



2013-2021 Housing Element

CITY OF LA HABRA HEIGHTS



July 2020

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I. INTRODUCTION

A. Purpose of the Housing Element

State law requires every California city to prepare a comprehensive, long-term General Plan for the physical development of the city. The Housing Element is one of the State-mandated elements of cities' General Plans pursuant to *California Government Code* §65302(c). For jurisdictions within the Southern California Association of Governments ("SCAG") region, the Housing Element must be updated every eight years. This Housing Element covers the "5th planning cycle" which extends from 2013 to 2021. The primary purpose of this Housing Element is to describe the City's policies and programs to address the housing needs of all current and potential future residents of La Habra Heights.

B. Housing Element Requirements

Detailed requirements for housing elements are set forth in *Government Code* §65580 et seq. In the preamble to Housing Element law (*Government Code* §65580) the State Legislature declares:

- a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.*
- (b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.*
- (c) The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.*
- (d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.*
- (e) The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.*
- (f) Designating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality's housing need for all income levels is essential to achieving the state's housing goals and the purposes of this article.*

State law requires the Housing Element to address the following issues.

"... an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of

housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. (Government Code §65583)

Specific topics that must be analyzed in the Housing Element include the following:

- An assessment of population and employment trends, household characteristics, and existing and projected housing needs, including special housing needs such as elderly, persons with disabilities, large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter;
- An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing needs by income level, and an analysis of the relationship of zoning and public facilities and services to these sites;
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit;
- An analysis of governmental and non-governmental constraints to the maintenance, improvement, or development of housing for all income levels;
- An analysis of opportunities for energy conservation with respect to residential development;
- An analysis of existing assisted housing 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 restrictions on use;
- A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing;
- A program that sets forth a schedule of actions during the planning period to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available;
- Affirmatively further fair housing;
- Each housing element update must evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal; (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives; and (3) The progress of the city, county, or city and county in implementation of the housing element.

C. Relationship of the Housing Element to Other Elements of the General Plan

The La Habra Heights General Plan comprises the following elements: Land Use; Environmental Resource Management; Circulation; Housing; Safety; Noise; and Air Quality. As the General Plan is amended from time to time, the Housing Element must be reviewed and amended as necessary to maintain consistency with other elements of the General Plan.

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II. HOUSING NEEDS ASSESSMENT

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the city's projected housing growth needs based on the Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes recent data from the U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources.

A. Community Context

La Habra Heights is a rural community located in southeasterly Los Angeles County. The city is bounded by unincorporated Hacienda Heights to the north, unincorporated Rowland Heights to the north and the east, the City of La Habra (in Orange County) to the south, and the City of Whittier to the west (**Figure II-1**). The City was incorporated in 1978 and encompasses approximately 6 square miles.

B. Population Characteristics

1. Population Growth Trends

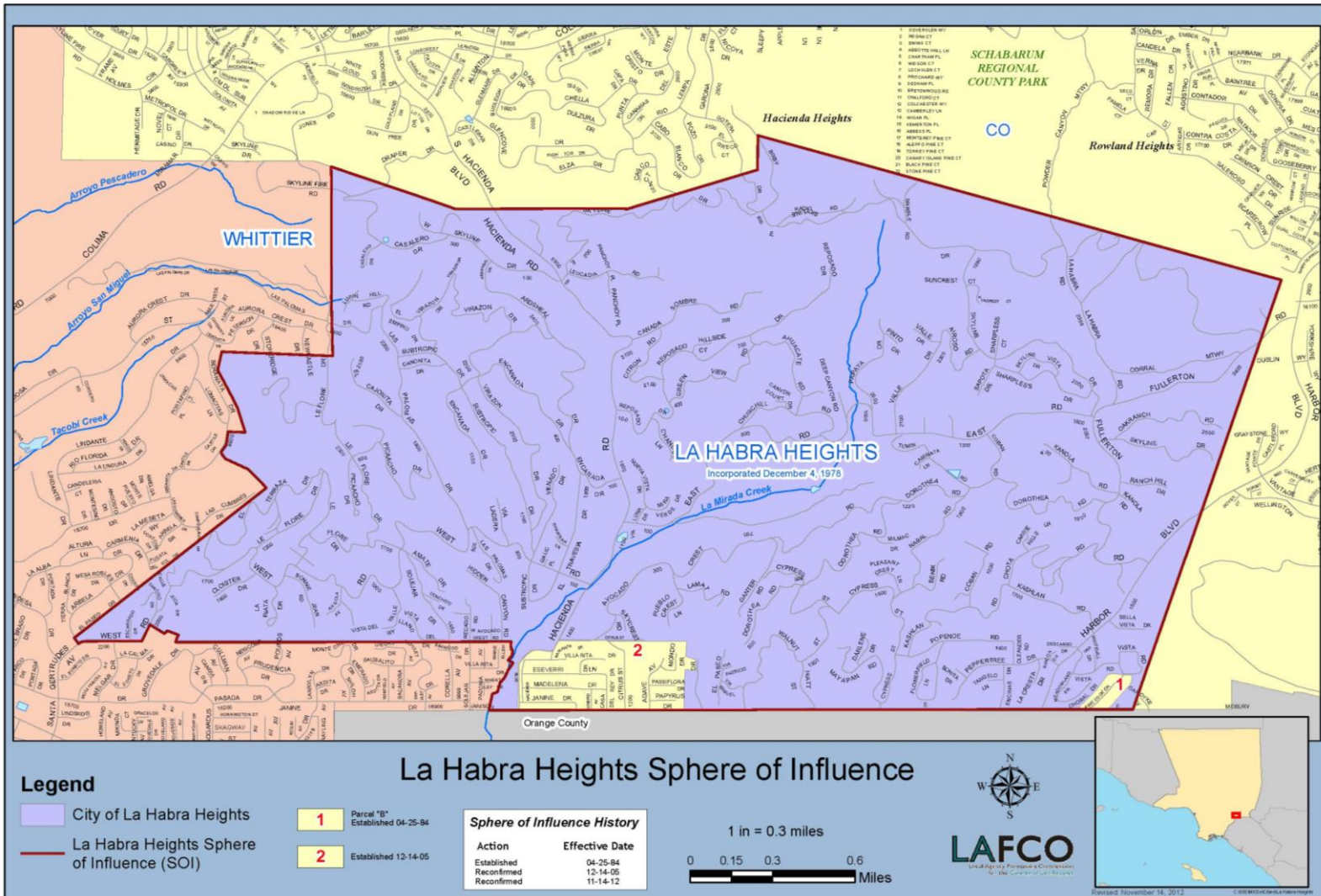
From 2000 to 2019, La Habra Heights' population declined by approximately 4% as compared to an increase of 7.7% for Los Angeles County as a whole. This reflects declining average household size and the fact that La Habra Heights has only a small amount of vacant land available for development.

**Table II-1
Population Trends 2000-2019 –
La Habra Heights vs. Los Angeles County**

Jurisdiction	2000	2010	2019	Growth 2000-2019
La Habra Heights	5,712	5,325	5,485	-4.0%
Los Angeles County	9,519,330	9,818,605	10,253,716	7.7%

Source: U.S. Census, California Dept. of Finance Tables E-4 and E-5 (2019)

Figure II-1
La Habra Heights City Boundaries and Sphere of Influence



2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. **Table II-2** provides a comparison of the city's and county's population by age group. This table shows that on average, residents of La Habra Heights are older than for the county as a whole, with a median age of over 53 years for the city vs. 36 years for Los Angeles County.

Table II-2
Age Distribution –
La Habra Heights vs. Los Angeles County

Age Group	La Habra Heights		Los Angeles County	
	Persons	%	Persons	%
Under 5 years	178	3%	631,911	6%
5 to 9 years	170	3%	619,989	6%
10 to 14 years	370	7%	625,971	6%
15 to 19 years	311	6%	669,371	7%
20 to 24 years	338	6%	756,629	7%
25 to 29 years	180	3%	831,276	8%
30 to 34 years	83	2%	762,619	8%
35 to 39 years	138	3%	702,594	7%
40 to 44 years	276	5%	695,261	7%
45 to 49 years	300	6%	698,048	7%
50 to 54 years	465	9%	683,199	7%
55 to 59 years	663	12%	628,513	6%
60 to 64 years	463	9%	535,357	5%
65 to 69 years	309	6%	415,243	4%
70 to 74 years	316	6%	295,420	3%
75 to 79 years	376	7%	215,181	2%
80 to 84 years	236	4%	161,647	2%
85 years and over	253	5%	177,493	2%
Total	5,425	100%	10,105,722	100%
Median age	53.2		36.0	

Source: Census 2013-2017 ACS, Table S0101

3. Race and Ethnicity

The racial and ethnic composition of La Habra Heights compared to Los Angeles County is shown in **Table II-3**. According to recent Census data, persons of Hispanic descent represented about 19% of city residents compared to about 48% for the county as a whole.

Table II-3
Race/Ethnicity –
La Habra Heights vs. Los Angeles County

Racial/Ethnic Group	La Habra Heights		Los Angeles County	
	Persons	%	Persons	%
Not Hispanic or Latino	4,376	80.7%	5,212,143	51.6%
-White	3,133	57.8%	2,676,982	26.5%
-Black or African American	5	0.1%	799,579	7.9%
-American Indian/Alaska Native	12	0.2%	19,915	0.2%
-Asian	1,177	21.7%	1,442,577	14.3%
-Native Hawaiian/Pacific Islander	0	0.0%	24,950	0.2%
-Other races or 2+ races	49	0.9%	248,140	2.5%
Hispanic or Latino (any race)	1,049	19.3%	4,893,579	48.4%
Total	5,425	100%	10,105,722	100%

Source: Census 2013-2017 ACS, Table DP-5

C. Household Characteristics

1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals but are not considered households.

Table II-4 provides a comparison of households by type for La Habra Heights and Los Angeles County as a whole as reported in recent Census data. Family households comprised approximately 80% of all households in the city compared to 67% for the county as a whole. Single persons living alone comprised about 17% of all households in the city compared to 26% for Los Angeles County. The city's average household size of 2.94 is slightly less than for the county as a whole (3.01).

