La Habra City		
Imperial Middle	La Habra City		
Washington Middle	La Habra City		
La Habra High	Fullerton Joint Union		
Sonora High	Fullerton Joint Union		

Source: California Department of Education, 2018 (latest available)

Best performing — Middle Range — Lowest Performing

Each school district adopts a Local Control Accountability Plan (LCAP) to monitor expenditures and adjust programs to improve student performance. Moreover, residents living in cities served by each school district have separately adopted bond measures (and increased property taxes) to improve facilities, services, and educational opportunities for their children. Since 2012, bonds have been approved for La Habra City Elementary (Measure O for $31 million), Lowell Joint Union (Measure LL for $48 million), and Fullerton Joint Union High (Measure I for $310 million). La Habra remains supportive of these and other efforts.

Transportation Mobility

Geographically, the City of La Habra is one of the smaller communities in southern California, spanning just 7.5 square miles. To access schools, housing, community facilities, and other services, however, the City offers a variety of transportation options for its residents, seniors, students, and people with disabilities.

Citywide Bus Routes

La Habra residents are served by several bus routes operated by the Orange County Transportation Authority (OCTA). Two routes with 15-minute headways or less connect La Habra to Huntington Beach and Fountain Valley, where residents can transfer to additional transit routes. Community and local fixed routes also operate between the cities of La Habra and Brea, Fullerton Transportation Center, and Whittier, with headways from 45 to 60 minutes. All OC routes operate seven days per week. Given that several routes are available to La Habra residents, transit is not considered a barrier to fair housing. However, the City will meet regularly with OCTA for their required five-year, short-range transportation plan update to assess if any new unmet transit needs have developed and options for addressing unmet needs.

Special Needs Transit

Special transit options are available for seniors and people with disabilities in La Habra who have difficulty driving or choose not to drive a vehicle. The La Habra Car Service provides service for seniors and disabled people to medical appointments and grocery stores using wheelchair-accessible vehicles. Medical appointments can be anywhere in Orange County, and to Presbyterian Intercommunity Hospital and Urgent Care, both in Whittier. Grocery shopping trips must be in La Habra only. The service can also be used to attend City programs and City special events. OC ACCESS, operated by OCTA, offers a share-ride service for eligible riders with a disability that limits their ability to use regular bus service. OC ACCESS is available up to three-quarters of a mile from local fixed routes and operates during the same time frame as standard bus service.

School Transit

While many parents choose to drive their children or their children walk to school, the availability of school transportation can be an important service for parents. In La Habra, the vast majority of elementary students reside no more than 1/2 mile from their local school. However, travel distances will generally be farther to middle-school and high school as these serve larger areas. Each school district is responsible for providing its own transit services. The La Habra City Elementary School District offers transportation services for eligible school age students that live further than three-quarters of a mile from their nearest school. Lowell Joint Union provides more limited transit services. Regular and special education transportation services are provided to the students of Fullerton Joint Union High School District and neighboring communities, including La Habra.

Enforcement and Outreach Capacity

The Fair Housing Foundation is the City's fair housing and service provider. The FHF provides fair housing workshops and fair housing walk-in clinics. The workshops are offered weekly in English and in Spanish and are advertised to tenants, landlords, managers, property owners, attorneys, realtors, and management companies to address fair housing issues and questions. The City makes available information on fair housing laws, assistance, and enforcement activities at City Hall and at https://www.lahabracity.com/1091/Fair-Housing.

The FHF handles landlord-tenant counseling and housing discrimination cases. Between 2016/17 and 2019/20, the most common landlord-tenant issues were noticing (141 or 27 percent of all inquiries) and habitability (102 or 20 percent of all inquiries). From 2016/17 to 2019/20, FHF reported 30 discrimination complaints; the most common basis was physical disability (37 percent), mental disability (23 percent), and familial status (17 percent). **Table HE-3.10** lists the prevalence of housing discrimination cases received from La Habra residents.

Table HE-3.10 Discrimination Cases, 2016–2020

Fair Housing Allegations	Number of Cases	Percentage
Physical Disability	11	37%
Mental Disability	7	23%
Familial Status	5	17%
Race and Ethnicity	3	10%
Gender, Religion, Source of Income, Arbitrary	4 (1 each)	12%
Total	30	100%

Source: Fair Housing Foundation, 2020.

Though cases have declined, FHF attributes this to a fear of retaliation that prevents tenants from reaching out, limited in-person outreach during the COVID-19 pandemic before virtual outreach began, and a halt of eviction cases due to tenant protections during the pandemic. However, despite these unexpected barriers, FHF reports that landlords' familiarity with housing laws and requirements has improved in recent years, and there have not been any "repeat offenders" during FHF work, thus combating any patterns of fair housing issues.

In its 2019 Annual Report, the DFEH reported 46 complaints in Orange County. DFEH dual-files cases with HUD's Region IX Office of Fair Housing and Equal Opportunity. HUD records show 6 fair housing discrimination cases were filed with and accepted by HUD from La Habra from 2013 to 2020. The most common alleged basis for discrimination was disability, with 3 cases identifying this class. In addition, HUD received 8 inquiries for alleged discrimination; 4 lacked a valid basis, 1 was not filed within the time frame, and 3 claimants did not respond to HUD's follow up. No inquiries or cases with discriminatory housing or related actions were made against the City or public housing authority.

Sites Inventory

Using TCAC's opportunity area map and indicators of segregation, displacement risk, and access to opportunity as overlays to the City's housing sites inventory, the City analyzed whether the sites would affirmatively further fair housing. The sites identified in **Table HE-4.5** are distributed throughout La Habra to meet the city's Regional Housing Allocation (RHNA) (**Figure HE-4.2**), encouraging a mix of unit types and affordability. However, in addition to these sites, the City is promoting the construction of ADUs to allow low-to-moderate income units in single-family zoning districts. This projection is supported by recent residential development trends and the City's commitment to promoting and facilitating construction of these units (Program A4).

The three proposed housing sites for multiple-family housing identified to meet the lower-income RHNA are within a quarter mile of transit stops and commercial and industrial centers that offer groceries, employment opportunities, and services. All three sites are a half mile or less from elementary and middle schools, and also within a mile or less of a high school. Parks are walking distance from each of the sites, offering access to open space and recreation, and each is adjacent to residential. Given the locations of the sites designated to meet the lower-income RHNA, access to existing resources, and distribution across the community, these sites will affirmatively further fair housing.

La Habra is proposing the construction of ADUs as a means to meet its low and moderate income housing requirements. The last three years have seen ADU production increase tenfold from 5 ADUs annually in 2018/2019 to a projected 50 ADUs annually by 2021. ADUs will facilitate mixed-income neighborhoods and will reduce displacement risk by: 1) providing supplementary source of income for homeowners that allows them to support their mortgage while providing housing for the community; and 2) providing options for households, particularly multigenerational families, so they can remain in their community. The Housing Plan Program A4 contains a monitoring program to track the development and affordability of ADUs to ensure that the RHNA targets are addressed.

As noted earlier, the City does not have areas designated as R/ECAPs or RCAAs; therefore, the City's site strategy could not concentrate poverty or affluence. Moreover, the City's recent adoption of the inclusionary ordinance means that all residential projects with 10 or more units will be required to provide either 15 percent of the housing units as affordable to moderate income households (for ownership projects) or low income households (for rental housing). The IHO will encourage the dispersal of affordable housing throughout the city, deconcentrate poverty, and encourage mixed-income neighborhoods.

Contributing Factors

The housing element must include an identification and prioritization of significant contributing factors to fair housing issues. Fair housing contributing factor (or contributing factor) means a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing, the City identified and prioritized five fair housing issues to be addressed concurrent with the housing element implementation:

- Displacement risk affecting people with disabilities
- Displacement risk due to housing overcrowding
- Reduced health due to environmental pollution
- Displacement risk due to housing conditions
- Displacement risk due to housing overpayment

Table HE-3.11 highlights each fair housing issue, contributing factors, and meaningful actions proposed to address identified fair housing issues.

Table HE-3.11 Contributing Factors to Fair Housing

Fair Housing Issues	Contributing Factors	Meaningful Actions (Programs shown by Letter/Number)
Displacement risk - persons with disabilities	■ Shortage of single-family homes that accommodates disabled people ■ Shortage of group homes for developmentally disabled youth and adults ■ Cost of making repairs and modifications to homes for accessibility ■ Refusal to grant reasonable accommodation requests by landlords	■ Continue to require adherence to ADA requirements in new multiple-family housing (D2) ■ Continue to offer rehabilitation grants for accessibility improvements (D2) ■ Encourage development of housing for persons with disabilities (D1+D2) ■ Coordinate with FHF to conduct training for landlords, property owners, tenants, realtors (D6)
Displacement risk due to overcrowding	■ Shortage of larger rental apartment units with 3 or more bedrooms ■ Cost of single-family homes and apartments are high and continue increasing ■ Many residents are foreign born, undocumented with limited English skills	■ Streamline permitting for affordable housing projects that meet City needs (B2) ■ Encourage ADUs to expand the housing supply and support multi-generational households (B4) ■ Develop a program to connect lower-income households with affordable housing (D6)
Reduced Health due to environmental pollution	■ Separation of residential from noncompatible industrial land uses ■ Presence of lead-based paint and other hazards due to housing age ■ Hazardous waste and cleanups at industrial locations	■ Encourage landscaping or buffers between housing and industry (HE Policy 2.3) ■ Work with regulatory agencies and require appropriate cleanup + remediation (HE Policy 2.7) ■ Update the safety element to address climate change/ resiliency + environ. justice

Table HE-3.11 Contributing Factors to Fair Housing

Fair Housing Issues	Contributing Factors	Meaningful Actions (Programs shown by Letter/Number)
Displacement risk due to housing condition	■ Age of housing stock; most homes were built more than 50 years ago ■ Housing rehabilitation and repairs are expensive, especially for retirees ■ Limited City building and code enforcement staff make it difficult to identify and address housing need	■ Hold regular Love La Habra events to assist residents with home repairs (A1) ■ Promote availability of the Residential Rehabilitation Program (A4) ■ City is hiring additional code enforcement staff to address backlog and provide capacity for proactive work (A3)
Displacement risk due to overpayment	■ Shortage of available land for new development driving up home prices. ■ Ownership and rental costs continue to increase faster than incomes ■ Low vacancy rates for rental ownership units coupled with demand ■ Overall lack of affordable ownership housing and suitable rental housing ■ Lower incomes of residents and unemployment and under-employment	■ General Plan redesignated additional available sites for multi-family housing ■ Partner with nonprofits to build affordable housing and include inclusionary housing (C1+C2) ■ Retain long-term affordability of city-owned mobile home parks and assisted units (C3+C4) ■ Support County rental voucher program; provide emergency rental assistance (C5+6) ■ Continue to administer workforce training to assist residents in securing stable jobs (D5)

Source: City of La Habra, 2021.

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4. HOUSING RESOURCES

This section summarizes the City's share of the region's need for housing, the land available to accommodate that need, and the various financial and administrative resources that the City can leverage to address its housing production needs.

A. Regional Housing Needs

The Regional Housing Allocation is a state-mandated process that determines the amount of future housing growth that each city must plan for in their housing elements. This process seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for its projected share of regional housing growth. The projected share is the number of units that would have to be added in each city to accommodate the forecast growth in population, plus units that are needed to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

The 2021-2029 RHNA process began with the Department of Housing and Community Development's projection of statewide housing growth based on population projects from the California Department of Finance. HCD is responsible for the apportionment of the statewide need to regional councils of governments. For this present housing element cycle, the southern California region has been allocated a total of 1.34 million housing units. The RHNA total is nearly three times the allocation of prior housing element cycles, largely due to historic underproduction of housing units, high levels of overpayment and overcrowding regionally, and a lack of affordable housing.

As southern California's designated council of governments, SCAG develops a methodology to allocate, by income level, the region's share of statewide need to cities. This process is achieved as part of the regional Sustainable Communities Strategy (formerly the Regional Comprehensive Plan). In allocating housing needs among the various local governments, SCAG has developed a complex model. SCAG is required to consider the following factors:

- Market demand for housing
- Employment opportunities
- Availability of suitable sites and public facilities
- Commuting patterns
- Type and tenure of housing
- Loss of units in assisted housing developments
- Over-concentration of lower income households

Altogether, the City of La Habra has been allocated a minimum planning goal of 804 units for the housing element planning period of 2021 to 2029. **Table HE-4.1** summarizes SCAG's allocation of housing units to La Habra by affordability level.

Table HE-4.1 2021–2029 Regional Housing Needs

Household Income Levels	Definition (Percent of County MFI)[1]	Total Units	Percent of Units
Extremely Low[2]	0-30%	96	12%
Very Low[2]	31% to 50%	96	12%
Low	51% to 80%	116	14%
Moderate	81% to 120%	130	16%
Above Moderate	Over 120%	366	45%
Total		804	100%

Source: Adopted Regional Housing Needs Assessment, SCAG, 2021

Note: 1. MFI = Median Family Income as determined by the federal government.

2. HCD requires that the very low income RHNA requirement be divided equally between extremely low and very low income units.

It is important to note that local governments are not required to build housing or financially subsidize for development of new housing. However, cities are responsible for ensuring that adequate sites are available during the planning period that are suitable for housing to be built at the affordability levels of the RHNA. State law allows cities to use the following strategies to address the RHNA:

- **Housing Production**. Housing units built and occupied (received a certificate of occupancy) after the planning period for the housing element begins on July 1, 2021. Proposed housing projects can also be included if they are likely to be approved and built from July 2021 to October 2029.
- **Accessory Dwelling Units**. While HCD has historically allowed accessory dwelling units to count toward the RHNA, changes to state law have expanded the use of this strategy for the housing element. Cities may count ADUs in accordance with administrative guidance from HCD.
- **Available Land**. Most cities do not have projects in the development pipeline to meet the RHNA. Therefore, housing element law allows cities to count development capacity on vacant and underutilized sites for housing provided certain HCD guidance and documentation are provided.
- **Alternative Credits**. Cities may, in certain cases, use alternative credits to achieve the RHNA. These include qualified projects that involve the rehabilitation, preservation, and conversion of nonaffordable units to affordable units, subject to stringent conditions and affordability levels.

The following section describes how the City will address its 2021-2029 RHNA with the first three options. The fourth option has been deemed infeasible due to limitations in local funding and the need for participation by property owners.

Development Credits

The City has approved and entitled residential projects that are anticipated to be built and receive their certificate of occupancy after July 1, 2021, during the 6th-cycle planning period. These include condominiums, single-family homes, apartments, and mixed-use and live-work condominium units. These units are affordable to lower, moderate, and above moderate income households.

Table HE-4.2 lists projects that are approved, pending, or proposed that will be developed after July 1, 2021, during the Housing Element planning period. Following the table, a sample of key residential projects are described.

Table HE-4.2 Housing Production/Planning Credits

Project Address	Project Detail			Affordability Level			
	Prior Use	New Use	Zone	Low	Mod	Above	Total
104-18 E. Electric[1]	Industrial Use	Condos	R-4	0	0	58	58
508 S. Walnut St[1]	Vacant	Condos	R-4	0	0	3	3
431 W. Lambert[1]	Church Bldg	Apts	R-4	0	5	0	5
1101 N. Harbor[1]	Vacant	SFRs	R-1	0	0	7	7
700 N. Harbor[1]	Comm. Bldg	Mx Use	C-2	0	0	48	48
301-51 W Imperial[2]	Comm. Bldg	Live-Work	R-4	0	12	105	117
970 N. Walnut St[2]	Duplex	Condos	R-4	0	0	6	6
331 S. Cypress[2]	Contractor Yard	Condos	R-6	0	0	17	17
318 S. Cypress[2]	Contractor Yard	Condos	R-6	0	0	11	11
471 S. Harbor Bl[2]	Vacant	Condos	R-6	0	0	75	75
		Total Units		**0**	**17**	**330**	**347**

Source: City of La Habra, 2021.

Notes:

1. Approved projects that are authorized for building permits and construction.
2. Pending projects, where applications have been submitted for review.

Townhomes (Volara Development)

Volara is a 58-unit townhome project at 104–118 Electric Avenue adjacent to the former railroad right-of-way. The project covers four parcels (2.9 acres) of industrial yards previously occupied by construction yards, storage, etc. The sites are shown on SCAG's HELPR Tool as underutilized and are prototypical examples of the types of underused sites being developed in La Habra. The approved housing project includes 26 two-bedroom units and 32 three-bedroom units, built at a density of 28 units per acre. The project received a GPA and Zone Change (redesignation from M-1 to R-4), PUD Master Plan, and Development Agreement. The project will be affordable to above moderate income households and will contribute $580,000 of in-lieu fees for off-site affordable housing.



Illustrated Elevation of Volara Townhomes

Single-Family Housing (1101 North Harbor)

Pinnacle Residential is subdividing a vacant 2.53-acre lot to accommodate seven single-family homes on individual lots. The General Plan land use designation for the site is "Residential Low Density" for residential development at a density of 0 to 8 units per acre, which would allow for 11 residences (3 du/ac). The property is zoned R-1a One Family Dwelling with a "D" (Architectural Design Zone) overlay, which is consistent with the General Plan designation. Each residence will be provided with a minimum of 1,000 square feet of usable open space (less than a 5 percent grade). There will also be 70,000 square feet of common open space, which includes landscaping, open areas, and the detention basin. The project has been approved and is currently under construction.



Walnut Condominiums

The City approved a precise plan for the construction of a residential condo project at 508 S. Walnut Avenue. The General Plan land use designation for the site was Residential Multi-Family 1 and zoned Multiple Family Dwelling (R-4) with a Planned Unit Development (PUD) Overlay, which is consistent with the General Plan. To facilitate the project, the City approved a PUD Precise Plan. The PUD zone overlay incentivizes development by allowing flexibility of design standards called out in the underlying zone. Normally, properties without PUD overlays are restricted to the underlying zoning standards, which do not allow deviations. However, in this case, the PUD overlay allows flexibility for regulations (for example setbacks and building height). The applicant requested a deviation for the side yard setback in exchange for high quality decorative exterior features.



Elevations for 508 S. Walnut

Apartments (Lambert Road)

For the 6th-cycle housing element, the City is facilitating the development of apartment projects that count toward the 2021-2029 RHNA planning goals. The Lambert Road Apartments at 431 W. Lambert is a two-story, five-unit complex that offers two-bedroom units that are 1,300 to 2,000 square feet in size. The apartment complex is proposed on the site of a former shuttered church. The parcel is zoned R-4, which allows a base density of 15 to 24 units per acre. To facilitate the development, the applicant applied for and was granted a planned unit development precise plan. Based on market rents for new apartments in La Habra, this project's rents will be affordable to moderate income households. The project was approved prior to adoption of the inclusionary ordinance and is exempt from the requirement to set aside units affordable to low income renters.

Accessory Dwelling Units

Accessory dwellings are a key strategy for the City to meets its share of the region's housing need for low and moderate income households. ADUs are an attractive housing option in La Habra, particularly for households seeking to augment their income or provide housing for family members. ADUs can provide housing options for family or extended family members, seniors, or students.

In accordance with Ordinance 1813 (adopted 2020), the City allows two types of accessory dwellings.

- **Accessory Dwelling Unit (ADU).** An attached or a detached unit that provides complete independent living facilities and is located on a lot with a proposed or existing primary home. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the dwelling is or will be situated. An ADU also includes an efficiency unit and a manufactured home, as defined in the Health and Safety Code

- **Junior Accessory Dwelling Unit (JADU).** A JADU is created out of space entirely within an existing single-family residence. According to the Government Code Section 65852.2, a JADU means a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.

Accessory dwelling units and JADUs are permitted in any zone where single-family or multifamily dwelling residential uses are allowed or as part of any proposed residential development. Additional development standards apply.



Example of Detached ADU in La Habra

ADU permits in La Habra have increased from 5 permits in 2018 and 2019 to more than 40 permits for 2020. To proactively plan for this trend, City staff surveyed property owners about ADUs proposed for development. This includes the unit type, unit characteristics (e.g., bedrooms, bathrooms, kitchen, and square footage), intended rents, and occupancy levels. Key findings of the survey were:

- **Unit Type**. The most predominant types of applications for ADUs are for garage conversions, which make up half of all applications. This is due, in part, to the garage standards for single-family homes that allow homeowners to convert them. ADU proposals submitted were equally distributed between detached and attached structures.
- **Characteristics**. The size of units ranges from 250 to 1,200 square feet. In terms of bedrooms, 60 percent are one-bed units, 26 percent are two-bed units, and 14 percent are three-bed units. One-bedroom units average 466 square feet in size, and larger units show that each additional bedroom adds approximately 300 additional square feet to the ADU.
- **Rent Levels**. The average rent varies by number of bedrooms and unit type. Overall, the average rent for all ADUs is $1,100 or $1.76 per square foot. Average rents range from $950 for a one-bedroom unit, to $1,175 for a two-bedroom unit, and $1,500 for a three-bedroom unit. As noted below, all ADUs rent for levels affordable to lower income households.
- **Occupancy**. Occupancy is naturally fluid and depends on the market and immediate family needs. The City surveyed property owners as to the intent of the ADUs. None of the property owners indicated that the ADU was to be used for purposes other than as a rental unit, although many reported that it would be for family members or relatives.

Table HE-4.3 includes a summary of the ADUs approved for development during 2020 and the physical and financial characteristics of the units.

Table HE-4.3 Characteristics of ADUs Permitted in 2020

Bedrooms	Type of Units			Size and Rent		Max. affordable rent for lower income housing
	Total ADUs	No. of ADUs	No. of JADUs	Average Sq. ft.	Average Rent	
All	42	34	8	632	$1,110	--
1-bdrm	25	20	5	466	$950	$1,794
2-bdrm	11	8	3	775	$1,175	$2,050
3-bdrm	6	6	0	1,065	$1,500	$2,314

Source: City of La Habra, Building Permit Records for ADUs, 2020.

Note: Affordability threshold is the maximum rent affordable to a lower income household. Therefore, the maximum affordable rent threshold is higher than stated above. Refer to Table HE-14 for a description of affordable limits for household income groups.

The City has seen a significant increase in ADU production in the past few years. In 2020, the City updated its ADU ordinances to reflect more permissive regulations allowed in state law (Ordinance 1813). During 2020 alone, the number of permitted ADUs increased from 5 in 2019 to 43 new ADUs in 2020. In 2021, the pace of ADU applications continues to increase as homeowners realize the opportunity for these units. Based on the first quarter of 2021, 50 ADUs are anticipated to be permitted annually through 2029.

Figure HE-4.1 shows the baseline number of ADU permits and the change in the permit activity following the latest change to state law. It is expected that ADU production will continue to be robust as homeowners (many of whom are seniors) seek to supplement their income with additional rental income.

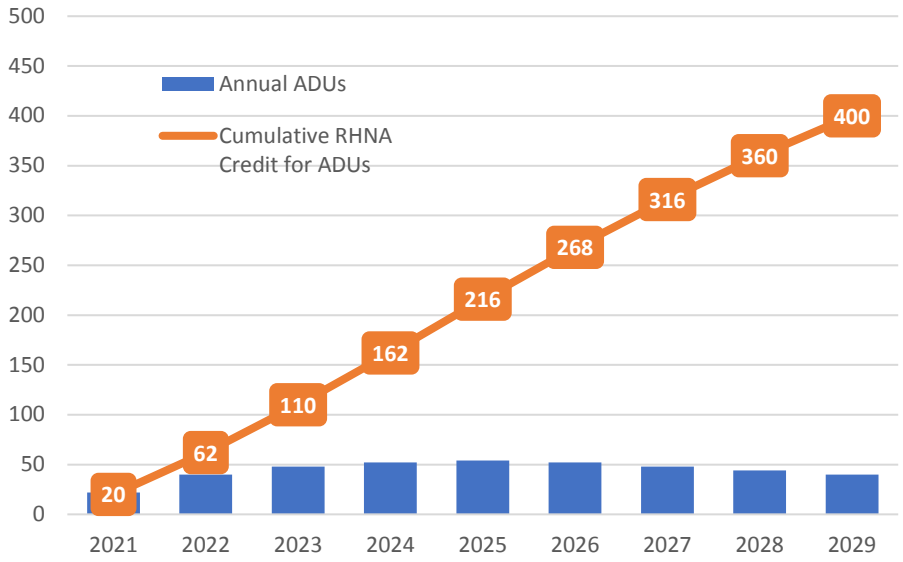

Figure HE-4.1: Accessory Units Permitted, 2021–2029

Based on historical trends and increased interest from residents and local developers, the City expects an annual production ranging from 40 to 54 new ADUs during the 2021-2029 Housing Element. This development trend should yield a total of 400 or more new ADUs over the Housing Element planning period. The affordability of the ADUs in La Habra is estimated based on SCAG's accessory dwelling unit survey of the SCAG region and affordability assumptions.

Applying that affordability assumption to La Habra, the City can expect the following number and affordability of ADUS from 2021 to 2029: 100 very low, 172 low, 120 moderate, and 8 above moderate income housing units.[5]

5 See SCAG ADU survey and analysis at: https://scag.ca.gov/sites/main/files/file-attachments/hcd_precertified_localhousingdata_letter082720.pdf?1602114715.

B. Housing Sites Inventory

State law requires that the housing element include a detailed land inventory and analysis of vacant properties suitable for residential development, a general analysis of environmental constraints, the availability of infrastructure, and an evaluation of the suitability, availability, and realistic development capacity of sites to accommodate the jurisdiction's RHNA by income level. This section describes and justifies the sites that will address the City's 2021-2029 RHNA.

Site Identification

The 2014 General Plan established the vision for La Habra and the land use designations necessary to accommodate a range of housing types and products. La Habra has a well-established land pattern, and it is recognized that the majority of new housing will be developed on underutilized corridor sites, underperforming or obsolete retail and industrial uses, and other areas. Based on the general plan buildout in 2014, the general plan created development capacity for more than 5,000 units through the buildout of the city.

The La Habra General Plan 2035 created nine "Mixed Use" land use designations grouped into three types—Mixed-Use Center, Central District Mixed-Use, and Corridor Mixed-Use. These designations were intended to encourage the recycling of land uses along specific corridors and improve commerce and housing opportunities in designated areas. Whittier Boulevard, La Habra Boulevard, Lambert Road, Imperial Highway, and north-south along Harbor Boulevard and Beach Boulevard were redesignated.

While the City has sufficient development capacity remaining under buildout to address its overall RHNA of 804 units, it is recognized that new multiple family housing and mixed uses will be developed incrementally, starting with the most feasible sites, then proceeding to more difficult sites. To that end, the City carefully reviewed parcels redesignated for higher density residential and mixed uses and selected only the parcels most ripe for development during the 2021 to 2029 time frame. Sites were included that met at least five criteria:

- The site(s) must be relatively free of environmental or infrastructure constraints that would constrain its development.
- The site(s) must have general plan land use designations and zoning in place and residential or mixed use must be allowed by right.
- The site(s) must have received repeated inquiries and interest from realtors, builders, and the broader development community.
- The site must be of adequate size and not need significant consolidation with adjacent parcels owned by different property owners.
- Sites affirmatively further fair housing.

Adequacy of Zoning

In order to meet statutory requirements, a city may demonstrate how adopted residential densities support the development of affordable housing or, as an alternative, use "default" density standards established by HCD that are "deemed appropriate to accommodate housing for lower income households." The default density option is a streamlined option for justifying the appropriateness of zoning without having to undergo further detailed analysis. The default residential density established for La Habra that is sufficient to accommodate housing affordable to lower income households is 30 units/acre.

Table HE-4.4 provides a list of recent projects and affordability associated with different densities levels. Residential projects with densities from 15 to 24 units per acre are yielding affordable housing units, including lower income units on apartments and moderate income units on ownership projects.