Table II-4
Household Composition –
La Habra Heights vs. Los Angeles County

Household Type	La Habra Heights		LA County	
	Households	%	Households	%
Family households:	1,464	80%	2,203,922	67%
Married couple family	1,253	68%	1,477,624	45%
With own children under 18 years	391	21%	966,395	29%
Male householder, no wife present	80	4%	224,702	7%
With own children under 18 years	13	1%	88,930	3%
Female householder, no husband present	131	7%	501,596	15%
With own children under 18 years	15	1%	229,703	7%
Non-family households:	372	20%	1,091,276	33%
Householder living alone	313	17%	844,567	26%
Age 65+	269	15%	279,440	8%
Total households	1,836	100%	3,295,198	100%
Average household size	2.94		3.01	

Source: Census 2013-2017 ACS, Table DP-2

2. Housing Tenure and Vacancy

Housing tenure (owner versus renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale to accommodate a range of households with varying income, family size and composition, and lifestyle. **Table II-5** provides a comparison of owner-occupied and renter-occupied units in La Habra Heights as compared to the county as a whole. Census data reveals that the level of homeownership for La Habra Heights (88%) was much higher than that for the county as a whole (43%). Vacancy rates were similar in the city and the county, with an overall vacancy rate of 6.4% in La Habra Heights compared to 6.0% for Los Angeles County.

Table II-5
Household Tenure and Vacancy –
La Habra Heights vs. Los Angeles County

Housing Type	La Habra Heights		LA County	
	Units	%	Units	%
Occupied housing units	1,836	93.6%	3,295,198	94.0%
Owner-occupied housing units	1,726	88.0%	1,512,364	43.1%
Average household size of owner-occupied units	2.89		3.19	
Renter-occupied housing units	110	5.6%	1,782,834	50.8%
Average household size of renter-occupied units	3.68		2.86	
Vacant housing units	125	6.4%	211,705	6.0%
For rent	13	0.7%	59,605	1.7%
Rented, not occupied	0	0.0%	16,188	0.5%
For sale only	40	2.0%	16,067	0.5%
Sold, not occupied	0	0.0%	9,393	0.3%
For seasonal, recreational, or occasional use	0	0.0%	32,662	0.9%
For migrant workers	0	0.0%	97	0.0%
All other vacant units	72	3.7%	77,693	2.2%
Homeowner vacancy rate (%)	2.3		1.0	
Rental vacancy rate (%)	10.6		3.2	
Total housing units	1,961	100%	3,506,903	100%

Source: Census 2013-2017 ACS, Tables DP-4 and B25004

3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, and severely overcrowded when there are more than 1.5 occupants per room. **Table II-6** summarizes the incidence of overcrowding in La Habra Heights as compared to Los Angeles County as a whole.

**Table II-6
Overcrowding –
La Habra Heights vs. Los Angeles County**

Occupants per Room	La Habra Heights		LA County	
	Units	%	Units	%
Owner occupied units	1,726	100%	1,512,364	100%
1.01 to 1.50	41	2.4%	62,843	4.2%
1.51 to 2.00	0	0.0%	16,158	1.1%
2.01 or more	11	0.6%	6,866	0.5%
Renter occupied units	110	100%	1,782,834	100%
1.01 to 1.50	13	11.8%	163,713	9.2%
1.51 to 2.00	0	0.0%	93,975	5.3%
2.01 or more	0	0.0%	40,772	2.3%

Source: Census 2013-2017 ACS, Table B25014

According to recent Census data, overcrowding was more prevalent among renters than for owner-occupied units. Approximately 12% of renter-occupied households in the city were overcrowded compared to about 3% of owner-occupied households.

4. Household Income

Household income is a primary factor affecting housing needs in a community. According to recent Census data, the median household income in La Habra Heights was \$112,273, approximately 84% higher than the Los Angeles County median income of \$61,015 (**Table II-7**).

**Table II-7
Median Household Income -
La Habra Heights vs. Los Angeles County**

Jurisdiction	Median Income	% of County Median Income
La Habra Heights	\$112,273	184%
Los Angeles County	\$61,015	100%

Source: U.S. Census, 2013-2017 ACS, Table DP-3

5. Overpayment

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. **Table II-8** displays recent estimates for overpayment by lower-income households. According to recent HUD CHAS data, approximately 27% of all lower-income renter households and 56% of all lower-income owner households in La Habra Heights were overpaying for housing. Although above-moderate-income households had the highest rate of rental overpayment (50%), lower-income households generally have greater difficulties due to limited financial resources.

Table II-8
Overpayment by Income Category – La Habra Heights

Income Category	Owners		Renters	
	Households	%	Households	%
Extremely low households	70		0	
Households overpaying	29	41.4%	0	0.0%
Very low households	95		30	
Households overpaying	70	73.7%	10	33.3%
Low households	180		45	
Households overpaying	95	52.8%	10	22.2%
Subtotal: All lower-income households	345		75	
Subtotal: Households overpaying	194	56.2%	20	26.7%
Moderate households	85		15	
Households overpaying	30	35.3%	0	0.0%
Above moderate households	1,305		50	
Households overpaying	440	33.7%	25	50.0%

Source: U.S. Department of Housing and Urban Development, CHAS, based on the 2011-2015 ACS.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burdens can require families to double up resulting in overcrowding and related problems.

D. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

1. Current Employment

Current employment and projected job growth have a significant influence on housing needs. **Table II-9** shows that La Habra Heights had a workforce of 2,506 persons, or about 54% of the working-age population, as reported in recent Census data. This table also shows that a higher proportion of city residents were not in the labor force than for the county as a whole.

Table II-9
Labor Force Characteristics –
La Habra Heights vs. Los Angeles County

Labor Force Status	La Habra Heights		LA County	
	Persons	%	Persons	%
Population 16 years and over	4,630	100%	8,102,402	100%
In labor force	2,506	54.1%	5,215,695	64.4%
Civilian labor force	2,506	54.1%	5,212,243	64.3%
Employed	2,412	52.1%	4,805,817	59.3%
Unemployed	94	2.0%	406,426	5.0%
Armed Forces	0	0.0%	3,452	0.0%
Not in labor force	2,124	45.9%	2,886,707	35.6%

Source: Census 2013-2017 ACS, Table DP3

Recent Census data indicate that about 52% of La Habra Heights working residents were employed in management, business, science and arts occupations (**Table II-10**). About one-fourth of workers were employed in sales and office related occupations. Approximately 10% were employed in service-related occupations while occupations such as production, transportation and material-moving comprised about 5% of workers. Natural resources, construction, and maintenance occupations constituted approximately 7% of the workforce.

Table II-10
Employment by Occupation – La Habra Heights

Occupation	La Habra Heights	
	Persons	%
Civilian employed population 16 years and over	2,412	100%
Management, business, science, and arts occupations	1,245	51.6%
Service occupations	235	9.7%
Sales and office occupations	627	26.0%
Natural resources, construction, and maintenance occupations	175	7.3%
Production, transportation, and material moving occupations	130	5.4%

Source: U.S. Census 2013-2017 ACS, Table DP3

According to recent Census data, about two-thirds of employed La Habra Heights residents worked in Los Angeles County, and approximately 9% of workers were employed within the city (**Table II-11**). Since there are no commercial or industrial facilities in the city, it can be assumed that most of these persons worked at home.

Table II-11
Job Location for La Habra Heights Residents

Job Location	% of Workers
Worked in state of residence	99.2%
Worked in county of residence	65.0%
Worked in place of residence	8.7%
Worked outside county of residence	34.3%
Worked outside state of residence	0.8%

Source: Census 2013-2017 ACS, Table S0801

2. Projected Job Growth

Future housing needs are affected by the number and type of new jobs created during this planning period. **Table II-12** shows projected job growth by industry for the Los Angeles-Long Beach-Glendale MSA (Los Angeles County). Total employment in Los Angeles County is expected to grow by 12.7% between 2014 and 2024. The economy is expected to add about 572,000 new jobs and bring the employment of Los Angeles County to about 5.1 million by 2024. The largest employment gain is projected for the Educational Services, Health Care and Social Assistance category.

Table II-12
2014-2024 Industry Employment Projections –
Los Angeles County

NAICS Code	Industry Title	Annual Average Employment		Employment Change	
		2014	2024	Numerical	Percent
	Total Employment	4,491,800	5,063,300	571,500	12.7%
	Self-Employment (A)	284,000	318,600	34,600	12.2%
	Private Household Workers (B)	13,600	15,300	1,700	12.5%
	Total Farm	5,200	4,700	-500	-9.6%
	Total Nonfarm	4,189,000	4,724,700	535,700	12.8%
1133,21	Mining and Logging	4,300	4,500	200	4.7%
23	Construction	119,600	146,700	27,100	22.7%
31-33	Manufacturing	364,100	329,300	-34,800	-9.6%
22,42-49	Trade, Transportation, and Utilities	798,800	876,100	77,300	9.7%
51	Information	198,000	213,500	15,500	7.8%
52-53	Financial Activities	211,100	218,900	7,800	3.7%
54-56	Professional and Business Services	599,100	680,300	81,200	13.6%
61-62	Educational Services, Health Care and Social Assistance	720,700	929,500	208,800	29.0%
71-72	Leisure and Hospitality	466,600	576,900	110,300	23.6%
81	Other Services (excludes 814-Private Household Workers)	150,500	167,000	16,500	11.0%
	Government	556,200	582,000	25,800	4.6%
	Federal Government (D)	46,700	42,800	-3,900	-8.4%
	State and Local Government	509,500	539,200	29,700	5.8%
	State Government	85,300	95,000	9,700	11.4%
	Local Government	424,200	444,200	20,000	4.7%

Data sources: U.S. Bureau of Labor Statistics' Current Employment Statistics (CES) March 2015 benchmark and Quarterly Census of Employment and Wages (QCEW) industry employment.

Industry detail may not add up to totals due to independent rounding and suppression.

Notes:

- (A) Self-employed persons work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.
- (B) Private household workers are employed as domestic workers whose primary activities are to maintain the household. Industry employment is based on QCEW.

E. Housing Stock Characteristics

This section reviews the characteristics of the housing stock in La Habra Heights and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, housing age and condition, tenure (owner vs. renter), vacancy rates, housing costs and affordability, and assisted affordable units at risk of loss due to conversion to market-rate. As defined by the Census Bureau, a housing unit is a house, apartment, mobile home, or group of rooms occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Housing Type and Growth Trends

According to the Department of Finance (DOF), all of the housing units in La Habra Heights are single-family homes. **Table II-13** provides a breakdown of the housing stock by type along with growth trends for the city compared to the county as a whole for the period 2000-2019. It appears that DOF records are incorrect because a net loss of 50 housing units

is reported during the 2000-2019 period. Although some homes have been demolished, they are typically replaced as part of major remodeling projects.