Table HE-4.4 Affordability of Recent Housing Projects

Project Details	Housing Projects			
	Monte Vista	Volera	Lambert	Olson[1]
Year Approved	2019	2020	2020	2021
Zoning District	R-4	R-4	R-4	R-4
Density Range	15-24	15-24	15-24	15-24
Housing Type	Apartment	Condos	Apartments	Mixed Use
Prior Use	Vacant	Industrial	Church	Commercial
Project Units	30	58	5	117
Acreage	1.0 ac	2.9 ac	.32 ac	4.9 ac
Project Density	30 du/ac	20 du/ac	15 du/ac	24 du/ac
Affordable Units	3 VLI	In-Lieu	none	12 mod
Density Bonus	Yes	No	No	No

Source: City of La Habra, 2020.
Notes: 1. Pending project

Based on the table above and state guidelines for default densities, the following assumptions are made for the City's land inventory.

Density Range	Applicable Zones	Assumed Affordability
Density <15 du/ac	R1, R2 zones	Above Moderate
Density 15–24 du/ac	R3, R4, M-1 zones	Moderate
Density 25–30 du/ac	R5 and MU-1	Lower income
Density 31 du/ac	R6, R7, and MU-2	Lower income

Table HE-4.5 lists projects and sites that are credited toward the 2021-2029 RHNA based on the zoning, density standards, and affordability limits presented above. **Figure HE-4.2** shows the sites based on the inventory presented in Table HE-4.5.

Table HE-4.5 RHNA Production and Sites Credits

Site	Address/APN	Acre	GPLU	Zone	Current Use	Density Range	Max DU Allowed	Actual Units	RHNA Affordability
Approved/Planned Projects									
1	104-18 E. Electric Av	2.92	Res MF 1	R-4	Industrial	15-24	70	58	Above
2	508 S. Walnut St	0.20	Res MF 1	R-4	Vacant	15-24	5	3	Above
3	431 W. Lambert Rd	0.34	Res MF 1	R-4	Closed Church	15-24	8	5	Moderate
4	1101 N. Harbor Bl	2.70	Low Density	R-1	Vacant	0-8	12	7	Above
5	700 N. Harbor Bl	2.83	Corridor MU 1	C-2	Commercial	15-24	68	48	Above
6	301-51 W Imperial Hwy	4.91	Res MF 1	R-4	Commercial	15-24	118	117	105 AM;12 M
7	970 N. Walnut St	0.37	Res MF 1	R-4	Duplex	15-24	9	6	Above
8	331 S. Cypress St	0.70	Res MF 3	R-6	Contractor yrd	31-36	25	17	Above
9	318 S. Cypress St	0.64	Res MF 3	R-6	Contractor yrd	31-36	23	11	Above
10	471 S. Harbor Bl	3.50	Res MF 3	R-6	Vacant	31-36	126	75	Above
					Total Units Proposed/Approved			**347 units**	
Vacant/Underutilized Sites									
11	330 S. Monte Vista St 298-022-56 & -57	0.94	Res MF 1	R-4	Vacant	15-24	22	18	Moderate
12	201 N. Harbor Bl 303-113-13, -14, -04	1.80	MU Center 3	SP-1	Vacant Site: Old Burch Ford	37-50	90	72	Moderate
13	1000 Block E. Stearn 303-113-01 thru -03	0.93	MU Center 3	SP-1	Vacant Site: Old Burch Ford	37-50	46	37	Moderate
14	400 S. Cypress St 022-200-01	0.87	Res MF 3	R-6	Vacant	31-36	31	25	Lower
15	525 E. La Habra Bl 303-125-18	0.27	Corridor MU 2	SP-1	One SFD	31-36	10	8	Above
16	1451 W. Lambert Rd 298-145-22 022-211-11	1.99	Res MF 2	R-5	Fire Sprinkler Company	25-30	60	48	Above
17	2271 W. Whittier Bl 017-044-23, -26, -27	1.75	Corridor MU 1	C-2	Strip Commercial	15-24	42	34	Above
18	504 S. Walnut St 298-071-36	0.23	Res MF 1	R-4	Vacant	15-24	6	4	Above
19	115 N. Harbor Bl 303-114-23	1.64	MU Center 3`	SP-1	Old Burch Ford	37-50	82	66	Moderate
20	1601 W. La Habra Bl 018-070-10	1.88	Res MF 2	SP-1	Church	25-30	56	45	Lower
21	100-140 E. Whittier Bl 022-501-26 thru -27	1.21	Corridor MU 1	C-2	Commercial	15-24	29	23	Above
22	310-370 E .Whittier Bl 022-503-20 thru -21	3.66	Corridor MU 1	C-2	Bowling Alley	15-24	88	70	Above
23	1701 W. La Habra Bl 018-070-11	0.95	Res MF 2	SP-1	Masonic Lodge	25-30	28	23	Lower
					Total Development Capacity			**473 units**	
					Total RHNA Credit (not including ADUs)			**820 units**	

Source: City of La Habra, 2020.

Notes: Project counts above do not assume inclusionary units. However, pursuant to Ordinance 1833 (2021), projects with 10 or more units must fulfill obligations equal to 15% low income for apartments and 15% moderate income for ownership projects.

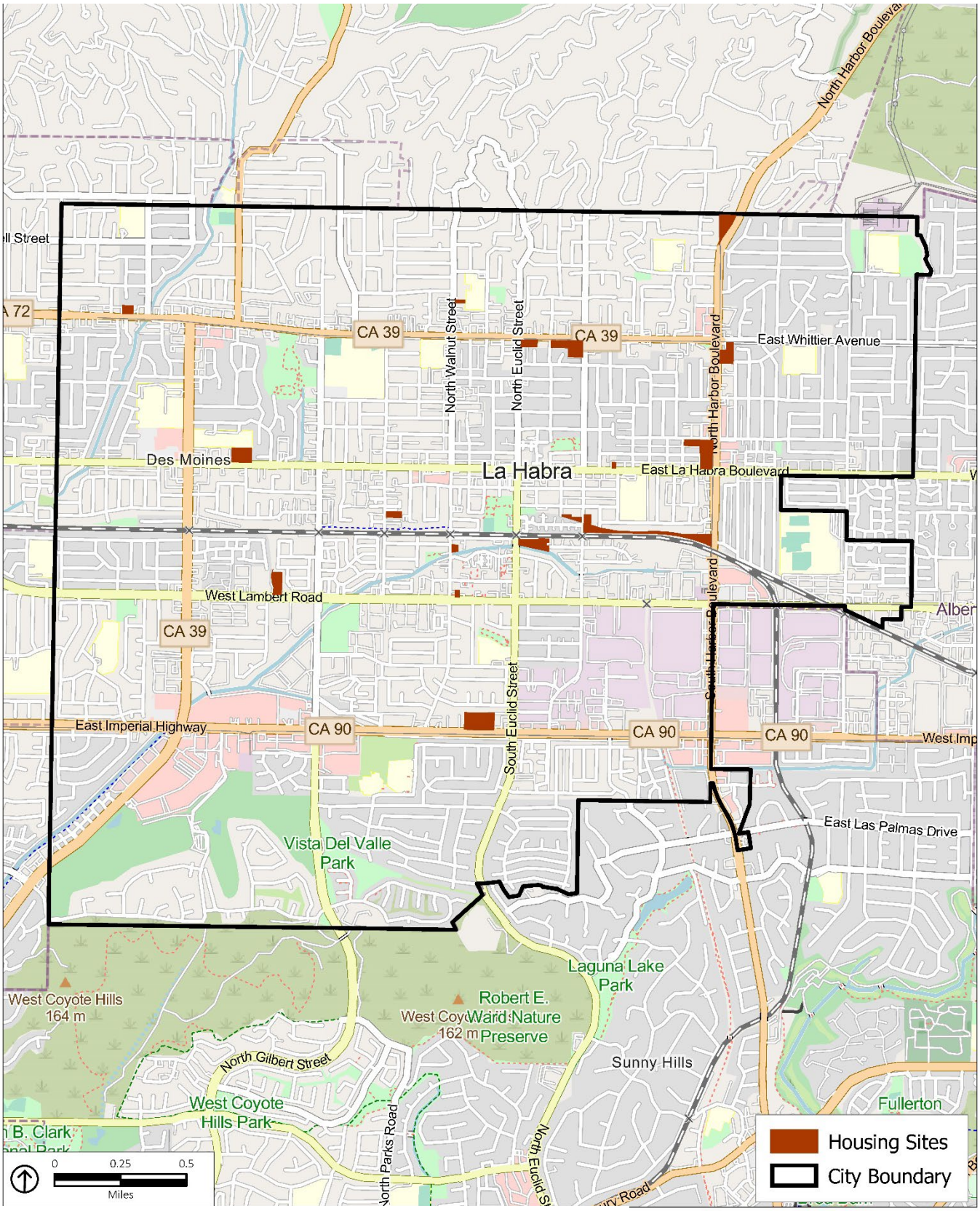

Figure HE-4.2 Housing Sites Inventory

Market Trends, Demand, and Site Feasibility

The General Plan 2035, adopted in 2014, included new general plan land use designations that could add up to 5,000 new housing units over the next 25 years. During the interim, La Habra will experience development at a gradual pace, starting with the most feasible sites and proceeding to more challenging sites. As part of the site selection process, City staff included only the sites most feasible for development, such as those that are larger, have one or two property owners, and do not require lot consolidation to make a project feasible.

Development feasibility is often assessed through quantitative measures (improvement-to-land ratio, return on investment, etc.). However, these measures only demonstrate the "theoretical" feasibility of development; they do not necessarily indicate that a site is ripe for development. In the absence of this information, feasibility can be inferred in more practical ways. During the normal course of business, planning staff receive inquiries from realtors, builders, and developers regarding sites in La Habra that offer attractive opportunities to build housing. These inquiries often predict the submittal of development proposals.

As mentioned above, the candidate sites identified in the Housing Element represent a selection of sites that have received repeated interest from developers (e.g., Olson Company, City Ventures) over the last several years. Many of these underutilized sites are also shown as "underutilized" on SCAG's housing element parcel program, HELPR. Due to developer inquiries and interest, these sites are deemed the most feasible for residential development. Additional sites in La Habra also exhibit the same characteristics, but have not been included in the Housing Element until sufficient inquiries have been made.

Existing uses on identified housing sites have not constrained housing production. Of the nine residential projects approved or pending, seven are proposed on underutilized sites with office buildings, industrial and commercial structures, and a church. The City is approving proposals for residential projects of all types on these sites—apartments, condominiums, and mixed uses. Moreover, recent projects include those with negotiated inclusionary requirements. These trends demonstrate: 1) that market demand for housing is robust; and 2) that existing uses do not unduly impede the recycling of sites for new housing.

Overall, market demand for new housing continues to remain robust in La Habra. Approximately 272 units are in the "pipeline" for 2021/2022, which equals more than one-quarter of the City's eight-year RHNA of 804 units. Moreover, an additional 574 units could be accommodated on underused sites. The types of housing projects proposed include single-family, condominiums, apartments, live-work, and mixed uses. In short, given the volume of new housing proposed (despite the COVID pandemic) and pent up consumer demand, it is reasonable to expect that sufficient housing units will be built to fulfill the City's assigned RHNA.

Summary of RHNA Compliance

As summarized in the prior analysis and below, the City of La Habra's strategy for addressing its 2021-2029 RHNA requirement takes into account three credits: 1) approved and pending projects; 2) accessory dwelling units; and 3) vacant and underutilized sites that can accommodate the RHNA.

- Approved and pending projects. This includes 347 units of single- and multiple-family housing projects in the pipeline (Table HE-4.2).
- Accessory dwelling units. This includes a projected 400 ADUs based on citywide trends and affordability patterns (Table HE-4.3).
- Site inventory. This includes 473 units of development capacity on vacant and underused sites, not counting inclusionary units (Table HE-4.5).

Taken together, the City has a surplus among its lower, moderate, and above moderate income RHNA goals for the 2021-2029 RHNA. The surplus is intended to address the no net loss provisions of state housing element law.

Table HE-4.6 Summary of RHNA Strategy

	Housing Affordability			
	Lower	Moderate	Above	Total
RHNA Credits				
■ Production Credits (Table 4-2)	–	17	330	347
■ ADUS (projected 2021-2029)	272	120	8	400
■ Site Capacity (Table 4-5)	93	193	187	473
Sub Total of Credits	**365**	**330**	**525**	**1,220**
RHNA Requirement (Units)	**308**	**130**	**366**	**804**
Unmet Need	-0-	-0-	-0-	-0-

Source: City of La Habra, 2020.

Note: Lower income represents the sum of very low and low income together.

To ensure that sites are available at all times during the planning period, as required under state law, the Housing Plan contains a program for monitoring progress (including the construction of ADUs) made toward the RHNA and committing to adjustments in the land inventory should a shortfall in sites occur.

C. Implementation Resources

Managing and providing affordable housing and support services for a community requires financial and administrative services beyond the capacity of City staff. The following section provides a snapshot of locally active organizations along with funding resources that can be leveraged to implement these activities.

Administrative Resources

Several local nonprofit agencies can serve as resources in meeting the housing needs in La Habra and also implement activities for acquisition/rehabilitation, preservation, and development of affordable housing.

Habitat for Humanity

Habitat for Humanity is a nonprofit, Christian organization that builds and repairs homes for sale to very low income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. Habitat also offers a "Housing Plus" program, which is an aging-in-place strategy. The program offers home repairs and modifications—from widening hallways and installing grab bars to building a ramp and updating flooring—and working with local community organizations to connect older adults with social services to address age-related issues.

Jamboree Housing Corporation

Jamboree Housing is a nonprofit developer that has developed and implemented numerous affordable housing projects throughout California. Jamboree has also established an in-house social services division to assist residents in maintaining self-sufficiency. "Housing with a HEART" (Helping Educate, Activate and Respond Together) now operates at most Jamboree-owned properties. In La Habra, Jamboree acquired and renovated Voorhis Village in a joint venture with Community Preservation Partners, successfully applying for tax credits and extending the affordability covenants through 2068.

National Community Renaissance

National CORE is a nonprofit 501(c)3 developer of affordable housing communities that owns and manages more than 4,500 multifamily units throughout Southern California and serves more than 10,000 residents. As part of its inclusive approach to improving quality of life, CORE staffs resource centers at all its apartment properties. These centers are supported by the Hope Through Housing Foundation, an independent nonprofit organization founded to develop and administer charitable and educational programs for children, young adults, low income and underprivileged families, and the general public. HTH works within CORE projects to provide residents with access to support services.