Table II-13
Housing by Type, 2000-2019 –
La Habra Heights vs. Los Angeles County

Structure Type	2000		2019		Growth	
	Units	%	Units	%	Units	%
La Habra Heights						
Single-family	1,943	99.6%	1,901	100%	(42)	(2.2%)
Multi-family	8	0.4%	0	0.0%	(8)	(100%)
Mobile homes	0	0.0%	0	0.0%	0	0%
Total units	1,951	100%	1,901	100%	(50)	(2.6%)
Los Angeles County						
Single-family	1,835,024	56.1%	1,965,018	55.1%	129,994	7.1%
Multi-family	1,379,277	42.2%	1,545,580	43.3%	166,303	12.1%
Mobile homes	56,605	1.7%	58,300	1.6%	1,695	3.0%
Total units	3,270,906	100%	3,568,898	100%	297,992	9.1%

Source: Cal. Dept. of Finance, Tables E-5 & E-8

2. Housing Age and Condition

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in a deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table II-14
Age of Housing Stock by Tenure –
La Habra Heights vs. Los Angeles County

Year Built	La Habra Heights		LA County	
	Units	%	Units	%
Built 2014 or later	0	0.0%	14,247	0.4%
Built 2010 to 2013	0	0.0%	34,586	1.0%
Built 2000 to 2009	145	7.4%	200,415	5.7%
Built 1990 to 1999	106	5.4%	223,043	6.4%
Built 1980 to 1989	182	9.3%	408,787	11.7%
Built 1970 to 1979	448	22.8%	486,928	13.9%
Built 1960 to 1969	293	14.9%	515,829	14.7%
Built 1950 to 1959	438	22.3%	724,774	20.7%
Built 1940 to 1949	262	13.4%	374,655	10.7%
Built 1939 or earlier	87	4.4%	523,639	14.9%

Source: Census 2013-2017 ACS, Table B25034

Table II-14 shows the age distribution of the housing stock in La Habra Heights compared to Los Angeles County as a whole. This table shows that more than three-quarters of housing units in La Habra Heights were constructed before 1980. This suggests that there is likely to

be a need for maintenance and rehabilitation, including remediation of lead-based paint, for a substantial number of housing units in the city.

3. Housing Cost

Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development (HCD) housing is considered "affordable" if monthly cost, including utilities, is no more than 30% of a household's gross income. In some areas such as Los Angeles County, these income limits may be increased to adjust for high housing costs.

Table II-15 shows affordable rent levels and estimated affordable purchase prices for housing in Los Angeles County¹ by income category. Based on State-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$726, while the maximum affordable rent for very-low-income households is \$1,211. The maximum affordable rent for low-income households is \$1,938, while the maximum for moderate-income households is \$2,079.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special assessments, homeowner association fees, property insurance rates, etc. With this caveat, maximum home purchase prices by income category shown in **Table II-15** have been estimated based on typical conditions.

Table II-15
Income Categories and Affordable Housing Costs –
Los Angeles County

2018 County Median Income = \$69,300	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$29,050	\$726	--
Very Low (31-50%)	\$48,450	\$1,211	\$170,000
Low (51-80%)	\$77,500	\$1,938	\$270,000
Moderate (81-120%)	\$83,150	\$2,079	\$300,000
Above moderate (120%+)	\$83,150+	\$2,079+	\$300,000+

Assumptions:

-Based on a family of 4

-30% of gross income for rent or PITI

-10% down payment, 4.5% interest, 1.25% taxes & insurance, \$300 HOA dues

Source: Cal. HCD; JHD Planning LLC

For-Sale Housing

La Habra Heights housing sales price data in 2019 show that typical single-family detached home prices ranged from about \$500,000 to well over \$2 million.² Based on the estimated

¹ Affordable rent and purchase prices are based on county median income.

² [Zillow.com](https://www.zillow.com), 9/1/2019

affordable purchase prices shown in **Table II-15**, all homes were only affordable to above-moderate-income residents.

Rental Housing

Recent Census data³ reported a median rent of \$2,141 in La Habra Heights, with nearly half paying less than \$2,000 per month. When market rents are compared to the amounts lower-income households can afford to pay (**Table II-15**), it is clear that very-low- and extremely-low-income households have a difficult time finding housing without overpaying. The gap between market rent for a typical house and affordable rent at the very-low-income level is about \$900 per month, while the gap at the extremely-low-income level is about \$1,400 per month. However, at the low-income and moderate-income levels, households are much more likely to find affordable rentals.

F. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances that may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some La Habra Heights residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless persons, and farm workers. This section describes the housing needs facing each of these groups.

1. Persons with Disabilities

According to recent Census estimates, over 10% of non-institutionalized La Habra Heights residents reported some type of disability. As seen in **Table II-16** those aged 65 and over reported the highest disability rates. The most frequently disabilities reported by seniors included ambulatory difficulty (17.9%) and a hearing difficulty (14.3%). Housing opportunities for those with disabilities can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

Developmental Disabilities

As defined by Federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;

3 U.S. Census 2013-2017 ACS, Table DP-04

- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

Table II-16
Persons with Disabilities by Age –
La Habra Heights

Disability by Age	Persons	Percent
Under Age 18 - total persons	972	
With a hearing difficulty	0	-
With a vision difficulty	0	-
With a cognitive difficulty	0	-
With an ambulatory difficulty	0	-
With a self-care difficulty	0	-
Age 18 to 64 - total persons	2,956	
With a hearing difficulty	17	0.6%
With a vision difficulty	18	0.6%
With a cognitive difficulty	19	0.6%
With an ambulatory difficulty	88	3.0%
With a self-care difficulty	56	1.9%
With an independent living difficulty	13	0.4%
Age 65 and over* - total persons	1,490	
With a hearing difficulty	213	14.3%
With a vision difficulty	19	1.3%
With a cognitive difficulty	38	2.6%
With an ambulatory difficulty	266	17.9%
With a self-care difficulty	50	3.4%
With an independent living difficulty	98	6.6%

Source: U.S. Census, 2013-2017 ACS Table S1810

Note: Totals may exceed 100% due to multiple disabilities per person

Census data do not report developmental disabilities as a separate category of disability. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. 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. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Gabriel-Pomona Regional Center (SG/PRC) located in Pomona

(<http://www.sgprc.org/>) provides services for people with developmental disabilities in the San Gabriel Valley area. The SG/PRC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. The most recent SG/PRC caseload report identified 13,523 total consumers served in February 2019.⁴

There is no charge for diagnosis and assessment for eligibility. Once eligibility is determined, most services are free regardless of age or income. There is a requirement for parents to share the cost of 24-hour out-of-home placements for children under age 18. This share depends on the parents' ability to pay. There may also be a co-payment requirement for other selected services.

Regional centers are required by law to provide services in the most cost-effective way possible. They must use all other resources, including generic resources, before using any regional center funds. A generic resource is a service provided by an agency that has a legal responsibility to provide services to the general public and receives public funds for providing those services. Some generic agencies may include the local school district, county social services department, Medi-Cal, Social Security Administration, Department of Rehabilitation and others. Other resources may include natural supports. This is help that disabled persons may get from family, friends or others at little or no cost.

2. Elderly

Recent Census data estimated that there were about 824 households in La Habra Heights where the householder was 65 or older (**Table II-17**). Many elderly persons are dependent on fixed incomes or have disabilities. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of the elderly are generally addressed through smaller homes, shared living arrangements, assisted living facilities or in-home care.

Table II-17
Elderly Households by Tenure –
La Habra Heights

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	920	53.3%	92	83.6%
65 to 74 years	340	19.7%	18	16.4%
75 to 84 years	373	21.6%	0	0.0%
85 years and over	93	5.4%	0	0.0%
Total Households	1,726	100%	110	100%

Source: U.S. Census 2013-2017 ACS, Table B25007

4 https://www.dds.ca.gov/FactsStats/Caseload_Main.cfm

3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. Approximately 58% of owner households and 46% of renter households in La Habra Heights had only one or two persons. About 13% of owners and 29% of renter households were considered large households with 5 persons or more (**Table II-18**). This table indicates that the need for large homes is expected to be significantly less than for smaller units. However, large families needing more bedrooms generally face higher housing costs, and as a result may benefit from housing assistance.

Table II-18
Household Size by Tenure –
La Habra Heights

Household Size	Owner		Renter	
	Households	%	Households	%
1 person	313	18.1%	0	0.0%
2 persons	692	40.1%	50	45.5%
3 persons	254	14.7%	18	16.4%
4 persons	244	14.1%	10	9.1%
5 persons	109	6.3%	13	11.8%
6 persons	104	6.0%	19	17.3%
7 persons or more	10	0.6%	0	0.0%
Total Households	1,726	100%	110	100%

Source: U.S. Census 2013-2017 ACS, Table B25009

4. Female-Headed Households

According to recent Census data, approximately 11% of owner households and 25% of renter households in La Habra Heights were headed by a female (**Table II-19**).

Table II-19
Household Type by Tenure –
La Habra Heights

Household Type	Owner		Renter	
	Households	%	Households	%
Married couple family	1,192	69%	61	49%
Male householder, no wife present	67	4%	13	10%
Female householder, no husband present	116	7%	15	12%
With own children of the householder under 18 years	0	0%	15	12%
No own children of the householder under 18 years	116	7%	0	0%
Non-family households	351	20%	21	17%
Total Households	1,726	100%	125	100%

Source: U.S. Census 2013-2017 ACS, Table B25115

5. Farm Workers

Farm workers are traditionally defined as persons whose primary income is from seasonal agricultural work. According to recent Census Bureau estimates⁵, about 60 La Habra Heights residents were employed in agriculture, forestry, fishing and hunting, and mining occupations.

The nearest major agricultural area to La Habra Heights is in San Bernardino County to the east. In La Habra Heights, avocados have been the most notable crop, and the popular Haas variety was developed here. Since there are no major agricultural operations within La Habra Heights, it seems likely that the Census estimates may include homeowners with small orchards and there is not a significant need for farmworker housing in the city.

6. Homeless Persons

Homelessness is a continuing problem throughout California and urban areas nationwide. During the past two decades, an increasing number of single persons have remained homeless year after year and have become the most visible of all homeless persons. Other persons (particularly families) have experienced shorter periods of homelessness. However, they are often replaced by other families and individuals in a seemingly endless cycle of homelessness.