Orange County Housing Authority

Orange County Housing Authority (OCHA) administers federally funded programs to provide monthly rental assistance to qualified tenants in privately owned rental housing. The largest such program is referred to as the Housing Choice Voucher Program. Participants who receive a Housing Voucher can use this rental assistance in a variety of rental dwellings and locations with almost any property owner who is willing to participate in the program. La Habra's federally funded projects are under contract to accept rental housing vouchers issued by OCHA. OCHA also administers a Housing Choice Voucher Homeownership option, whereby qualified participants may be able to use their housing assistance subsidies for mortgage payments rather than monthly rent.

NeighborWorks

Since 1977, NeighborWorks Orange County has opened doors to home ownership for thousands of community members and empowered diverse neighborhoods to create high quality environments for residents. NeighborWorks Orange County began as a grassroots organization focused on helping low-income individuals and families in La Habra and Santa Ana build and maintain multi-generational wealth through home ownership. By the late 1990s, NeighborWorks broadened its reach to all of Orange County and to portions of the surrounding counties. NeighborWorks Orange County today provides well-rounded home ownership services throughout and beyond the region to people from all walks of life. NeighborWorks provides low interest homebuyer loans and education.

Financial Resources

The City has access to a variety of funding sources for affordable housing development and preservation of affordable units at risk of converting to market rate housing. Funding is obtained from federal, state, and local sources. The key housing financial resources currently utilized are summarized below.

Community Development Block Grant

The City of La Habra directly receives an allocation of community development block grants (CDBG) from the federal government. The federal CDBG program is flexible in that funds can be used for a range of community development activities primarily benefitting lower-income households or eligible neighborhoods. Eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistances, and clearance activities. The City receives approximately $600,000 annually in CDBG funds. These funds support the fair housing program, housing rehabilitation efforts, social and health services, and other key housing and housing support services.

Low Income Housing Tax Credits

The LIHTC program is a key financing tool to subsidize acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income tenants. Since 1986, the LIHTC program has supported the construction or rehabilitation of more than 100,000 affordable rental units each year. The federal government issues tax credits to state housing agencies, who award the credits to developers of affordable rental housing. These developers generally sell the credits to private investors to obtain funding. Once the housing project is placed in service, investors can claim the LIHTC over a 10-year period. In 2016, the LIHTCs were used to finance the acquisition and rehabilitation of Cypress Villa.

Section 8 Housing Voucher

The Housing Choice Voucher program is a federal program that provides rental assistance to very low income persons. The Orange County Housing Authority administers the program on behalf of La Habra. The program offers a voucher equal to the difference between the payment standard and what a tenant can afford to pay (i.e., 30 percent of their income). A rental voucher also allows a tenant to choose housing that may cost above the payment standard as long as the tenant pays the extra cost. Vouchers can be allocated to specific housing projects (project based) or allocated to renters who can use the voucher for any home registered with the Housing Authority. Several assisted multiple-family projects in La Habra currently have project-based rental housing vouchers.

Certificates of Participation

A certificate of participation (COP) is a tax-exempt lease-financing agreement that is sold to investors as securities resembling bonds. A COP is a type of financing instrument where an investor purchases a share of the lease revenues of a program rather than the bond being secured by those revenues. Certificates of participation are secured by lease revenues. Certificates of participation do not require voter approval and can be issued more quickly than referendum bonds. The City used COPs to acquire and rehabilitate Park La Habra and View Park MHP. Over the years, the La Habra Housing Authority has refinanced the COPs to obtain more attractive financial terms and achieve other public benefit objectives.

Inclusionary Housing In-Lieu Fees

In 2021, the City adopted its inclusionary housing ordinance, which requires developers of certain qualified projects to set aside 15 percent of new rental units as affordable to low income residents or 15 percent of ownership units affordable to moderate income residents. Developers may also pay an in-lieu fee or dedicate land as an alternative to building the units. The City estimates that the IHO will generate revenues that can be used to purchase land or facilitate the development of affordable housing in the community. An IHO fund will be set up to accrue future revenues for affordable housing purposes.

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5. HOUSING PLAN

Chapters 2, 3, and 4 of this Housing Element establish the housing needs, opportunities, and constraints in La Habra. This final Housing Plan begins by evaluating accomplishments under the City's adopted 2014 housing element and then presents La Habra's Housing Plan for the 2021 to 2029 period. This plan describes the City's goals, policies, and programs to address identified housing needs and statutory requirements under California housing element law.

A. Housing Accomplishments

An important aspect of the 2021-2029 Housing Element is an evaluation of achievements under the adopted housing element. The evaluation details the extent to which programs achieved their stated objectives, the barriers to the achievement of objectives, and the extent to which these programs continue to be relevant in addressing housing needs. The evaluation is the basis for recommended modifications to goals, policies, and programs in the 2021-2029 Housing Element.

La Habra's prior 2014-2021 housing element was adopted in compliance with state law. It presented programs in the areas of new housing, including provision of adequate affordable housing; improvements and conservation of the existing housing stock; and meeting the financial assistance needs of the City's residents. The 2014-2021 housing element had three key goals.

- **Goal A**. **Housing Construction**. Adequate housing development by the private sector utilizing existing community facilities and structures; minimizing environmental hazards and incompatible land uses, and enhancing the quality of life in residential neighborhoods to meet the economic, social, health, and transportation needs of all citizens.
- **Goal B**. **Housing and Neighborhood Conservation**. Maintain and conserve housing in neighborhoods in a decent, safe, and sanitary condition where adequate public facilities and services are provided and the quality of life is protected from encroachment of other uses or environmental hazards.
- **Goal C**. **Fair Housing Opportunity**. Housing opportunities that are adequate for all economic segments of the community regardless of race, color, age, national origin, religion, sex, familial status, or disability.

The following section summarizes the progress toward each quantified objective, a detailed review of each program, specific actions, progress toward meeting the action, and appropriateness of inclusion in the 2021-2029 Housing Element.

Quantified Objectives

The following is a highlight of the City's progress toward achieving the quantified objectives for housing construction, rehabilitation, and preservation in the 2014-2021 housing element.

Housing Production

For the 2014-2021 housing element, the City had a RHNA of only four units—one unit for each income category. As part of the general plan update (2014), the City approved new medium and higher density residential and mixed-use zones. Over the past decade, a range of housing products has been built in La Habra. These include single-family homes, townhomes/condominiums, and apartments. Apartment projects were generally affordable to moderate income residents, and ownership products were affordable to above moderate income residents.

Key housing projects that were built included:

- **Portola Walk.** A 50-unit townhome project that was completed in 2020. This project offers two- to four-bedroom units ranging from 1,300 to 2,200 square feet. The project included five moderate income units.
- **Luna.** A 71-unit condominium project that was completed in 2020. This project includes two- and three-bedroom units ranging in size from 1,250 to 2,200 square feet. All units are market rate.
- **Valentia.** A 335-unit apartment project completed in 2017. This Class A apartment project offers one-, two-, and three-bedroom units, with significant on-site amenities.
- **Cervetto.** A 32-unit, detached, single-family residential project that was completed in 2017. This project offers four- and five-bedroom units up to 2,600 square feet.
- **Skylark.** A 32-unit townhome project that was completed in 2020. This homeownership product offers three-bedroom units ranging from 2,000 to 2,200 square feet.
- **Accessory Dwellings.** Approximately 50 ADUs were anticipated to have been built by the end of the 2014-2021 regional housing needs cycle.

Based on the housing production levels noted above, the City exceeded its regional housing needs allocation of four units from 2014 to 2021. Because of the low RHNA, the City set higher quantified objectives (395 total units) based on expected residential development trends. During the planning period, 544 new units were built, exceeding the City's quantified housing objectives. When the more than 50 ADUs that are in the development pipeline are built, the City will meet a higher percentage of its low to moderate income requirement.

Housing Rehabilitation

During the prior planning period, a significant number of property owners rehabilitated their housing. With the upswing in housing prices, homeowners have been upgrading their housing. For low- and moderate-income households, the City began the planning period with numerous rehabilitation programs that overlapped in funding and intent. To address the overlap, City staff consolidated its rehabilitation programs—Habitat, Mobile Home, Residential Rehabilitation, and many others—streamlining efforts and improving effectiveness.

The new Residential Rehabilitation Program (RRP) provides financial assistance to low- and moderate-income owner-occupants of single-family and mobile homes. The intent of the RRP is to encourage the preservation of decent, safe, and sanitary housing; to correct hazardous structural conditions; to make improvements considered necessary to eliminate blight; and, to correct building and health code violations. The City was successful in financing the rehabilitation of 20 homes from 2015 to 2020, all for households earning less than 80 percent of MFI. Demand for assistance currently exceeds available funding.

Housing Preservation

The 2014-2021 housing element identified three assisted projects at risk of losing affordability controls. These were the 112-unit Las Lomas Gardens, 56-unit Casa El Centro, and 70-unit senior SRO (single room occupancy) La Habra Inn. The first two extended their contracts. However, the property owner for the La Habra Inn chose to convert the senior project to market rents when the affordability controls expired in 2016, though the rents are still more affordable than market-rate apartments in the city. None of the City mobile home parks were converted.

Table HE-5.1 lists the quantified objectives for new construction, rehabilitation, and preservation from the prior housing element and progress made since 2014.

Table HE-5.1 Progress Toward Quantified Objectives

	Household Income Levels		
	Lower	Moderate	Above Moderate
2014–2021 Goal			
Housing Construction[1]	160	64	171
Housing Rehabilitation[1]	32	0	0
Housing Preservation[1]	389	3	0
2014–2021 Progress			
Housing Construction[2]	31	16	497
Housing Rehabilitation[3]	20	-0-	-0-
Housing Preservation[3]	168	-3-	-0-

Source: City of La Habra

1. 2014–2021 Housing Element
2. Annual Progress Report for the Housing Element (APR), 2015–2020.
3. Consolidated Annual Performance Evaluation Report, 2015–2020.

Program Accomplishments

Table HE-5.2 provides a summary of housing programs implemented during the 2014–2021 cycle. Included are stated objectives, progress in implementation, and appropriateness of the program for the 2021-2029 Housing Element.

Table HE-5.2 Program Accomplishments and Review, 2014-2021

Program	Program Status and Evaluation	
	Objective	Evaluation
A1. Density Bonus (DBO) Ordinance	Inform developers about the DBO by: 1) distributing information at the City's permit counter; 2) including informal solicitations for developers; 3) discussing with for profit and nonprofit developers, and 4) posting information on the City's website	Progress: The City continues to offer the density bonus program and has issued density bonuses for two projects—a moderate income condo project and 30-unit apartment project. Effectiveness: The program can help developers finance affordable housing. As part of the City's housing plan, the City will remove the conditional use permit requirement from the program. Appropriateness: The City will carry forward this program to the 2021-2029 Housing Element and will remove the conditional use permit required in accordance with state law.
A2. Priority Processing	Continue to expedite the entitlement process for affordable housing projects and make available information about priority processing at the City's one-stop planning counter and on the City's planning website.	Progress: Though the City's development process is straightforward, the zoning ordinance continues to permit priority processing as required per state law. Effectiveness: With the adoption of Inclusionary Housing in 2021, the option for seeking expedited review will be an important aspect of the City's development review process. Appropriateness: This program will be carried over for the 2021-2029 Housing Element planning period.
A3. Accessory Dwelling Units	Continue to permit accessory dwelling units by right in R-1 zones pursuant to AB 1866 and waive processing fees for lower-income second units."	Progress: The City amended its ADU provisions in accordance with state law and has continued to permit such units. Effectiveness: The City's efforts have resulted in an increase of ADUs, from only 5 or 6 in 2018-2019 to 43 ADUs in 2020. Appropriateness: ADUs are an essential part of the City's affordable housing strategy and will be carried forward to the 2021-2029 Housing Element update.
A4. Nonprofit Development Partnership	Annually meet with nonprofit housing developers and the La Habra Housing Authority (HA) to review resources, incentives, and City goals/ objectives; initiate RFQ process for one project annually.	Progress: The City pursues partnerships with nonprofit developers, such as Habitat for Humanity, Jamboree, and others. Effectiveness: The City approved one project at 520 E. La Habra Bl. in 2013 and permits were issued in 2014. Appropriateness: Maintaining / expanding partnerships will continue to be important, and this program will be continued for the 2021-2029 Housing Element.

Table HE-5.2 Program Accomplishments and Review, 2014-2021

Program	Program Status and Evaluation	
	Objective	Evaluation
A5. Inclusionary Housing Ordinance (IHO)	Increase the supply of affordable housing by approving the ordinance within five years of adoption of the Housing Element	Progress: The City considered and adopted an IHO in 2021, which will be a key part of the City's housing strategy. Effectiveness: The IHO was adopted in 2021; therefore, the program's effectiveness will take at least year to determine and monitor. Appropriateness: This program will be continued to the 2021-29 Housing Element with a periodic review and revise action.
A6. RHNA Sites Inventory	Rezone housing element sites to accommodate at least 77 units of housing affordable to lower income households.	Progress: The City rezoned Site 4 parcels and permits at least 30 du/ac, creating capacity for the sites at densities suitable for low income housing. Effectiveness: This action was completed; no further action is necessary. Appropriateness: The City will carry forward a sites inventory program for the 2021-2029 Housing Element without a rezone action.
B1. Land use controls and community preservation	Enforce the Zoning Code, Uniform Housing Code, and International Property Maintenance Code via the City's Community Preservation Program.	Progress: The City continues to enforce the zoning code, Uniform Housing Code, and International Property Maintenance Code Effectiveness: This is an ongoing activity monitored by inspections and permitting process. Appropriateness: This action will be continued for the 2021-2029 Housing Element with no amendments planned.
B2. Single-family Rehabilitation	Assist four homeowners per year with home rehabilitation loans, subject to the award of future HOME funds (competitive grant).	Progress: City has a waiting list of over 50 residents and continues to review applicants for eligibility for residential rehabilitation. Effectiveness: This program has been effective in maintaining and improving 20 single-family homes. Appropriateness: This program remains relevant and will be continued for the 2021-2029 Housing Element.
B3. Neighborhood Cleanup	The City will organize a neighborhood cleanup annually to improve housing and conditions in the City's neighborhoods.	Progress: The City conducts the "Love La Habra" event where neighborhoods are targeted for cleanup, and qualified households provide paint and accessories. Effectiveness: This program is successful, drawing more than 100 volunteers each year. Appropriateness: This program will be continued for the 2021-2029 Housing Element.
B4. Energy Conservation through Green Planning	Provide energy conservation information on the City's website and maintain the quality of the city through the development review process.	Progress: The City continues to enforce the California Green Building Standards. The City also revised its Solar Energy Permit in 2015. Effectiveness: This program is effective; more than 100 permits are issued annually for solar permits on residential structures. Appropriateness: This program will continue for the 2021-2029 Housing Element.