The homeless count conducted by the Los Angeles Homeless Services Authority (LAHSA) in 2019 indicated that on any given day there were an estimated 52,765 homeless persons Los Angeles County. These include families that might be displaced through evictions, women and children displaced through abusive family life, persons with substance abuse problems, veterans, or persons with serious mental illness. La Habra Heights is located within the San Gabriel Valley Service Planning Area (SPA 3), which had a 2019 homeless point-in-time estimate of 5,031 people.⁶ LAHSA estimated that there were 41 homeless persons in the La Habra Heights area in 2019.⁷ However, it is believed that the 2019 estimate is inaccurate since the two prior surveys reported only 2 homeless persons in 2017 and none in 2018.

Senate Bill 2 of 2007 requires that jurisdictions quantify the need for emergency shelters and determine whether existing facilities are adequate to serve the need. If adequate existing facilities are not available, the law requires jurisdictions to identify areas where new facilities are permitted “by-right” (i.e., without requiring discretionary approval such as a use permit), or to accommodate the need through a multi-jurisdictional agreement.

G. Assisted Housing at Risk of Conversion

There are no assisted affordable housing units in La Habra Heights.

5 2013-2017 ACS, Table DP-03

6 <https://www.lahsa.org/documents?id=3467-2019-greater-los-angeles-homeless-count-total-point-in-time-homeless-population-by-geographic-areas.pdf>

7 <https://www.lahsa.org/dashboards?id=13-2019-homeless-count-by-community-city>

H. Future Growth Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is the key tool for local governments in California to plan for housing development to accommodate anticipated population growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 5th Housing Element cycle extending from January 2014 to October 2021. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The 5th cycle RHNA was adopted by the Southern California Association of Governments (SCAG) in October 2012. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household created by a child moving out of a parent's home or by a family moving to a community for employment creates the need for a housing unit. The housing need for new households is then adjusted to maintain an adequate level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

2. 2013-2021 Growth Needs

La Habra Heights' assigned share of regional housing need during the 2013-2021 planning period is 119 units. This need is distributed by income category as shown in **Table II-20**.

Table II-20
2013-2021 Regional Housing Needs –
La Habra Heights

Very Low*	Low	Moderate	Above Moderate	Total
32	19	21	47	119

*Per state law, half of the very-low units are assumed to be in the extremely-low category
Source: SCAG 2012

It should be noted that SCAG did not identify growth needs for the extremely-low-income category in the adopted RHNA. As provided in Assembly Bill (AB) 2634 of 2006, jurisdictions may determine their extremely-low-income need as one-half the need in the very-low category.

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III. CONSTRAINTS

This chapter addresses potential constraints that can adversely affect the cost and supply of housing. Such constraints include governmental policies, regulations and standards, as well as non-governmental factors such as land cost, construction cost and the availability of financing. Local governments have only limited ability to mitigate some of these constraints, such the cost of labor and materials, general economic conditions, and the development decisions of landowners.

A. Governmental Constraints

Land use regulations are among the most important techniques used by local governments to protect public health and safety; however, they also have the potential to increase the cost of housing. Potential governmental constraints include land use controls, building codes, site improvement requirements, fees and other exactions, and local development processing and permit procedures.

Land use controls typically limit the density or intensity of development, potentially increasing the cost per unit. On-site and off-site improvements such as roads, water or wastewater systems, flood control facilities, and other infrastructure increase development costs. Since the adoption of Proposition 13 by California voters in 1978, the reduction in local government property tax revenues has resulted in the shift of a greater share of the cost of public facilities and services to development projects through impact fees and property assessments.

1. General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the allowable location, type, density and intensity of uses within the various areas of the city. Under State law, the General Plan elements must be internally consistent and zoning must also be consistent with the General Plan. The Land Use Plan must be correlated with the Housing Element to provide suitable locations and densities for housing to meet the needs of the community.

Prior to the City of La Habra Heights incorporation in 1978, the County General Plan and zoning established a minimum lot size of one acre, which continues in effect in the City's current General Plan.

The La Habra Heights General Plan includes the following land use categories:

- Residential Agricultural
- Public Facilities
- Institutions
- Open Space-Conservation
- Open Space-Recreation
- Open Space-Resource Production

Two of these categories allow residential use, as summarized in **Table III-1**.

Table III-1
Residential Land Use Categories –
La Habra Heights General Plan

Land Use Designation	Density*	Residential Uses Allowed	Corresponding Zoning District
Residential Agricultural	1 unit/acre	Single-family detached homes	R-A Residential Agricultural
Institutions Overlay	1 unit/5 acres	Single-family detached homes	I-O Institutions Overlay

Source: City of La Habra Heights General Plan Land Use Element, 2019.

* Density expressed in dwelling units per gross acre.

2. Development Regulations

The City regulates the type, location, density, and scale of residential development through the Development Code and Zoning Ordinance (Article 7 of the Municipal Code). Zoning regulations serve to implement the General Plan. The Zoning Ordinance establishes zoning districts and development standards for each district. Allowable residential uses are summarized in **Table III-2** while a summary of the development standards for the zoning districts permitting residential development is provided in **Table III-3**.

Table III-2
Allowable Residential Uses by Zoning District

Zoning District	Primary and Accessory Residential Uses	Conditional Uses
R-A	Single-family residential	Group care including assisted living Transitional housing
I-O	Single-family residential	Group care including assisted living Transitional housing

Source: City of La Habra Heights, 2019

Table III-3
Residential Development Standards

Zoning District	Min. Lot Area	Max. Density ¹	Min. Yard Setback Front/Side/Rear	Min. Lot Width	Min. Lot Depth	Max. Building Height
R-A	1 acre ²	1 du/acre	35' 25' 25'	150'	150'	30'
I-O	1 acre ²	1 du/acre	35' 25' 25'	150'	150'	30'

Source: City of La Habra Heights, 2019.

Notes:

1. Density expressed in dwelling units per net acre.
2. Minimum lot area determined by the Slope Density Formula (LHMC §7.14.40.V)

Off-Street Parking Requirements

The City's parking requirements for residential uses are summarized in **Table III-4**. These standards are considered appropriate based upon vehicle usage and the shortage of on-street parking that is available due to narrow streets and topography.

**Table III-4
Residential Parking Requirements**

Type of Unit	Required Off-Street Parking
Single-Family Detached	6 spaces, 2 of which must be in an enclosed garage - For units with more than 4 bedrooms, one additional space per additional bedroom - For residences with a living area in excess of 6,000 square feet, one additional parking space required for each additional 1,000 square feet of floor area or fraction thereof
Residential Care Facilities (up to 12 persons)	Same as single-family detached

Source: La Habra Heights Zoning Ordinance Chapter 7.13

3. Zoning for a Variety of Housing Types

This section analyzes City policies and standards for different housing types, including housing for persons with disabilities and other special needs.

Multi-Family Rental Housing

Multi-family housing is not permitted in any zoning district, although guest houses without kitchens are permitted with a maximum total floor area of 640 square feet. As noted in Chapter V, Program H-2 General Plan and zoning amendments will be processed to facilitate multi-family development on appropriate sites to accommodate lower-income housing.

Agricultural Employee Housing

State law⁸ requires cities to consider a housing unit with up to six farmworkers to be a single-family use, and allow small farmworker housing developments with up to 12 units or 36 beds as an agricultural use in any zone where agriculture is permitted. Agricultural activities are permitted in the RA and IO zones. As noted in Chapter V, Program H-4 an amendment to the Development Code will be processed to allow employee housing pursuant to State law.

Emergency Shelters and Transitional/Supportive Housing

Emergency shelters are facilities that provide a safe alternative to the streets either in a shelter facility, or through the use of motel vouchers. Emergency shelter is short-term and usually for 30 days or less. Transitional housing is longer-term, typically up to two years, while supportive housing may have no occupancy limit. Entities that operate transitional and supportive housing generally require that residents participate in a structured program to work toward established goals so that they can move on to permanent housing and may include supportive services such as counseling.

SB 2 of 2007 strengthened the planning requirements for emergency shelters and transitional/supportive housing. The law requires jurisdictions to evaluate their need for shelters compared to available facilities to address the need. If existing shelter facilities are not sufficient to accommodate the need, jurisdictions must designate at least one zone

⁸ Health & Safety Code §§17021.5 and 17021.6

where year-round shelters can be accommodated by-right. City regulations do not currently allow emergency shelters in any zone.

State law⁹ also requires that transitional and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Transitional housing is currently allowed subject to a conditional use permit in the R-A and IO zones and supportive housing is not addressed in the Municipal Code. As noted in Chapter V, Program H-4 an amendment to the Development Code will be processed to allow emergency shelters, transitional housing and supportive housing pursuant to State law.

Single Room Occupancy

Single room occupancy (SRO) facilities are small studio-type units similar to a motel room. State law¹⁰ requires all jurisdictions to identify sites where SROs may be developed. SROs are not currently permitted in any zone. As noted in Chapter V, Program H-4 an amendment to the Development Code will be processed to allow SROs in appropriate zones pursuant to State law.

Mobile Homes and Factory-built Housing

There is often an economy of scale in manufacturing homes in a factory rather than on site, thereby reducing cost. State law¹¹ precludes local governments from prohibiting the installation of mobile or manufactured homes on permanent foundations on single-family lots. The City allows manufactured housing provided the installation complies with the site development standards and building codes for the applicable zoning district. Due to the physical and infrastructure constraints and prior development patterns there are no mobile home parks in the city.

Accessory Dwelling Units

Accessory dwelling units (ADUs) are small, secondary housing units located on the same lot containing a single-family home. Subject to limited exceptions, State law¹² requires cities to allow ADUs and junior ADUs by-right in any residential zoning district on a lot containing a single-family unit. ADUs must contain separate kitchen and bathroom facilities from the main unit and have a separate entrance from the primary residence, while JADUs may share bathroom facilities with the main house. ADUs serve to augment resources for senior housing, care-givers, household employees, and other low- and moderate-income segments of the population.

City regulations currently do not allow ADUs due to significant physical constraints such as limited sewer service, steep slopes, substandard streets and lack of public transit. To address this constraint, Chapter V, Program H-3 includes a commitment to process an amendment to the Development Code to allow ADUs and JADUs consistent with State law.

9 Government Code §65583[c][3]

10 Government Code §65583[c][1]

11 Government Code §65852.3

12 Government Code §65852.2 and 65852.22

Special Needs Housing

Persons with special needs include those with disabilities and persons living in residential care facilities.

Reasonable Accommodation for Persons with Disabilities

Both the federal Fair Housing Act and the California Fair Employment and Housing Act¹³ impose an affirmative duty on local governments to allow reasonable accommodation (i.e. modifications or exceptions) in their zoning laws and other land use regulations when necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The building codes adopted by the City incorporate accessibility standards contained in Title 24 of the *California Administrative Code*.

Compliance with building codes and the Americans with Disabilities Act (ADA) may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards necessary to ensure the availability of safe and accessible housing.

The Municipal Code does not currently establish procedures for reviewing and approving requests for reasonable accommodation for persons with disabilities. To address this constraint, Chapter V, Program H-4 includes a commitment to process an amendment to the Municipal Code to establish reasonable accommodation procedures consistent with State law.

Residential Care Facilities

Residential care facilities refer to any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. State law¹⁴ requires that licensed residential care homes serving six or fewer persons (excluding staff) be permitted subject to the same requirements as single-family dwellings. The Municipal Code currently does not provide standards for small residential care facilities. To address this constraint, Chapter V, Program H-4 includes a commitment to process a Code amendment to establish standards and procedures for small residential care facilities consistent with State law.

Large residential care homes serving more than six persons are permitted by conditional use permit in the IO (Institutional Overlay) portion of the RA zone. No separation requirements are established for residential care facilities.

Definition of Family

The Municipal Code does not include a definition of *family*. To address this constraint, Chapter V, Program H-4 includes a commitment to process an amendment to the Development Code to establish a definition of *family* consistent with State law.

¹³ Government Code, Title 2, Division 3, Part 2.8 (§12900 et seq.)

¹⁴ Health & Safety Code §1569.85

Density Bonus

Under *Government Code* §§65915-65918, a density increase of up to 35% over the otherwise maximum allowable residential density under the Municipal Code is available to developers who agree to provide low- or moderate-income units in housing developments of five or more units. A senior housing development is eligible for a 20% density bonus if it includes at least 35 dwelling units, and the applicant seeks a density bonus. The Municipal Code does not currently contain provisions for implementation of Density Bonus law. To address this issue, Chapter V, Program H-2 includes a commitment to process an amendment to the Development Code to establish density bonus standards and procedures consistent with State law.

Building Codes

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City has adopted the most recent California Building Standards Codes (*California Code of Regulations, Title 24*), which is intended to protect the public's health, safety and welfare. The only modifications to the uniform Codes adopted by the City are related to wildland fire hazards and swimming pool enclosures. These amendments are necessary to protect public safety and do not unreasonably add to housing costs.

New developments are reviewed through a plan check process to ensure compliance with building codes, and building inspectors monitor construction to confirm that it conforms to the approved plans.

4. Development Processing Procedures

State Planning and Zoning Law¹⁵ and the Subdivision Map Act¹⁶ establish the legal framework for the review and approval of land uses and development. The Zoning and Subdivision Ordinances (Articles 7 and 9 of the Municipal Code) guide the City's development review process in order to minimize the time required to obtain permits while ensuring that developments comply with applicable regulations.

Review Process for Residential Development

Review processes are characterized as either ministerial or discretionary. A ministerial review process, also referred to as development *by-right*, is limited to determining whether an application complies with objective standards and does not involve subjective judgment on the part of the decision-maker. Ministerial approvals are exempt from CEQA. Discretionary decisions involve some exercise of judgment on the part of the decision-maker. Permit review procedures are established in Municipal Code Chapter 7.19 - Zoning Administration and Chapter 8.2 - Land Use and Development Applications. Error! Reference

¹⁵ *Government Code* §65000 et seq.

¹⁶ *Government Code* §66410 et seq.

source not found. **Table III-5** identifies the review authority for land use permits and other entitlements.

Table III-5
Review Authority for Residential Development

Type of Permit or Decision	Director	Planning Commission	City Council
Ministerial Site Plan Review	Final	Appeal	Appeal
Administrative Standards Modification	Final	Appeal	Appeal
Standards Modification	Recommend	Final	Appeal
Conditional Use Permit	Recommend	Final	Appeal
Tentative Map	Recommend	Final	Appeal

Source: City of La Habra Heights, 2019

Site Plan Review and Standards Modification

Simple projects that comply with all standards are reviewed and approved by the Community Development Director with no public hearing through a Ministerial Site Plan Review. Projects requesting a modification to one or more standards require approval of a Standards Modification by the Director or the Planning Commission, depending on the nature and extent of the modification requested.

Conditional Use Permits

Conditional Use Permit (CUP) requirements are established in §7.19.60 of the Development Code.

Review by the Community Development Director. The Community Development Director review the application and prepares a report outlining facts and providing a recommendation. The report is provided to the Planning Commission and the applicant prior to any scheduled public hearing.

Planning Commission Public Hearing. At the public hearing, the Planning Commission reviews the application and evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained. The Planning Commission may approve, conditionally approve, or deny the application. Planning Commission decisions may be appealed to the City Council.

Required Findings. The Planning Commission (and the City Council upon appeal) may approve or modify a Conditional Use Permit in whole or in part, with or without conditions, provided that all of the following findings are made:

1. The proposed use is one conditionally permitted within the subject Zone District.
2. The proposed use would not impair the integrity and character of the Zone in which it is located and will adhere to all applicable performance standards.
3. The subject site is physically suitable for the type of land use being proposed.
4. The proposed use is compatible with land uses adjacent to the subject property.

5. The proposed use would be compatible with future land uses within the Zone District and the general area in which the proposed use is to be located.
6. There would be adequate provisions for water, sanitation, circulation, and public utilities and other services.
7. There would be adequate provisions for public access to serve the use.
8. The proposed use is consistent with the goals, policies and general land uses of the City of La Habra Heights General Plan.
9. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare.
10. The proposed use is not in conflict with the neighborhood and community character and will maintain views and privacy.

Legislative Land Use Approvals

Under State law, approvals such as General Plan and Zoning Code amendments, Specific Plans and Development Agreements are considered legislative actions that by law must be reviewed and approved by the City Council. In addition to State requirements, zoning amendments are subject to the provisions of Chapter 7.19 of the Development Code. Such actions also typically require CEQA review, which can require a substantial amount of time. Cities have limited control over the time required for these types of actions.

5. Development Fees and Improvement Requirements

After the passage of Proposition 13 and its limitation on local government property tax revenues, cities and counties have faced increasing difficulty in providing adequate public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been a shift in funding of new infrastructure from general tax revenues to development impact fees and assessments. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street improvements and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

Development Fees

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. **Table III-6** summarizes current fees the City of La Habra Heights charges for new residential development. The City periodically evaluates the actual cost of processing development permits when revising its fee schedule. The last fee schedule update was adopted in 2019. No impact fees are charged except for connection to the La Habra Heights County Water District and connection to the Los Angeles County Sanitation District for those lots having access to sewer lines.

**Table III-6
Planning and Development Fees**

Fee Category	Fee or Deposit Amount ^a
Planning and Permit Fees	
Site Plan Review	\$225.96
Conditional Use Permit	\$4,134
General Plan Amendment	\$10,000
Zoning Amendment	\$4,500
Tentative Parcel Map	\$5,000
Tentative Tract Map	\$7,500
Variance	\$3,712.97
General Plan administration fee	10% of building fees
CEQA Compliance	
Categorical Exemption	\$92.44
Initial Study	\$2,000
Negative Declaration	\$5,000 + consultant cost
Environmental Impact Report	\$15,000 + consultant cost
Development Impact Fees	
Water Connection	\$27,183 - \$43,495
Sewer Connection	\$4,590

Source: City of La Habra Heights, 2019

Unfunded State Mandates. In addition to the cost of public improvements, the State Legislature has adopted many “unfunded mandates” that place financial burdens on local governments. For example, beginning in 2018 annual General Plan reporting requirements were expanded significantly but no State funding was allocated to help defray the cost of carrying out this expanded requirement because local governments have the ability to charge fees to offset the administrative cost of complying with these mandates. These State mandates have the effect of increasing the cost of development, such as through increased building permit fees related to administration of the General Plan.

Improvement Requirements

Under the Subdivision Map Act, developers are generally required to construct on- and off-site improvements needed to serve new developments, including streets, sidewalks, and utilities. The City's street standards are shown in **Table III-7**. These standards are typical for similar jurisdictions and do not act as a constraint to housing development.

The City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets, storm drains and other infrastructure projects to facilitate development consistent with the City's General Plan. The CIP helps to ensure that public improvements are coordinated with private development.

**Table III-7
Street Standards**

Designation	Number of Lanes	Right-of-Way Width
Arterial (Harbor Blvd. only)	4	100 ft
Collector	2	40-60 ft
Country road	2	40 ft
Lanes/private roads	2	40 ft

Source: City of La Habra Heights, Circulation Element, 2004

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public services and improvements.

B. Non-Governmental Constraints

1. Land Costs

Land represents one of the most significant components of the cost of new housing, and land prices reflect the cyclical nature of the residential real estate market. La Habra Heights has relatively few vacant parcels suitable for housing development. Based on a review of recent real estate sales, the typical cost of a single-family lot ranges from \$300,000 to over \$700,000.

2. Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in La Habra Heights are not substantially different than other cities in Los Angeles County. In recent years, construction costs for materials and labor have increased at a higher pace than the general rate of inflation according to the Construction Industry Research Board.

3. Cost and Availability of Financing

The crisis in the mortgage industry that began in 2008 affected the availability and cost of real estate loans. One of the most significant changes was a tightening of mortgage underwriting standards, which had greater impacts on lower-income families than other segments of the community. For those with good credit ratings interest rates have been at historic lows, resulting in increased affordability.

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area ("redlining").

4. Environmental Constraints

The hillside areas that comprise most of La Habra Heights pose significant constraints on housing development due to risk of wildfires, landslides, erosion, flooding and related debris flows, and limited emergency access.

Wildfire Hazards

Public Resources Code §4201-4204 and Government Code §51175-89 direct the California Department of Forestry and Fire Protection (CalFire) to map areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Fire Hazard Severity Zones (FHSZs), are represented as very high, high, or moderate. FHSZ maps were created using data and models describing development patterns, potential fuels over a 30- to 50-year time horizon, expected fire behavior, and expected burn probabilities. The maps are divided into local responsibility areas and State responsibility areas. Local responsibility areas (LRAs) generally include cities, cultivated agriculture lands, and portions of the desert. LRA fire protection is typically provided by city fire departments, fire protection districts, and counties, and by CalFire under contract to the local government. State responsibility area (SRA) is a legal term defining the area where the State has financial responsibility for wildfire protection. Incorporated cities and federal ownership are not included in SRAs. The prevention and suppression of fires in all areas that are not SRAs are primarily the responsibility of federal or local agencies. The La Habra Heights Fire Department provides fire protection within the city.