Table HE-5.2 Program Accomplishments and Review, 2014-2021

Program	Program Status and Evaluation	
	Objective	Evaluation
B5. Infrastructure Improvement	Continue to improve community infrastructure in residential neighborhoods.	Progress: The City continues to implement an annual capital improvements program. Effectiveness: The is effective in maintaining and improving the quality and condition of the City's physical environment. Appropriateness: This program will continue for the 2021-2029 Housing Element.
B6. HCD/High Risk Revolving Loan Fund	Continue to seek funds for the High Risk Revolving Loan Fund.	Progress: No projects have been implemented to date, and this program appears to no longer be offered by the State of California. Effectiveness: This program has proven to be infeasible for implementation in La Habra. Appropriateness: This program has not been effective and will be discontinued for the 2021-2029 Housing Element
B7. Senior SRO Facility	Maintain the 70-unit La Habra Inn as a senior SRO facility and maintain a list of candidate motels and hotels for SRO conversion.	Progress: New owners of the La Habra Inn decided to opt out of restricted rents midway through the planning period, though the rents are still more affordable than market rate units. Appropriateness: This program will be discontinued and wrapped into a senior housing or at-risk preservation program.
B8. Preservation of Assisted At Risk Housing	Conduct at-risk housing monitoring program activities and maintain contact with owners of at-risk units as the expiration dates approach.	Progress: Las Lomas Gardens, a 93-unit project, notified HUD that they do not intend to extend their contract after 11/30/21. Effectiveness: Without a dedicated funding source, this program has not been effective in preserving at-risk units. Appropriateness: This program will be continued for the 2021-2029 Housing Element with an emphasis on financial resources.
B9. Reprogram-ming of Surplus Housing Authority Revenue	Purchase and substantially rehabilitate affordable units in the city.	Progress: One mobile home was purchased by the Housing Authority in FY 20-21 and will be leased to an extremely low income household. Effectiveness: This program has been significantly constrained by limited funding. Appropriateness: The program will be continued in the 2021-2029 Housing Element.
B10. Rental Inspection Program	Establish a rental housing inspection program to maintain and improve the quality of the city's rental housing stock.	Progress: The City considered the program, but determined it was infeasible at that time due to budget constraints Effectiveness: This program is infeasible. Appropriateness: The program will not be included in the 2021-2029 Housing Element.
C1. Fair Housing	Implement the Fair Housing Program and assist 200 households per year with Fair Housing services.	Progress: La Habra continues to provide CDBG funding for Fair Housing Programs Effectiveness: The program assists more than 200 households each year and is effective. Appropriateness: This program will be continued and augmented (in accordance with AB 686) for the 2021-2029 Housing Element.

Table HE-5.2 Program Accomplishments and Review, 2014-2021

Program	Program Status and Evaluation	
	Objective	Evaluation
C2. Section 8 Rental Assistance Program	Assist 170 lower income households per year.	Progress: The City promotes the Orange County Housing Authority rental voucher program and certifies their Public Housing Plan is consistent with the Consolidated Plan. Effectiveness: This program remains effective in assisting and facilitating the use of Section 8 vouchers in La Habra. Appropriateness: This program will be continued for the 2021-2029 Housing Element.
C3. Special Needs of the Disabled	Enforce Title 24 during plan check on all multi-family housing; implement reasonable accommodations for people with disabilities.	Progress: Building Division regularly reviews for Title 24 during Plan-Check process. Effectiveness: This program is mandated by state and federal law. Reasonable accommodations are granted as submitted. Appropriateness: This program will be continued for the 2021-2029 Housing Element.
C4. Outreach for Persons with Developmental Disabilities	Assist organizations serving persons with developmental disabilities and individuals with disabilities.	Progress: The City leases land to Help for Brain Injured Children (The Cleta Harter Developmental School), who serve children and young adult. Effectiveness: This program has been successful in assisting HBIC to operate. Appropriateness: This program will be continued for the 2021-2029 Housing Element
C5. Permit Emergency Shelters and Transitional Supportive Housing	House homeless populations and others in housing crisis situations.	Progress: The City adopted an Emergency Shelter Overlay Zone, but no shelters have been built at those locations to date. Staff does refer those in need to shelters in North Orange County. Citynet refers homeless people for housing and other services. La Habra provides funding to Navigation Centers in Placentia and Buena Park. Effectiveness: This program has been highly effective in serving the community. Appropriateness: This program will be continued for the 2021-2029 Housing Element.
Program C6. Condominium Conversions	Provide process for converting apartments to condominiums to facilitate home ownership options	Progress: No condominium conversions have been proposed during the planning cycle. Appropriateness: This program will be continued for the 2021-2029 Housing Element.
Program C7. Child Development and Job training	Operate the Child Development Care and Head Start program to assist children from lower-income families. Assist 500 individuals with job training.	Progress: The City operates child development center at four sites throughout the City; La Habra Unified School District offers the Head Start program and OC Youth provides job training. Effectiveness: This program remains effective and valued by the community. Appropriateness: This program will be continued for the 2021-2029 Housing Element.
Program C8. 1st-Time Homebuyers Assistance and Housing Services	Refer households to NeighborWorks for financial assistance or other housing services.	Progress: The City regularly refers interested persons to NeighborWorks for down-payment assistance and other housing needs. Effectiveness: This program remains effective. Appropriateness: This program will be continued for the 2021-2029 Housing Element.

B. Public Outreach

State law requires cities to make a "diligent effort" to achieve participation by all segments of the city in the housing element. La Habra solicited input from the public and stakeholders throughout the process—during development of the draft element, public review of the draft element, and the adoption process. The following provides a summary of the various opportunities for input.

General Plan Advisory Committee

The City Council appointed a General Plan Advisory Committee (GPAC) to provide input and feedback to guide the update of the Housing Element. After the first in-person meeting in 2020, future meetings were held via ZOOM due to the COVID-19 pandemic. All Zoom meetings were publicized and open to the public. The City advertised its meetings on a dedicated housing element web page, on social media accounts on Facebook and Twitter, and posting at City Hall.

Would like to see an effort of housing development that helps all residents, especially those in need, to live in dignity. Stop refusing members of our labor force with low incomes. This project is aligned with my faith and personal values.

- Resident Comment

The GPAC convened five times over the course of the project:

- **November 19, 2020, Housing Element 101**. This included an overview of legislation and its relationship to the Housing Element update.
- **February 4, 2021, Housing Needs**. This included a discussion of key housing needs in the community based on a community profile.
- **March 23, 2021, Housing Sites**. This included a discussion of potential sites for new housing opportunities and credits toward the RHNA.
- **May 6, 2021, Housing Goals, Policies, and Programs**. This included a discussion of the goals and policies of the Housing Element.
- **June 3, 2021, Revised Goals, Policies, and Programs**. An additional meeting was held to review the revised goals, policies, and programs.

Many people enjoy a generational connection to home ownership and closeness of being able to live near family- making affordable housing the center of your decision keeps families together and provides space for growth in our community.

- Resident Comment

The City invited additional stakeholders to participate in GPAC meetings. These included developers, fair housing agencies, advocacy groups, health care agencies, and local organizations. Groups participating included:

- Kennedy Commission
- Radiant Health Center
- Regional Center of OC
- 211 Orange County Partnership
- La Habra City School District
- Mercy House
- La Habra Community Resource Care Center
- La Habra Friends of the Family
- Boys and Girls Club of La Habra
- Fair Housing Foundation
- Innovative Housing Opportunities
- City Net Orange County
- NeighborWorks Orange County
- Building Industry Association
- Habitat for Humanity
- The La Habra Collaborative

A sample of comments received are provided in **Table HE-5.3**.

Table HE-5.3 Comments Received

Goal A: Housing and Neighborhood Quality	
■ A-1: Love La Habra	■ No comments received. Program ongoing
■ A-2: Neighborhood Involvement and Organization	■ The City should consider neighborhood involvement but ensure that there are measurable guidelines and certainty so that affordable projects are not held up at the last minute after lengthy consensus building. We need accountability, benchmarks, or agreements between the city, developers, and the community. *(GPAC Meeting #4)*
■ A-3/4: Improve Public Capital facilities	■ No comments received. Program ongoing
■ A-5: Rehabilitation and Home Improvement	■ The City should seek funding to help provide financial incentives for home repairs, particularly for seniors living on fixed incomes and for a first-time homeowner program. (GPAC #4) ■ Need home repair program and services for seniors and for older homes. (GPAC #4)
■ A-6: Energy conservation	■ No comments received. Program ongoing
Goal B: Housing Opportunities	
■ B-1: Housing Sites	■ The City needs a broader spectrum of housing affordability and different types of housing to meet the needs of diverse residents. (GPAC meeting #4) ■ Reach out to churches and underutilized commercial site owners as part of the due diligence to locate sites for housing to determine the likelihood that these sites are truly viable for housing developments. *(Public comment sent via email)* ■ The proposed housing sites can also include potential new relationships with places of worship within the City of La Habra, utilizing their parking lots and converting them to housing. *(Public comment sent via email)* ■ There is a shortage of housing supply. Single-family home prices are too high to afford, and there are limited affordable housing options. (GPAC Meeting #2)
■ B-2: Priority Processing	■ Housing sites should be tagged for streamlined or entitlement process or zoned for by-right. (GPAC Meeting #4) ■ There is an urgent need for new housing. The City should strengthen policies to accelerate or streamline development of all types of housing. (GPAC Meeting #4)
■ B-3 Affordable Housing Ordinance	■ Pursue a no parking minimum for new areas of development, including proposed housing sites. In transit areas, this will open density bonuses for builders for all income categories. The City would reach our RHNA Goal. *(Public comment sent via email)* ■ Identify and consider policies that will reduce the barriers to the production of more very low income and low income house. *(Public comment sent via email).*
■ B-4: Accessory Dwellings	■ Consider affordable housing policies—a housing overlay zone, inclusionary housing, housing preservation, high density housing, ADUs, and mixed use. *(GPAC Meeting #3, #4 and #5)* ■ Consider an incentive to encourage more ADUs, perhaps maybe waiving the permit fees, to help the City meet their low income RHNA numbers. *(GPAC #2)* ■ If done properly, ADUs can work because homeowners today, as they age, have less and less disposable income due to the increased cost of living. *(GPAC #2)* ■ Are there incentives to allow overnight parking on streets and less parking tickets to accommodate more vehicles due to Accessory Dwellings? (GPAC Meeting #5)
■ B-5: Mixed Use Developments	■ Mixing income levels is the most successful model to build vibrant communities. We need to change policy to reflect mix of housing and income levels. *(GPAC Meeting #4)* ■ The City must promote higher density zoning and mixed-use development. A solution would be upzoning areas to a mixed-use status, which would fulfill multiple City goals and reduce tensions in accepting development projects. Additional policies must include reducing on-site parking requirements to necessitate transit use and inhibit automobile dependency. This would allow the city to identify housing units that target all income levels without alienating residents' current community needs. *(Public comment sent via email)*
■ B-6: Residential Design Standards (Now B-6)	■ It is important for affordable housing to be well designed in order to provide a quality living environment and be accepted by the public. *(GPAC #2)* ■

Goal C: Provision of Affordable Housing	
■ C-1: Collaborative Partnerships	■ A vision statement defined by the city and community will help developers understand what the community wants and needs. The City must work with diverse partners, including CBOs and affordable housing developers to bring in their expertise and knowledge. *(GPAC #4)* ■ Is the City taking advantage of State and Federal funds to help with housing, and did La Habra join the Orange County Housing Finance Trust (OCHFT)? *(GPAC #5)* ■ Possible solutions include working with a land trust or a community-based nonprofit that can hold and preserve properties, such as Huntington Beach's Orange County Affordable Housing Corporation (OCCHC), Orange County Supervisors' Housing Finance Trust, and Avanath Capital Investment Firm. *(Public comment sent via email).*
■ C-2: Inclusionary Housing	■ Look at inclusionary housing ordinances and housing opportunity ordinances as a way to address the critical need of affordable housing. *(GPAC #2)* ■ City should consider a housing overlay zone and consider affordable inclusionary processes with changes in zoning. *(GPAC #2)* ■ Though the City supports inclusionary housing, there should be a policy for preferences for existing residents to have priority for the new units.
■ C-3: Mobile Home Preservation	■ No comments received.
■ C-4: Preservation of Affordable Housing	■ The City should have a strong policy and program to preserve its existing affordable units that are at risk of conversion to market rents. *(GPAC #4)* ■ An affordable housing preservation ordinance will preserve housing projects at risk of market-rate conversion. An affordable housing ordinance would meet Housing Goals, identify ways to mitigate an ongoing crisis in affordability, and maintain residential character while integrating state and county requirements. It prevents the elimination of existing affordable housing while building responsibly for future housing needs. *(Public comment sent via email).* ■ Reject market rate housing and support more affordable housing in the City; eliminate parking requirements; and mixed use development for infill lots. *(Public comment sent via email)* ■ The City needs a housing preservation ordinance goal and provide funding mechanisms and programs of how the ordinance might work. *(GPAC #4)* ■ It is scary that La Habra will potentially lose 40% of their affordable units this year. *(GPAC #2 and public comment sent via email)*
■ C-5: Housing Choice Voucher	■ Does the housing application have a section to list accommodations needed for people (with disabilities) within your family? How would people get onto the list of housing, and is there a limit of eight years for housing? *(GPAC #5)* ■ The City should attempt to obtain more vouchers for veterans through the VASH program from the County Housing Authority. *(GPAC #3)*
■ C-6: Emergency Rental Assistance	■ No comments. Emergency rental assistance will continue as long as federal funds are available for individuals hurt by the pandemic.
Goal D: Affirmatively Further Fair Housing	
■ D-1: Equal Housing Opportunity	■ Would like to see an effort of housing development that helps all residents, especially those in need, to live in dignity. Stop refusing members of our labor force with low incomes. This project is aligned with my faith and personal values. *(GPAC #5)*
■ D-2: Fair Housing Services	■ Fair housing should be an important part of the goals, policies, and programs so that the housing element affirmatively furthers fair housing. *(GPAC #4)*
■ D-3: Special Need Households	■ The City should change policies on special needs to include a broader range of households in the City with special needs, including veterans. *(GPAC #3 and #4)* ■ Broader spectrum of affordability, especially for seniors. *(GPAC #2)* ■ Make policy language more general when referring to certain populations or use the phrase "as stated by state law." This will keep developers from arguing that certain populations should not be considered. *(GPAC #4)*
■ Spanish Interpretation	■ The community wants to get involved, but do not know what is going on. The Spanish-speaking community requests translation for all materials, and interpretation at meetings and events relevant to the Housing Element update.