Total water storage capacity is reported to be 30 percent less than the Metropolitan Water District recommendation. Further, the water system's peak delivery capability does not meet County requirements of 1,500 gpm for two hours.

As shown in **Figure III-1**, the majority of land within La Habra Heights is within the Very High Fire Hazard Severity Zone (VHFHSZ). Additional residential development within this zone exacerbates the risk to human life and property.

Geologic Hazards

La Habra Heights is located in the western Puente Hills, which was formed of seabed deposits uplifted and faulted over at least the last several hundred thousand years. The Whittier Fault traverses the entire city from east to west. The consequence of the geologic history is seen in the steep and, in many cases, slide-susceptible slopes. Further, the proximity of the Whittier Fault provides energy sufficient to liquefy susceptible low-lying soils, trigger landslides or significantly damage structures. The surface geology is complicated by its geologic history, and soils susceptible to shrink-swell behavior or erosional sensitivity are common. **Figure III-2** shows the areas of the city that are affected by geologic hazards including earthquake faults, earthquake-induced landslides and liquefaction. Locations of historic landslides within the city are shown in **Figure III-3**. These geologic conditions present difficult constraints to development by limiting developable areas and substantially increasing development cost.

Flood and Debris Flow Hazards

The majority of the city is located within the FEMA Zone D – *Area of Undetermined Flood Hazard*. However, the geologic history and terrain characteristics of La Habra Heights resulted in numerous valleys and other areas where channeled water may pose localized flood hazards. Further, the City has only limited infrastructure designed to efficiently contain floodwater. It is not economically feasible to develop such facilities in the already developed community. As a result, potential flooding and debris flow during intense storm events present a constraint to development.

Emergency Access

Closely related to the issues of wildland fire, geologic and flood hazards is the difficulty of emergency access due to narrow streets and steep slopes. These conditions hinder access by fire apparatus and other emergency vehicles, make rapid evacuation difficult, and pose a serious risk to public safety in the event of an emergency.

Wildlife Habitat

Native plant and animal species are found throughout the Puente Hills Wildlife Corridor as well as other canyon areas in the city, and include grassland, inland coastal sage scrub, mixed chaparral, and riparian woodland (see **Figure III-4** and **Figure III-5**). These plant communities serve as important habitat for amphibians, reptiles, birds, rodents and mammals. Sensitive habitats are found throughout the city. These sensitive habitat areas pose significant constraints on additional development.

5. Infrastructure Availability

Water Supply

Water is provided to properties in the city by the La Habra Heights County Water District. The District relies on groundwater for its primary source, supplemented by imported water.¹⁷

Wastewater Treatment

Wastewater collection and treatment is provided to portions of La Habra Heights by County Sanitation District #18, which also includes all or portions of Artesia, Bellflower, Cerritos, Downey, Industry, La Mirada, Norwalk, Santa Fe Springs and Whittier.¹⁸

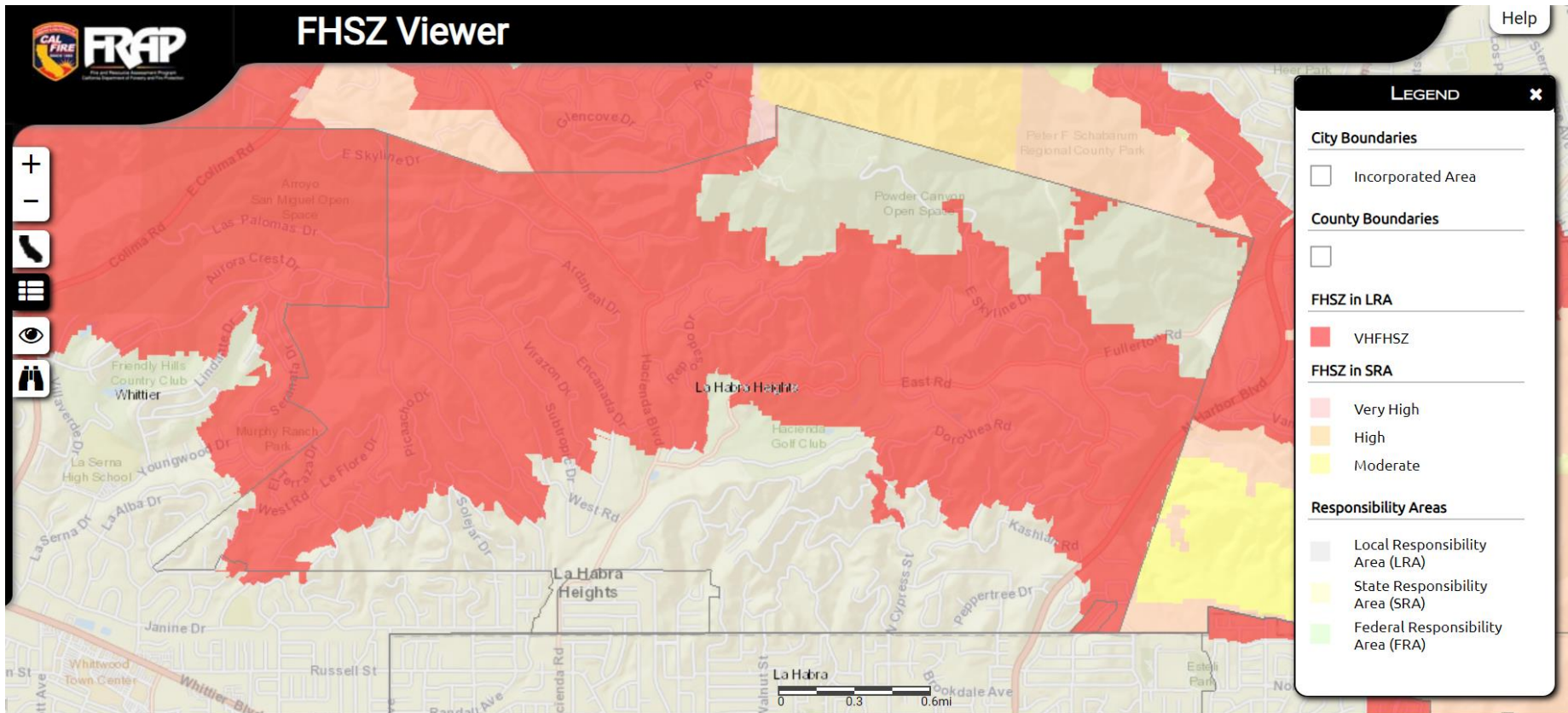
Approximately 112 properties (only 6% of the properties within the City limits) have access to the municipal sewer system.¹⁹ The remaining housing units utilize septic systems. The topography and location of the vast majority of properties in the city make it economically unfeasible to utilize a municipal sewer system. The City estimates that approximately 10 vacant parcels are located in areas where connection to the public sewer system is possible. Private septic systems have the potential to cause water quality problems and therefore pose a significant constraint to further development.

¹⁷ Los Angeles County LAFCO, Gateway Final MSR, 2014, p. 98

¹⁸ Los Angeles County LAFCO, Gateway MSR Appendix A, 2005, p. 248

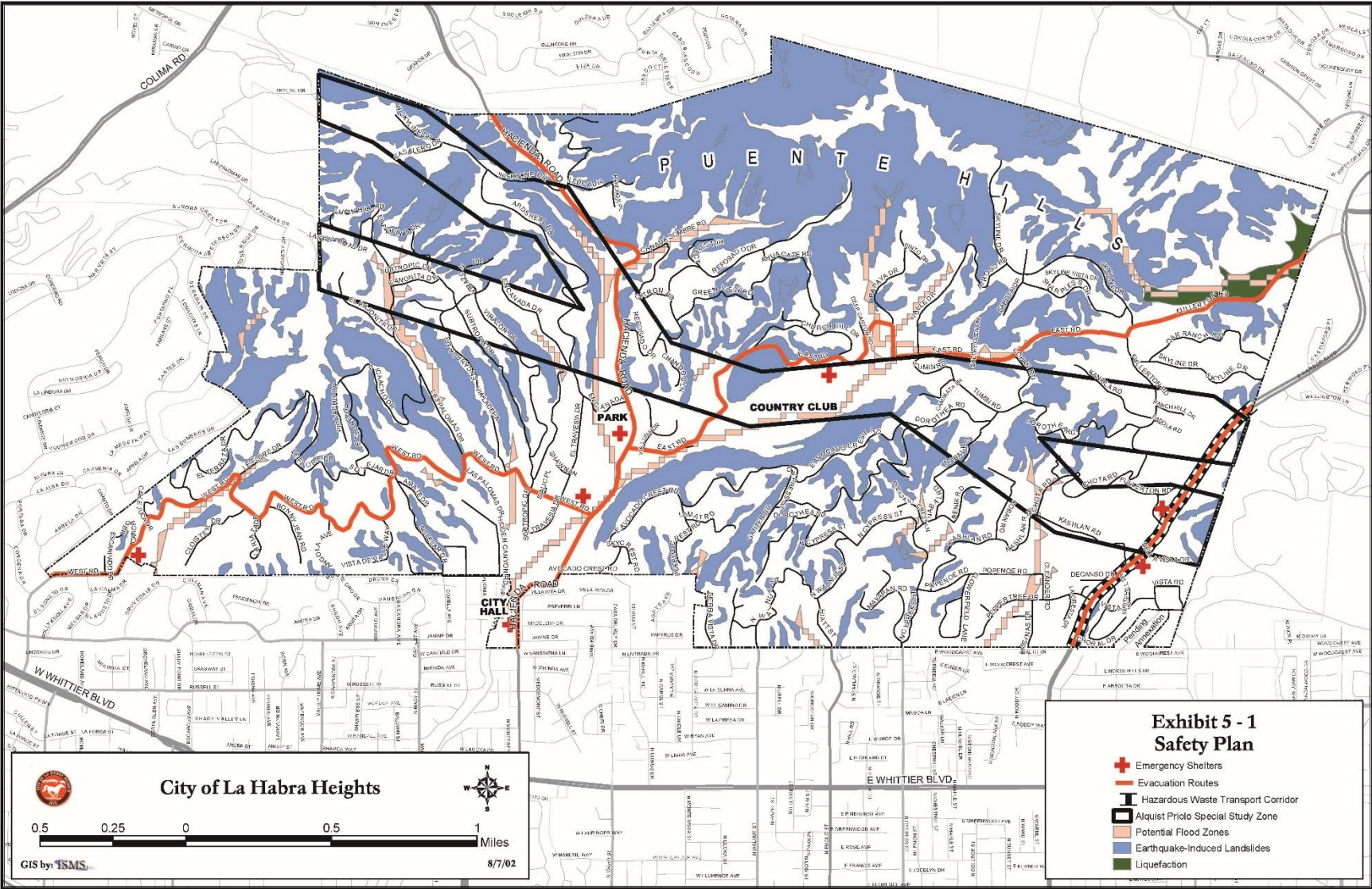
¹⁹ City of La Habra Heights Watershed Management Program, 2014
(https://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/watershed_management/lahabraheights/CityofLHHWMPFinal12_10_14R92017.pdf)

Figure III-1
Fire Hazard Severity Zones in La Habra Heights



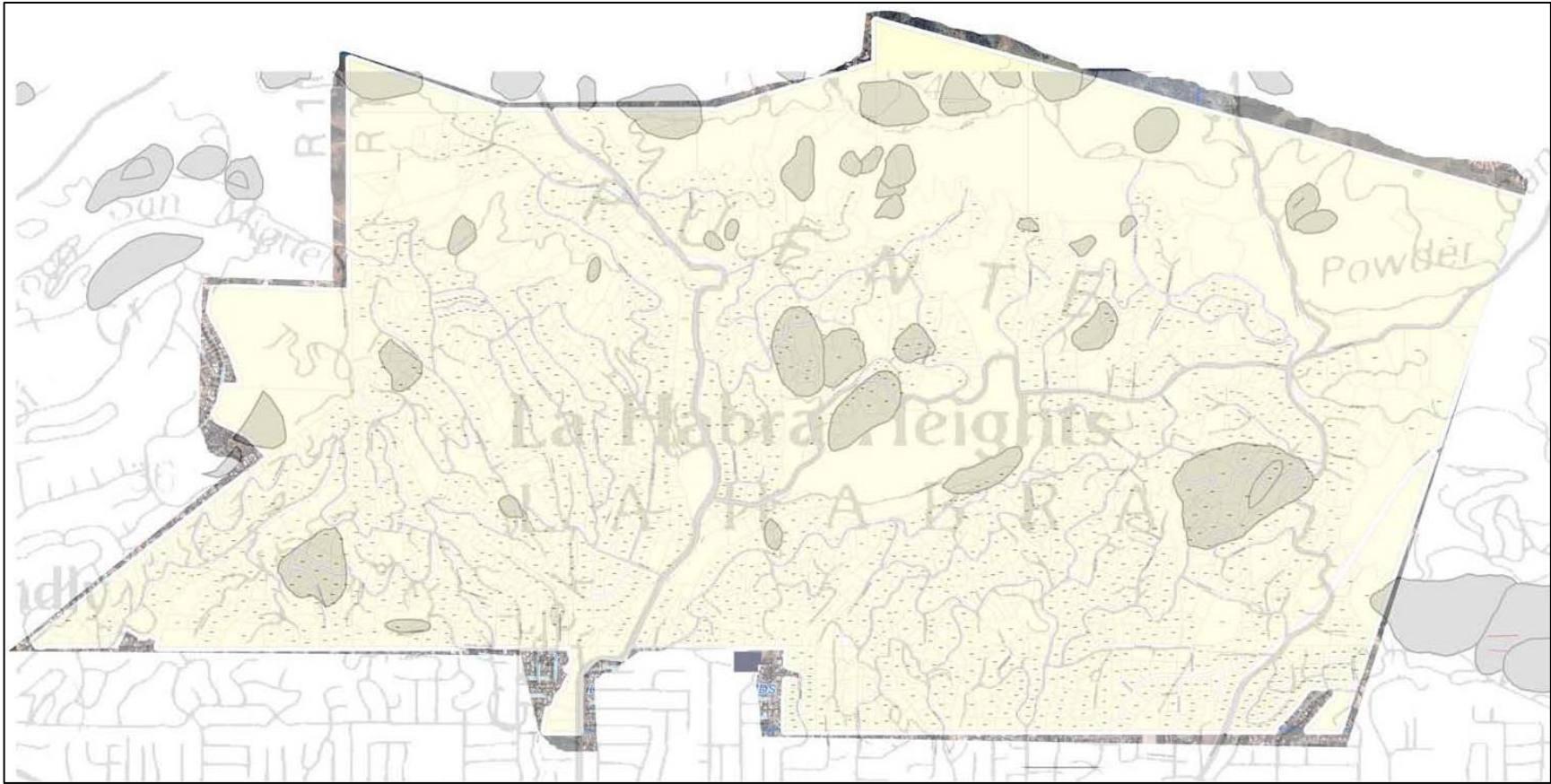
Source: CalFire, 2019 <https://egis.fire.ca.gov/FHSZ/>

Figure III-2
Geologic Hazard Areas in La Habra Heights



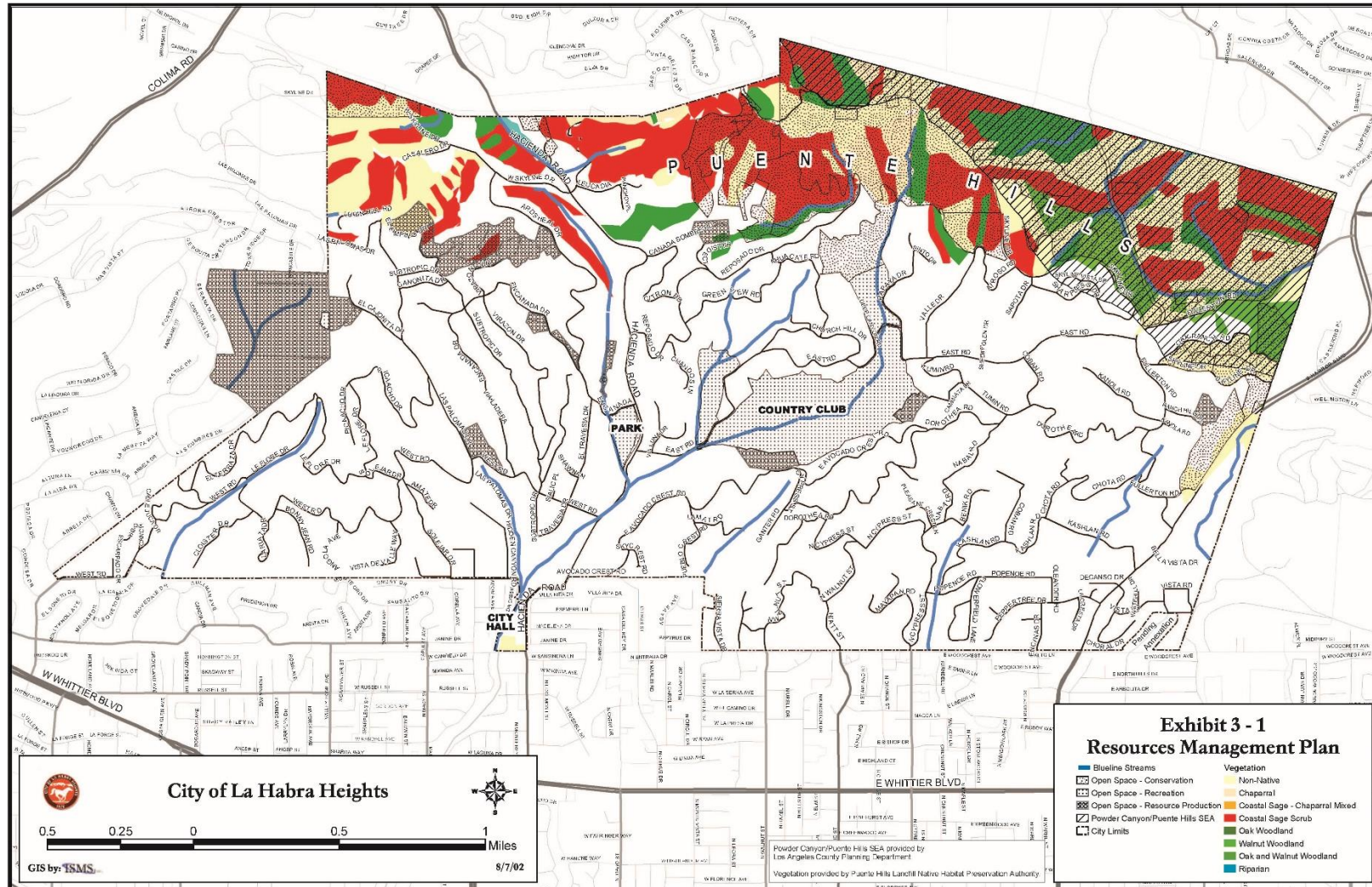
Source: City of La Habra Heights General Plan, 2020