Consolidated Plan

The Consolidated Plan, under federal law, is required to conduct a public participation program to inform the development of goals, strategies, and actions. The City adopted a new Citizen Participation Plan on April 1, 2019, through which citizen participation was facilitated. Efforts were made to encourage participation from low and moderate income persons, particularly those living in blighted areas, those living in areas where HUD funds are proposed to be used, and by residents of predominantly low and moderate income neighborhoods. The City also made efforts to encourage the participation of minorities, non-English-speaking persons, and persons with disabilities.

Agencies consulted included:

■ OC Housing Authority	■ Human Options	■ La Habra Chamber
■ Orange County COC	■ 2-1-1 Orange County	■ City Net
■ Oasis Senior Center	■ Mercy House	■ Fair Housing Foundation
■ OC Regional Center	■ WISE Place	
■ Radiant Health Ctr	■ Habitat 4 Humanity	■ Families Forward
■ Serving People in Need	■ Vista Clinic	■ Community Resource Care
■ La Habra City USD	■ Boys & Girls Club	■ Comm. Action Partnership
■ OC Health Agency	■ Women Helping Women	■ Mariposa Women & Family Services

Source: 2020-2024 Consolidated Plan

The City solicited feedback through different means at different points in the process. The primary methods of soliciting feedback and participation were: 1) stakeholder/resident surveys; 2) consultations; 3) community meetings; and 4) public hearings. The intent was to ensure that low to moderate income resident needs were adequately heard and were addressed through goals, strategies, and funding actions.

The Consolidated Plan process identified six priority needs to be addressed through the implementation of activities. Based on the findings from outreach and engagement efforts, the priority housing and service needs are:

- Preserve the supply of affordable housing.
- Ensure equal access to housing opportunities.
- Provide public services for low-income residents.
- Provide public services for residents with special needs.
- Promote economic opportunity.
- Improve public facilities and infrastructure.

Fair Housing Assessment

In 2020, Orange County prepared an Analysis of Impediments (AI) for 22 cities (including La Habra). The study was authored by the Lawyers' Committee for Civil Rights, a nonpartisan, nonprofit organization formed in 1963 at the request of President Kennedy to enlist the private bar's leadership and resources in combating racial discrimination and the resulting inequality of opportunity. The AI process and the content provided followed HUD's regulations (24 CFR Parts 5, 91, 92, etc.), known as the Affirmatively Furthering Fair Housing Final Rule (2015).

Outreach was an important and required component of this process. To inform the study, a broad array of outreach was conducted through community meetings, focus groups, and public hearings. In preparing this AI, the Lawyers' Committee reached out to tenants, landlords, homeowners, fair housing organizations, civil rights and advocacy organizations, legal services providers, social services providers, housing developers, and industry groups to hear directly about fair housing issues affecting residents of Orange County.

Beginning in October 2019, the Lawyers' Committee held meetings with individual stakeholders throughout the county. In January and February 2020, evening meetings were held in Mission Viejo, Westminster/Garden Grove, Santa Ana, and Fullerton. The Lawyers' Committee held a focus group with a wide array of nonprofit organizations and government officials. Specific community meetings were held in the south, west, central, and north parts of the county. Additional outreach was conducted for members of protected classes.

Based on the fair housing consultations and volumes of research undertaken to support this planning effort, the AI proposed five goals:

- Increase the supply of affordable housing in high opportunity areas.
- Prevent displacement of low and moderate income residents with protected characteristics, including those with special needs.
- Increase community integration for persons with disabilities.
- Ensure equal access to housing for persons with protected characteristics.
- Expand access to opportunity for protected classes.

La Habra supplemented these efforts with consultations with the Fair Housing Foundation, California Department of Fair Employment and Housing, and the federal Department of Housing and Urban Development. In addition, the City's GPAC reviewed the location of sites with respect to low income areas, and reviewed and commented on goals, policies, and programs. A group of invited stakeholders, including fair housing and housing advocacy groups, provided input during the GPAC meetings. Chapter 3 addresses the City's requirements for AB 686, Affirmatively Furthering Fair Housing.

C. Goals and Policies

The following housing goals and policies establish the overarching priorities for addressing local housing needs, market and governmental constraints, and resources available to meet the needs in the community.

GOAL HE-1: HOUSING AND NEIGHBORHOOD QUALITY

Well-maintained housing in decent, safe, and sanitary condition and quality neighborhoods, where adequate public facilities, infrastructure, and services are provided, and the quality of life is protected from encroachment of other uses or environmental hazards.

Policies

HE 1.1 **Neighborhood Character.** Protect and improve the character and quality of single-family residential areas by engaging in collaborative relationships with nonprofits, stakeholders, faith-based organizations, and residents to improve housing, public facilities, and neighborhoods.

HE 1.2 **Neighborhood Involvement.** Support and foster the involvement of interested individuals, citizens' groups, and organizations to identify issues and voice policy and program recommendations for addressing the housing needs of the community.

HE 1.3 **Supportive Public Facilities.** Provide for or cause the provision for the development of schools, parks, streets, sewers, storm drains, utilities, and other public facilities and capital improvements to support the conservation and maintenance of the city's housing stock.

HE 1.4 **Supportive Capital Improvements.** Maintain a long-term capital improvement plan, as funding permits, that identifies areas in La Habra and schedules projects that support the conservation and maintenance of the city's housing and neighborhoods.

HE 1.5 **Housing Rehabilitation and Improvement.** Continue to provide rehabilitation and home improvement assistance to low and moderate income households to ensure safe and sanitary housing that is healthful for residents and maintains neighborhood quality.

HE 1.6 **Regulation and Enforcement of Municipal Codes.** Administer, maintain, and require compliance with building, health, and safety codes and City regulations; administer code enforcement procedures as needed to ensure proper maintenance and repair of housing.

HE 1.7 **Energy Conservation.** Require the design and construction of new homes and the rehabilitation of existing homes in accordance with sustainable building practices, state building codes, and energy-saving criteria adopted by the City.

GOAL HE-2: HOUSING OPPORTUNITIES

Well-designed housing opportunities throughout the city that are diverse in type, tenure, location, and affordability levels; that minimize environmental health hazards and incompatible land uses; and that enhance the quality of life for residents.

Policies

HE-2.1 **Adequate Sites**. Provide adequate housing sites through appropriate General Plan land use designations, zoning, development standards, and specific plan land use designations to accommodate the development of the city's fair share of the regional housing needs.

HE-2.2 **Variety of Housing.** Encourage and facilitate opportunities for a variety of housing types at different scales, affordability levels, and locations carefully selected to accommodate local needs while protecting and conserving residential neighborhoods.

HE-2.3 **Balanced Strategy for Development.** Balance development of new housing with commercial services and industry, provision of public facilities and services, and the creation of workforce opportunities. Require appropriate actions to reduce environmental hazards.

HE-2.4 **Housing Production Need**. Achieve, to the extent feasible, the production of new housing in sufficient quantity and with varied affordability levels to meet the full housing needs required by the city's share of the regional housing needs allocation.

HE-2.5 **Mixed Use.** Support and facilitate mixed-use residential development that has appropriate on-site amenities, is compatible with adjacent land uses, offers a cohesive and high-quality design, and is at the appropriate scale for its location.

HE-2.6 **Accessory Dwellings**. Facilitate the development of well-designed accessory dwellings as a means to expand housing opportunities for families, students, seniors, and others seeking affordable rental housing.

HE-2.7 **Housing Design**. Require housing developers to incorporate design elements in site planning, landscaping, and architectural features of buildings that are consistent with the General Plan, adopted design standards, and community context.

HE-2.8 **Development Review.** Maintain an efficient entitlement process with clear objectives, coordinated permit processing, objective design review and standards, and environmental clearance procedures.

GOAL HE-3: PROVISION OF AFFORDABLE HOUSING

Assist in the development, provision, and retention of long-term affordable housing opportunities for extremely low, very low, low, and moderate-income households, including individuals and families with special needs.

Policies

HE-3.1 **Rental Housing Assistance**. Support and participate, where feasible, in the provision of rental assistance to allow residents to afford, secure, and retain rental housing.

HE-3.2 **Homeownership Opportunities**. Support efforts to expand and retain opportunities for homeownership to allow long-term residency in the community for residents of all income levels.

HE-3.3 **Collaborative Partnerships**. Support collaborative partnerships that provide financial and practical experience in the maintenance and repair of existing homes and development of affordable housing.

HE-3.4 **Preservation of Affordable Housing.** Preserve and maintain existing affordable housing and pursue efforts to extend, where feasible, long-term affordability covenants on assisted housing at risk of conversion.

HE-3.5 **Mobile Home Preservation.** Assist in the improvement, preservation, and retention of the affordability of mobile homes for seniors, families, special needs groups, and households of low and moderate incomes.

HE-3.6 **Inclusionary Housing.** Encourage the integration of affordable housing in individual projects and throughout the city to promote an equitable distribution of affordable housing and further fair housing goals.

HE-2.8 **Flexibility in Standards and Review.** Provide flexibility in design and development standards to accommodate new approaches to encourage mixed uses, live-work, and other types of housing.

HE-3.7 **Regulatory Assistance**. Use land use regulations, development controls, and regulatory concessions to accelerate and incentivize the development of all types of housing for all income levels.

HE-3.8 **Financial Assistance.** Consider providing financial assistance when new housing projects are affordable, confer communitywide benefits, or help achieve the city's share of the low and moderate income goals.

GOAL HE-4: AFFIRMATIVELY FURTHER FAIR HOUSING

Ensure housing opportunities are available to all without regard to race, color, ancestry, national origin, religion, marital status, familial status, age, gender, disability, source of income, sexual orientation, military status, or other arbitrary factors.

Policies

HE 4-1 **Fair housing services.** Support provision of fair housing services, tenant/landlord mediation, and case resolution; support education of tenants, landlords, property owners, and realtors on fair housing rights and responsibilities.

HE 4-2 **Homeless services.** Address the needs of La Habra's homeless population by supporting regional efforts to address the needs of the homeless and the delivery of a range of social, health, and other supportive services to them.

HE 4-3 **Senior housing services.** Support the development of affordable senior housing and provision of supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or the community.

HE-4-4 **People with disabilities.** Promote greater universal access to housing for people with disabilities and promote local efforts that give people with disabilities the opportunity to remain in their homes and/or the community.

HE-4-5 **Supportive family services.** Support the provision of supportive family services, child development services, employment training, and other services designed to assist families in attaining self-sufficiency and furthering the well-being of their family.

HE-4-6 **Assisted care.** Allow development of senior daycare facilities, assisted living facilities, hospice, and other care facilities in areas where they can be located, designed, and managed to ensure compatibility with and the safety of adjoining uses in accordance with state legislation.

HE-4-7 **Municipal practices.** Continue to administer municipal programs and activities relating to housing and community development in a manner that is consistent with affirmatively furthering fair housing for all residents regardless of protected status.

D. Housing Programs

The housing goals and policies are implemented through responsive programs. Housing programs define the specific actions that will be undertaken to achieve the stated goals and policies during the 2021–2029 time frame of the Housing Element. The Housing Program Summary, **Table HE-5.4**, at the end of this section summarizes each program—its objectives, funding sources, the agency responsible for implementation, and the policy addressed.

Housing and Neighborhood Quality

A1. Love La Habra

Love La Habra is a community-based model for service, originally started in Modesto, California, with chapters in communities across the state. The Love La Habra program was established with the intent of providing a day of service where members of the community can volunteer and help other residents with yard cleaning, minor home repairs, building fences, landscaping, painting homes, and participating in other community service projects. The City hosts at least 12 projects annually and recruits numerous potential projects through a network of churches, community leaders, and referrals from residents. More than 700 residents participate each year in events. Proposed projects are reviewed by a volunteer committee of the faith community and City staff. The program is highly successful, attracting hundreds of volunteers each year.

Objective(s):

- Continue to annually hold Love La Habra events to beautify the city and help to ensure that integrity, viability, and longevity of housing stock in the city.

A2. Capital Improvements

The City implements neighborhood and citywide infrastructure projects as part of its overall capital improvement program (CIP). Every year, the Public Works Department submits a CIP that identifies needed improvements to capital facilities such as streets, storm drains, park and facility improvements, water and wastewater system improvements, etc. These programs are correlated with goals, policies, and program of the General Plan. Expenditures are prioritized based on community needs and the availability of funding. Programs can be neighborhood specific, focused on low to moderate income areas, or be spread citywide with broader community benefit. This process helps the City maintain the quality of its operating infrastructure, address and prevent the accumulation of deferred maintenance, and wisely expend resources.

Objective(s):

- Annually prepare and implement the CIP to improve community infrastructure in La Habra neighborhoods.

A3. Land Use/Community Preservation

The City's Building and Safety Division enforces the adopted Uniform Housing Code and International Property Maintenance Code, which establish minimum standards to ensure that properties and housing are safe, well maintained, and healthful for residents. Working with the Building and Safety Division, the City's Community Enforcement Division is responsible for enforcing municipal codes to safeguard the health and safety of residents—for example, addressing overcrowded conditions and structural improvement of existing housing. The program is closely coordinated with neighborhood revitalization activities, particularly the programs administered through the City's Housing Division if financial assistance is needed to address code deficiencies.

Objective(s):

- Continue to enforce the zoning code, Uniform Housing Code, and International Property Maintenance Code.
- Hire additional staff as funding permits to increase code compliance efforts

A4. Residential Rehabilitation Program

The City's RRP offers financial assistance for home repairs to low and moderate income households who are owner-occupants of single-family homes and mobile homes. It awards grants or loans to preserve decent, safe, and sanitary housing; correct hazardous structural conditions; make improvements considered necessary to eliminate blight; and correct building and health code violations. Eligible repairs are interior and exterior code deficiencies and general improvements such as water heater replacement, window/door work, roofing, electrical, smoke detector installation, termite removal, etc. ADA upgrades to residential structures are also permissible under this program.

Objective(s):

- Assist 5 households annually, subject to funding availability, with a projected mix of 100 percent lower income households.

A5. Energy Conservation

The City is charged with ensuring that La Habra's community character, housing quality, and visual environment are improved, and that energy conservation features are incorporated into the design of residential developments. Through the development review process, the City encourages builders and developers to obtain the US Green Building Council's Leadership in Energy and Environmental Design (LEED), the California Building Industry Association's California Green Builder (CGB), and other nationally recognized sustainable development certifications for their projects. The City also implements the 2019 California Green Building Code, has a streamlined approval process for rooftop solar panels, and implements the City's adopted Climate Acton Plan.

Objective(s):

- Require energy conservation efforts and improvements in housing.

Housing Opportunities

B1. Adequate Housing Sites

State law requires that the housing element identify adequate sites that are available or will be made available for a range in housing types, including single-family, multiple-family, mobile homes, mixed uses, accessory dwellings, farmworker housing, emergency and transitional housing, and other types that meet local housing needs. This Housing Element provides an inventory of vacant and underutilized sites that are sufficient and zoned at adequate densities to accommodate the city's share of the 2021-2029 RHNA. In addition, state law requires that adequate housing sites be available at all times during the planning period to meet the unmet portion of the RHNA. Therefore, an additional capacity of at least 15 percent is included in the housing sites inventory to address the requirements of AB 166 with respect to "no net loss."

Objective(s):

- Maintain an inventory and map of sites for residential development and make available, upon request, at the Planning Division.
- Monitor the availability of sites to ensure there is no net loss in the development capacity needed to accommodate the RHNA.
- If residential sites are insufficient for the RHNA, rezone appropriate sites within 180 days to ensure sufficient sites are available.

B2. Priority Processing

Generally, the cost of developing housing increases as the time for securing permits increases. Cities have adopted priority permitting processes to address this issue. In addition, per SB 330, developers can submit a preliminary application for a housing project. Upon submittal of an application and a payment of fees, a housing developer is allowed to "freeze" the applicable fees and development standards that apply to their project while they assemble the rest of the material necessary for a full application submittal. The City has adopted a priority permitting process that provides the highest priority to rental or ownership projects with inclusionary or affordable units. A second-priority tier consists of projects that employ sustainable building, site planning, and landscaping practices. Eligible projects will include those likely to achieve at least a "Certified" rating from the US Green Building Council's LEED program. Priority processing will also comply with applicable laws for streamlining approval of affordable housing.

Objective(s):

- Expedite the entitlement process for affordable housing projects consistent with local priorities and publicize to prospective developers.
- Consider other opportunities for allowing streamlined permitting for qualifying projects that meet City housing goals and objectives.

B3. Affordable Housing Ordinance

The Affordable Housing Incentives Ordinance establishes a process to implement the State density bonus law. Generally, the City offers a density bonus up to 35 percent of the total units in a project, depending on the level of affordability. Density bonuses are also permitted for housing developments that transfer land to the city for development of very low income units or that provide a child care facility for residents. Additional incentives are available on a project-by-project basis, including expedited permit processing, relaxed development standards, the waiver of fees, financial assistance with land acquisition, and other incentives that reduce development costs. Density bonus incentives have been requested by developers for some residential projects, but infrequently. To further facilitate and encourage residential development, the City will undertake a detailed review of the Affordable Housing Incentives Ordinance and make revisions, as needed, to ensure consistency with state law.

Objective(s):

- Revise the density bonus code consistent with recent state law, including AB 2345, which increases the situations where density bonuses apply.
- Remove the conditional use permit requirement from the City's density bonus ordinance in accordance with provisions of state law.

B4. Accessory Dwelling Units

An ADU is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. ADUs can be an effective strategy for providing intergenerational housing and reducing overcrowding. In 2019, the City adopted Ordinance 1813 to make the municipal code consistent with changes in State law. These changes allowed ADUs and JADUs to be built concurrently with a single-family dwelling, opened areas where ADUs can be created to include all zoning districts that allow single-family and multifamily uses, modified utility fees, and reduced parking requirements. State law changes have resulted in a tenfold increase in ADU applications since 2019. Based on current trends, 400 ADUs will be permitted during the Housing Element planning period.

Objective(s):

- Record progress in ADU production on the annual progress report for the housing element by April 1 of every calendar year.
- Review and implement options for providing policies and programs to encourage ADUs, such as prototype plans, fee waivers, expedited procedures, and affordability monitoring programs
- If ADU production levels fall short of anticipated goals, review the housing sites inventory and add additional sites if needed.

B5. Mixed Use Development

The General Plan set forth a series of goals, policies, and programs to facilitate and encourage the development of mixed residential use projects along major corridors and within specific areas of the community. In 2019, the City Council approved Ordinance 1805, creating Chapter 18.54 "MX Mixed Use Overlay Zone" and rezoning certain properties throughout the city. The LHMC would therefore provide a framework for facilitating the development of mixed uses in a manner consistent with General Plan 2035. Although mixed-use projects are being proposed, the City has identified circumstances where the current regulations could be adjusted to further motivate the production of mixed-use projects. These modifications will be proposed in future general plan amendments.

Objective(s):

- Include a floor area ratio standard of 1.5 for mixed use along designated corridors, similar to other mixed-use categories, and clarify the mixed-use land use designation to allow for a minimum of 20 percent nonresidential uses.
- Allow for a 10 percent deviation on the minimum one-acre site size requirement for projects that incorporate affordable housing beyond the minimum 15 percent inclusionary requirements.
- Monitor progress in submittals of mixed-use projects; review ordinance and requirements every three years and revise as needed.

B6. Residential Design Standards

Ensuring well-designed residential projects is essential to create a desirable living environment for residents, preserve or add value to surrounding properties, and maintain community acceptance of new residential development. Currently, design standards are dispersed throughout several documents—the General Plan, specific plans, and the LHMC. The City recognizes the need for more consistency in design guidelines citywide, while still addressing unique issues and objectives for targeted specific plan locations and/or focused uses. State law also requires that local governments create objective development and design standards to give developers greater certainty regarding requirements. These include site planning, building location, relationships to other structures on a property, public streetscapes and plazas; architectural design (height, building bulk and mass, façade treatment, entry treatment, materials, colors, etc.); landscape; parking location and structure design; and application of sustainable site development and design practices.

Objective(s):

- Continue to implement residential design standards through architectural review of residential projects.
- Adopt objective development and design standards to facilitate timely review, conditioning, and approval of projects.

Assist in the Provision of Affordable Housing

C1. Collaborative Partnerships

As a means of further leveraging housing assistance and developing affordable housing for lower and moderate income households, the City will encourage partnerships with local organizations, developers, and other government agencies that offer housing-related services. These organizations and agencies will include but not be limited to:

- La Habra Housing Authority
- OC Council of Governments
- Orange County Housing Trust
- Nonprofit and for-profit developers
- NeighborWorks
- Orange County Housing Finance Trust

These partnerships, among others, will help to provide and augment the financial and administrative resources needed to implement housing programs and further the goals and policies of the Housing Element.

Objective(s):

- Continue to work with current housing partners and, as needed, evaluate expanding partnership to augment administrative and financial resources.
- Report on progress and the effectiveness of the nonprofit development partnership program annually to City Council.

C2. Inclusionary Housing

The need for affordable housing, the new RHNA and no-net loss requirement, and the difficulty of financing affordable housing has led cities throughout California to adopt inclusionary housing ordinances. In April 2021, the City adopted an IHO to help meet the housing needs of the community and provide for more affordable housing. For projects with 10 or more units, the developer must set aside 15 percent of the total units or provide an equivalent in-lieu fee for housing affordable to households of very low, low, or moderate incomes. Rental housing developments are required to address the 15 percent requirement through lower income units; ownership developments can address the inclusionary by providing 15 percent of the units affordable to moderate income households. In-lieu fee payments or acquisition and rehabilitation of units can be used as optional methods of satisfying the requirements of the inclusionary housing ordinance.

Objective(s):

- Implement the IHO; periodically review its impact on the production of affordable housing; develop guidelines for resident preferences.
- Consider development of expenditure policies as in-lieu fees are received; periodically review expenditure policy.
- Periodically review and, as needed, revise the program parameters to ensure its effectiveness in meeting stated objectives.

C3. Mobile Home Preservation

The La Habra Housing Authority owns and maintains two mobile home parks in the community—Park La Habra and View Park. These two parks provide 250 spaces for mobile home units, with a percentage set aside as affordable to lower income residents. However, because the City owns the park, rents are generally affordable to lower income households. Space revenues from these parks are used to maintain and improve the parks and service debt on the associated loans. Over the years, the City continues to make considerable physical and infrastructure investments to maintain the condition of these parks for residents. The City's Mobile Home Lease fund accounts for revenues and expenditures associated with City-funded activities and ownership at these two parks.

Objective(s):

- Continue to make capital improvements and other investments in the mobile home parks to maintain their quality and condition.
- Offer home improvement grants to eligible homeowners in the mobile home parks.
- Continue to retain the long-term affordability of the Park La Habra and View Park mobile home parks.

C4. Preservation of Assisted Housing

La Habra has six projects providing 256 rent-restricted housing units affordable to lower income households. Over the planning period, Las Lomas Gardens indicated that it will convert to market rents in 2021. In addition, Casa El Centro Apartments is also at risk of conversion due to its annual dependency on federal funding. All of the other projects will maintain their affordability covenants until 2044/2045 or later. Though the City has limited funds to assist in the preservation of these projects, the City will assist, where feasible, to facilitate the preservation of these projects as follows:

- Contact property owners within one year of the affordability expiration date to discuss the City's desire to preserve the units.
- Explore funding sources/program to preserve the affordability of the units with long-term covenants.
- Present options to owners for a rent buydown, rehabilitation assistance, and/or mortgage refinance in exchange for long-term use restrictions.
- Work with tenants or contact specialists to provide tenant education regarding tenant rights and conversion procedures.

Objective(s):

- Initiate discussions with owners of at-risk properties. Based on the outcome, the City will: 1) identify preservation incentives; 2) work with priority purchasers; 3) coordinate technical assistance and education to affected tenants; and 4) explore funding options for preserving the units.

C5. Housing Choice Voucher

The Housing Choice Voucher program is a federal program that provides rental assistance to lower-income persons. The program offers a rent "voucher" equal to the difference between the current fair market rent and what a tenant can afford to pay (e.g., 30 percent of their income). A tenant may choose housing that costs above the payment standard or pay more than 30 percent of income for rent if they pay the extra rental cost. Housing vouchers can be allocated to specific projects (often referred to as project-based vouchers) or allocated to renters (tenant-based voucher), who can use the voucher for any home registered with the County Housing Authority. The City's Housing Authority was formed in 1992, but the City has an agreement with the Orange County Housing Authority for the administration of Housing Choice Vouchers in La Habra. Housing vouchers are currently accepted at several apartments in La Habra.

Objective(s):

- Continue to participate in the Housing Choice Voucher program.
- Make available a housing resource brochure at City Hall.
- Encourage landlords to register units with the County Housing Authority.
- Advertise the program at the City Hall, front counter, and website.

C6. Emergency Rental Assistance

In late 2020, La Habra established an Emergency Rental Assistance Program to provide grants to income-eligible individuals and families residing in La Habra who were economically impacted during the COVID-19 pandemic through job loss, furlough, or reduction in hours or pay. Program eligibility is restricted to households earning no more than 80 percent of MFI. Emergency grants are rental payments determined by the City for a maximum period of three consecutive months, to maintain housing and/or to reduce rental delinquency in arrears due to the economic downturn during the COVID-19 pandemic. Monthly rental assistance is provided for a period of up to three consecutive months through direct payment to a bona fide landlord, property management agent, or company for current rent, future rent, and/or up to two months of rental arrears within those three consecutive months. The City will provide up to $3,000 in rental assistance per month for up to three consecutive months, not to exceed $9,000.

Objective(s):

- Assist up to 30 lower income households over the Housing Element planning period with CDBG-CV emergency rental assistance.
- Explore other available funding sources to help assist households that were negatively impacted economically by the COVID-19 pandemic.
- Advertise the program at the City Hall, front counter, and website.

Affirmatively Furthering Fair Housing

D1. Senior Housing

Seniors are the largest single special needs group. Seniors have special needs because limited income, disabilities and health costs, and the need for transportation and support services make it more difficult to find and retain adequate housing. Providing appropriate and affordable housing opportunities along with an appropriate mix of support services (e.g., transportation, food services, health, and social services) can assist in meeting senior citizen needs. For housing services, the City offers affordable deed-restricted apartments, active adult living, assisted living, and an age-restricted mobile home park. The Social Services Division also administers the delivery of the City's directly operated and brokered service programs, including housing assistance and repair grants, supportive services through the senior center, and subsidized transit.

Objective(s):

- Continue to pursue opportunities to attract new senior housing.
- Seek to preserve affordable deed-restricted senior housing in the city when financially feasible (Program C4).
- Offer rehabilitation and improvement grants for seniors to assist them in making improvements and modifications to their homes (Program A4).
- Continue to offer health and social services to senior residents.

D2. Housing for People with Disabilities

La Habra's approach to addressing the housing needs of people with disabilities is multifaceted, reflecting the wide variety of disabilities and resulting needs. With respect to housing, the City offers grants to rehabilitate homes to make them more accessible for people with disabilities. The LHMC provides a process for requesting reasonable accommodation from City land use, zoning, or building laws, rules, policies, practices, and/or procedures in order to further fair housing. The zoning code allows residential facilities serving six or fewer residents as a by-right use in all zones allowing residential uses. The City's Building and Safety Division also enforces regulations requiring adaptability and accessibility of apartment buildings to provide housing suitable to disabled residents.

Objective(s):

- Continue to implement the City's reasonable accommodation process.
- Continue permitting residential care facilities in accordance with state law; review municipal codes to determine need for revising the permitting process for large facilities serving 7 or more.
- Continue requiring developers to adhere to accessory standards requirements in local, state, and federal law.
- Continue to offer home improvements (RRP) grants for home accessibility modifications (Program A4).

D3. Homeless Services

Homelessness has become prevalent in every community in southern California, including La Habra. Addressing the need requires a mix of housing, health, social, and employment services. The City and Our Lady of Guadalupe parish funds the Community Resource Care Center (CRCC) to provide emergency services and resources to over 7,000 adults and children each year. The type of assistance may include food, transportation vouchers, utility assistance, clothing, and other services. The CRCC refers people to organizations for extended shelter, to the City's Employment and Training Development Center for job training, and to other service providers locally and regionally.

With respect to land use and zoning, the City recently amended zoning codes for emergency shelters, transitional housing, and permanent supportive housing. Sites have also been identified that could accommodate at least one year-round shelter facility of sufficient capacity to accommodate the identified homeless need. The LHMC specifies management plan requirements for emergency shelter providers. The City funds "Navigation Centers" in Placentia and Buena Park to address the needs of homeless people. Finally, the City works with the North Orange County Public Safety Task Force to engage homeless individuals, support local community-based organization, and serve the needs of homeless people.

Objective(s):

- Continue to make municipal code amendments as needed to facilitate housing for homeless people as required under state law.
- Participate in regional collaboratives (e.g., Navigation Center, City Net) to collectively address homeless issues affecting cities in Orange County.
- Continue to facilitate and fund the provision of services for homeless people through the Community Resource Care Center.

D4. Child Development Services

The Department of Community Services has long administered a broad range of programs for families and children to improve their health and wellbeing. The Child Development Program provides quality child care and/or development services to children while their parents are working, in training, or are meeting some other need for services as approved by the California Department of Education. The Child Development Division consists of five programs—Early Head Start home based, State Preschool, School-Age, Family Child Care, and Family Child Care Home Food Program Sponsor. The City provides quality child care and/or development services to children up to three years old, including children with special needs, and services for pregnant mothers who are income qualified.

Objective(s):

- Continue to operate the Child Development Care and Early Head Start programs to assist children from lower-income families.
- Continue to implement programs and services to improve the health and welfare of families with children.

D5. Job Training

La Habra offers several programs to assist residents in obtaining work. The City operates the La Habra Community Employment Center with a twofold mission: 1) provide local job seekers with a career center, and 2) provide services for underemployed residents, where a Career Coach can guide the individual in developing a plan that leads to a higher paying job. The Center is located at the VCC/Gary Center, as part of the Hillcrest Wellness Community–an area dedicated to holistically serving the needs of La Habra. In addition, the City operates the Orange County Youth Center (OCYC), which exclusively serves at-risk youth, ages 17 to 24. In 2012, John Muir Charter School joined as an on-site partner, providing an accredited high school diploma program. The program offers a wide range of work experience for youths and classroom training for both youths and adults. The program also offers on-the-job training for youth, where a client is able to refine existing job skills while learning new ones.

Objective(s):

- Continue to implement and administer City workforce training and employment programs.
- Consider additional partnerships and expansion of efforts to better achieve program goals and objectives.

D6. Fair Housing

The Fair Housing Foundation is the fair housing and service provider for La Habra. FHF is committed to reducing housing discrimination, providing services to tenants and landlords, and improving equal access to housing for all. The FHF provides fair housing workshops, currently being held virtually due to COVID-19, and fair housing walk-in clinics. The workshops are offered once in English and once in Spanish every week and are advertised to tenants, landlords, managers, property owners, attorneys, realtors, and management companies. FHF has prepared fliers in multiple languages for multilingual cities like La Habra. The FHF also handles fair housing cases and provides landlord-tenant counseling.

Objective(s):

- Continue to implement and administer City fair housing services in a manner consistent with affirmatively furthering fair housing.
- Conduct periodic training and education sessions for residents, landlords, property owners, tenants, and realtors.
- Provide ongoing technical assistance on landlord-tenant issues and investigate complaints of fair housing discrimination.
- Provide meaningful suggestions for programs to City staff for implementation during the planning period.
- Develop list of affordable housing resources for residents seeking options in La Habra and neighboring cities.

Table HE-5.4 Housing Program Summary

#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame	Housing Policy
A1	Love La Habra	■ Continue to annually hold Love La Habra events to beautify the community. Periodically solicit for projects.	General Fund	Community Services	2021-2029	HE-1.1
A2	Capital Improvement	■ Annually prepare and implement the CIP to improve community infrastructure in La Habra neighborhoods.	General Fund	Public Works	2021-2029	HE-1.3 HE-1.4
A3	Land Use/ Community Preservation	■ Continue to enforce the zoning code, Uniform Housing Code, and International Property Maintenance Code. ■ Hire additional code enforcement staff as funding permits to expand code compliance efforts	General Fund	Building and Safety	2021-2029 2022	HE-1.6
A4	Residential Rehabilitation	■ Assist 5 households annually subject to funding availability, with a projected mix of 100 percent lower income households.	CDBG	Housing Division	2021-2029	HE-1.5
A5	Energy Conservation	■ Require energy conservation efforts and improvements in housing.	TBD	Community Development	2021-2029	HE-1.7
B1	Adequate Sites	■ Maintain inventory and map of sites for housing and make available, upon request, at the Planning Division. ■ Monitor availability of sites to ensure there is no net loss in the development capacity needed to accommodate the RHNA. ■ If residential sites are insufficient for the RHNA, rezone appropriate sites within 180 days to ensure sufficient sites are available.	General Fund	Community Development	2021-2029	HE-2.1 HE-2.2 HE-2.4
B2	Priority Processing	■ Expedite the entitlement process for affordable housing projects consistent with local priorities and publicize to prospective developers. ■ Consider other opportunities for allowing streamlined permitting for qualifying projects that meet City housing goals and objectives.	General Fund	Community Development	2021-2029	HE-2.8
B3	Affordable Housing Ordinance	■ Revise the density bonus code consistent with recent state law, including AB 2345, which increases the situations where density bonuses apply. ■ Remove conditional use permit requirement from the City's density bonus ordinance in accordance with provisions of state law.	General Fund	Community Development	2021-2029	HE-3.7
B4	Accessory Dwellings	■ Record progress in ADU production on the annual progress report for the housing element by April 1 of every calendar year. ■ Review options for encouraging ADUs, such as prototype plans, fee waivers, expedited procedures, and affordability monitoring. ■ If ADU production levels fall short of anticipated goals, review the housing sites inventory and add additional sites if needed.	General Fund	Community Development	2021-2029	HE-2.6

Table HE-5.4 Housing Program Summary

#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame	Housing Policy
B5	Mixed Use Development	■ Include a FAR standard of 1.5 for mixed use along designated corridors and clarify mixed-use general plan designation to allow a minimum of 20 percent nonresidential uses. ■ Allow 10% deviation on the minimum 1-acre site size requirement for projects that exceed the minimum 15% inclusionary requirements. ■ Monitor progress in submittals of mixed-use projects; review ordinance and requirements every three years and revise as needed.	General Fund	Community Development	2021-2029 Adopt standards within one year of adoption	HE-2.5
B6	Residential Design Standards	■ Continue to implement residential design standards through architectural review of residential projects. ■ Adopt objective development and design standards to facilitate review, conditioning, and approval of projects.	General Fund	Community Development	2021-2029 Adopt standards within one year of adoption	HE-2.7
C1	Collaborative Partnership	■ Continue to work with current housing partners and, as needed, evaluate expanding partnership to augment administrative and financial resources. ■ Report on progress and its effectiveness of the nonprofit development partnership program annually to City Council.	General Fund	Housing Division	2021-2029	HE-3.3
C2	Inclusionary Housing	■ Implement the IHO; periodically review its impact on the production of affordable housing; develop guidelines for resident preferences. ■ Consider review and development of expenditure policies as in-lieu fees are received. ■ Periodically review and, as needed, revise the program parameters to ensure its effectiveness in meeting stated objectives.	General Fund	Community Development	2021-2029	HE-3.6
C3	Mobile Home Preservation	■ Continue to make capital improvements and other investments in the mobile home parks to maintain their quality and condition. ■ Offer home improvement and rehabilitation grants to eligible homeowners in mobile home parks. ■ Continue to preserve and retain the long-term affordability of the Park La Habra Mobile Home Park and the View Park Mobile Home Park.	CDBG	Community Development	2021-2029	HE-3.5

Table HE-5.4 Housing Program Summary

#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame	Housing Policy
C4	Preservation of Assisted Housing	■ Initiate discussions with owners of at-risk properties. Based on the outcome, the City will: > Identify preservation incentives. > Work with priority purchasers. > Coordinate technical assistance and education to affected tenants. > Explore funding options for preserving the units.	General Fund	Housing Division	2021-2029	HE-3.4
C5	Housing Choice Voucher	■ Continue to participate in the Housing Choice Voucher program. ■ Make available a housing resource brochure at City Hall. ■ Encourage landlords to register units with the County Housing Authority. ■ Advertise the program at the City Hall, front counter, and website.	HUD	County Housing Authority	2021-2029	HE-3.1
C6	Emergency Rental Assistance	■ Assist up to 30 lower income households over the Housing Element planning period with CDBG-CV emergency rental assistance. ■ Explore other available funding sources to help assist households that were negatively impacted economically by the pandemic. ■ Advertise the program at the City Hall, front counter, and website.	CDBG	Housing Division	2021-2029	HE-3.1
D1	Senior Housing	■ Continue to pursue opportunities to attract new senior housing. ■ Seek to preserve affordable deed-restricted senior housing in the city when financially feasible. ■ Offer rehabilitation and improvement grants for seniors to assist them in making improvements and modifications to their homes. ■ Continue to offer health and social services to senior residents.	CDBG General Fund	Housing Division Community Development	2021-2029	HE-4.3
D2	Housing for People with Disabilities	■ Continue to implement the City's reasonable accommodation process. ■ Continue permitting residential care facilities in accordance with state law; review municipal codes to determine need for revising the permit process for large facilities serving 7 or more. ■ Continue requiring developers to adhere to accessory standards in local, state, and federal law. ■ Continue to offer home improvements (RRP) grants for home accessibility modifications (Program A4).	General Fund CDBG	Community Development Building & Safety Housing Division	2021-2029	HE-4.4

Table HE-5.4 Housing Program Summary

#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame	Housing Policy
D3	Homeless Services	■ Continue to make municipal code amendments as needed to facilitate housing for homeless people as required under state law. ■ Participate in regional collaboratives (e.g., Navigation Center, City Net) to collectively address homeless issues affecting cities in Orange County. ■ Continue to facilitate and fund the provision of services for homeless people through the Community Resource Care Center.	General Fund	Community Development	2021-2029	HE-4.2
D4	Child Development Services	■ Continue to operate the Child Development Care and Early Head Start programs to assist children from lower income families. ■ Continue to implement programs and services to improve the health and welfare of families with children.	Parent fees; State and federal grants	Community Services	2021-2029	HE-4.5
D5	Job Training	■ Continue to implement and administer City workforce training and employment programs. ■ Consider additional partnerships and expansion of efforts to better achieve program goals and objectives	CDBG	Community Services	2021-2029	HE-4.4
D6	Fair Housing	■ Continue to implement and administer City fair housing services in a manner consistent with affirmatively furthering fair housing. ■ Conduct training and education for residents, landlords, property owners, tenants, and realtors. ■ Provide ongoing technical assistance on landlord-tenant issues and investigate complaints for fair housing discrimination. ■ Provide meaningful and impactful suggestions for programs to City staff for implementation during the planning period. ■ Develop affordable housing resource list for residents seeking options in La Habra and neighboring cities.	CDBG	Community Development	2021-2029	HE-4.4

Source: City of La Habra, 2020.

Quantified Objectives

Government Code Section 65583 (b) requires the housing element to establish quantified objectives for the maximum number of housing units that can be constructed, rehabilitated, and conserved over an eight-year time frame. However, state law also allows, if the total housing needs exceed available resources and the ability for a city to satisfy this need, the quantified objectives need not be identical to the total housing needs.

The housing construction objective refers to the number of units that potentially may be built during the 2021-2029 housing element period given La Habra's land resources, potential constraints, and proposed housing programs. The City has sufficient vacant and underutilized land for housing, and therefore, can accommodate SCAG's regional housing needs allocation. The housing market remains robust, with significant pressure to develop new housing.

The housing rehabilitation objective includes the number of units expected to be rehabilitated with city assistance during the 2021-2029 housing element period. The City's housing rehabilitation objective is targeted based on the anticipated amount of funding and historical number of loans extended to lower income homeowners in La Habra. As is the case with most cities, additional rehabilitation will occur but will be funded through conventional or FHA-subsidized loans.

The housing conservation/preservation objective refers to the conservation of affordable units at risk of converting to market rate and the preservation of the existing affordable housing stock throughout the projection period. The City's housing conservation/preservation objective is targeted based on the estimated resources, dates for expiration of covenants on assisted apartment properties, and the number of affordable units potentially at risk.

Table HE-5.5 lists the quantified objectives for new construction, rehabilitation, and preservation for the 2021-2029 housing element.

Table HE-5.5 Objectives for the 2021-2029 Housing Element

Housing Unit Goal Areas	Household Income Levels			
	Extremely Low and Very Low	Low	Moderate	Above Moderate
Housing Construction[1]	192[1]	116	130	366
Housing Rehabilitation[1]	40		-0-	-0-
Housing Preservation[1]	256 apts; 249 mobile homes		-0-	-0-

Source: City of La Habra

1. Extremely low income objective is assumed to be half the very low income goal