Figure III-3
Landslide Areas in La Habra Heights



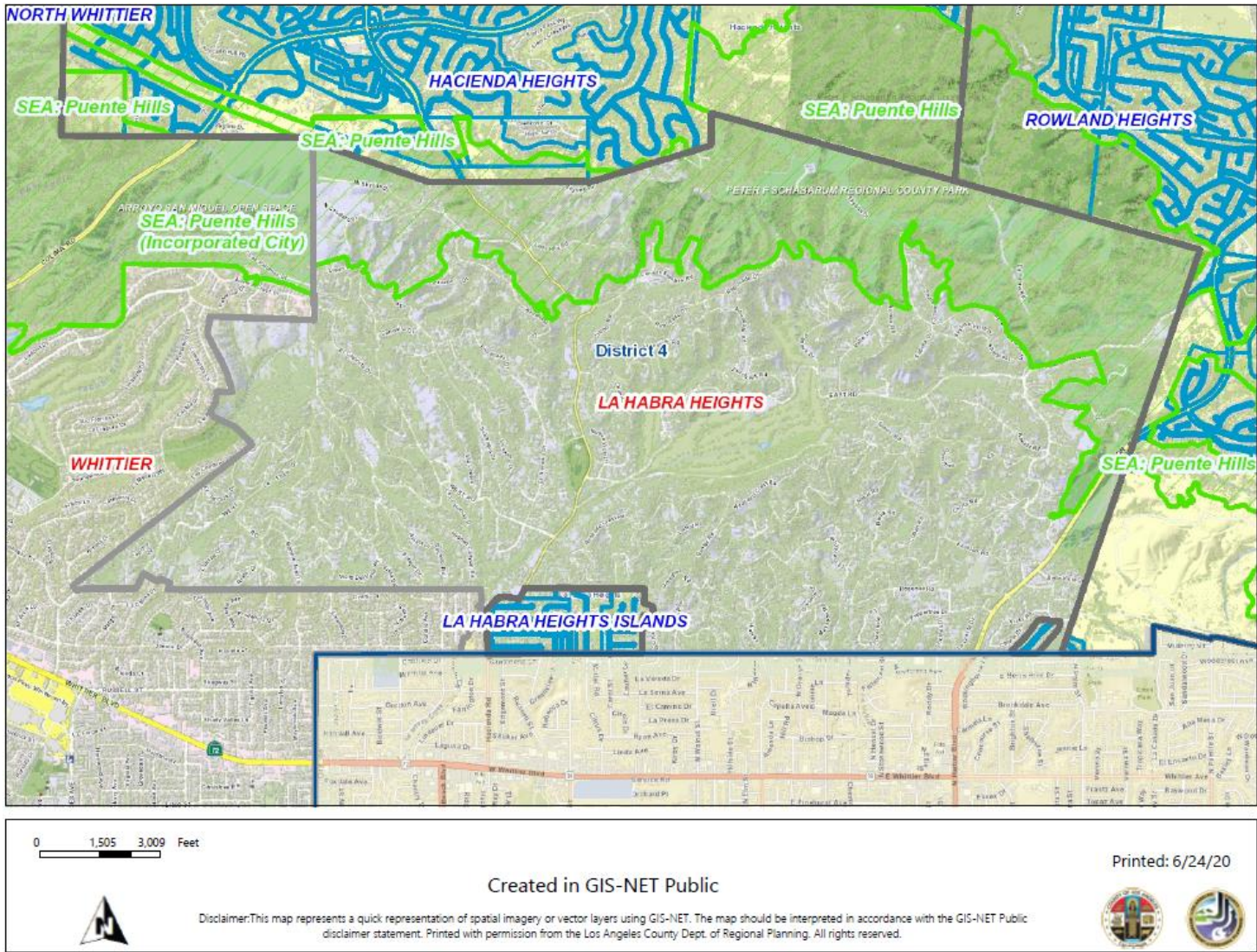
Source: California Department of Conservation, City of La Habra Heights, 2020 <https://www.conservation.ca.gov/cgs/landslides>

Figure III-4
Resource Areas in La Habra Heights



Source: City of La Habra Heights General Plan, 2020

Figure III-5
Sensitive Ecological Areas in La Habra Heights



Source: County of Los Angeles, 2020

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IV. RESOURCES AND OPPORTUNITIES

This chapter provides a description of the land resources and potential development sites to address the City's regional housing needs allocation for the 2013-2021 planning period. Additionally, the chapter discusses opportunities for energy conservation that can lower utility costs and increase housing affordability.

A. Land Resources to Accommodate New Housing Needs

California Housing Element law mandates that each city designate adequate sites with appropriate zoning and development standards and with the required public services and facilities to accommodate a range of housing types and prices. This evaluation of potential housing sites represents planning goals, not a quota or mandate for production of housing within the planning period. The City must demonstrate that it has the capacity, or adequate sites, to accommodate the assigned need for housing at all income levels during the 2013-2021 timeframe.

Regional Housing Needs Assessment

As described in **Section II. H**, above, housing growth needs are determined through the Regional Housing Needs Assessment (RHNA) process. The Southern California Association of Governments (SCAG), in cooperation with local jurisdictions, is responsible for allocating the region's projected new housing need in each city. The RHNA allocations take into account factors such as population growth trends, market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, and type and tenure of housing needs. Through the RHNA process, each jurisdiction's share of new housing need is distributed among the following income categories based on Area Median Income (AMI):

Extremely-Low Income: 30% or less of AMI

Very-Low Income: 31 to 50% of AMI

Low Income: 51 to 80% of AMI

Moderate Income: 81 to 120% of AMI

Above-Moderate Income: Greater than 120% of AMI

The RHNA for the 2013-2021 planning period identifies the City of La Habra Heights' share of the region's housing needs as 114 new housing units, distributed among income categories as shown previously in **Table II-20**.

Unaccommodated Need from the Prior Planning Period

Government Code §65584.09 requires that any portion of the regional housing need that was not accommodated in the prior planning period must be added to the housing need for the current period. The City's assigned RHNA share in the 4th planning cycle (2006-2013) was 79 units, of which 21 units were very-low-income, 13 units were low-income, 14 units were moderate income and 31 units were above-moderate income. During the 4th planning

cycle there were approximately 200 vacant residential lots in La Habra Heights, which fully accommodated the above-moderate income housing need. However, since adequate sites for lower- and moderate-income units were not demonstrated, those units must be added to the 5th cycle RHNA as shown in **Table IV-1**.

Table IV-1
2013-2021 Regional Housing Needs –
La Habra Heights

	Very Low*	Low	Moderate	Above Moderate	Total
5 th cycle RHNA	32	19	21	47	119
4 th cycle carryover	21	13	14	-	48
Totals	53	32	35	47	167

*Per state law, half of the very-low units are assumed to be in the extremely-low category
Source: SCAG

Potential Housing Sites to Accommodate the RHNA

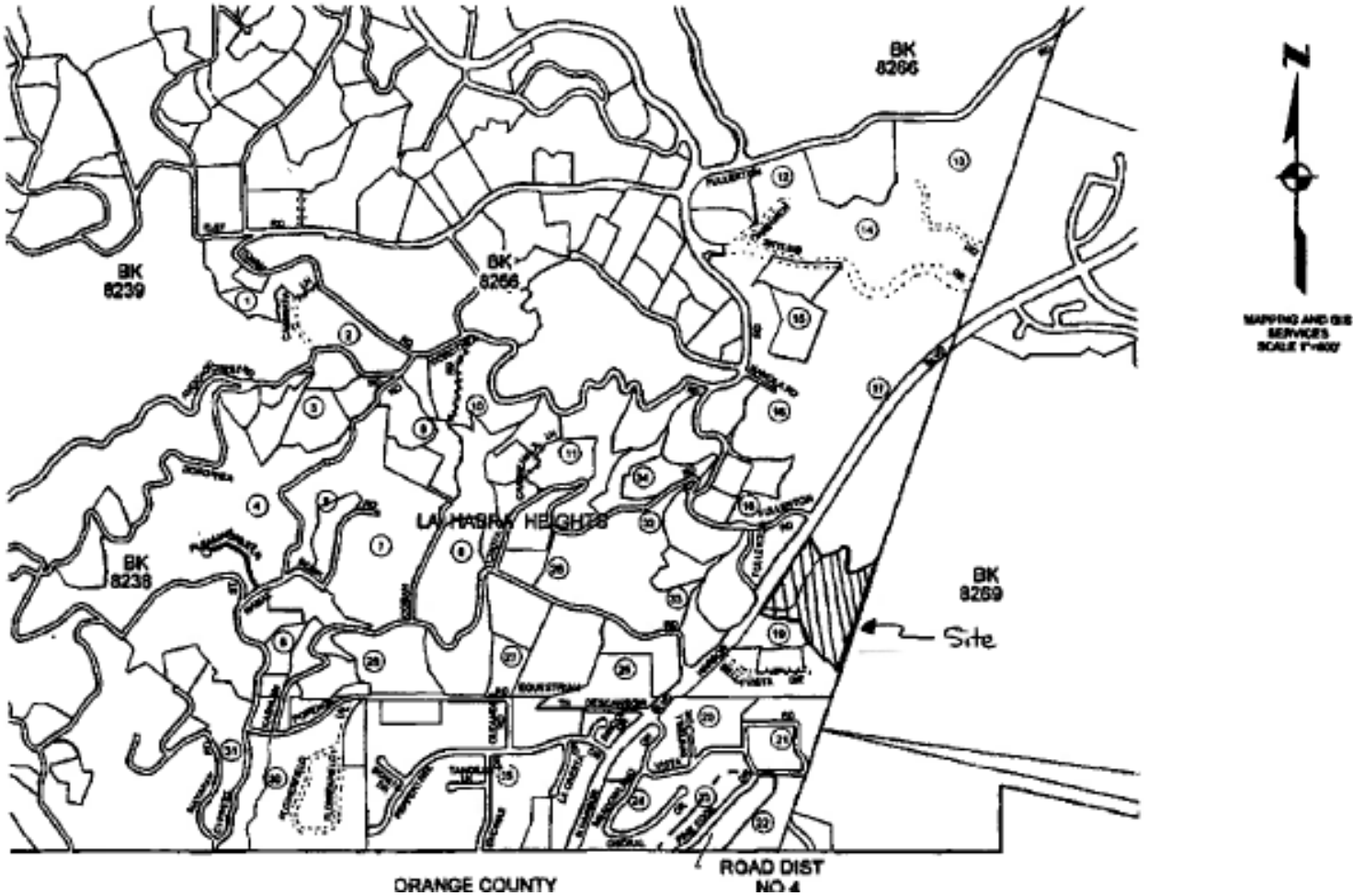
State law requires the Housing Element to include an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. Described below are potential sites that could accommodate the City's housing needs as identified in the RHNA.

Lower- and Moderate-Income Sites

Due to the significant physical development constraints described in Chapter III, there is very limited potential for high-density housing in La Habra Heights. One relatively large site in the eastern portion of the city along the east side of Harbor Boulevard, a 4-lane arterial, could accommodate multi-family development (**Figure IV-1**). This site is comprised of 8 coterminous parcels with a total area of approximately 12.6 acres (**Table IV-2**) and has access to public transit. The property currently has a General Plan and zoning designation of "Residential Agricultural-Specific Plan Overlay" (RA-SPO), which allows single-family residential development and agricultural uses. The SPO overlay requires preparation of a specific plan as part of any development proposal. General Plan and zoning amendments would be required to allow multi-family development on this property. Program H-2 in the Housing Plan (Chapter V) includes a commitment to process such amendments to allow multi-family development by-right on this property at a minimum density of 20 units/acre pursuant to State law.

Based on the City's preliminary review of site constraints (e.g., slopes, sensitive environmental areas) it is estimated that approximately half of the site (6.3 acres) could be developed for multi-family use. At a minimum density of 20 units/acre, approximately 126 units could be accommodated. As part of the specific plan process more detailed studies and site planning would be needed to refine the development potential for the site.

Figure IV-1
Potential Multi-family Sites



**Table IV-2
Potential Multi-Family Housing Sites**

Assessors Parcel No.	Parcel Size (acres)	General Plan	Zoning	Existing Conditions
8267-018-904	0.063	RA-SPO	RA-SPO	Vacant
8267-018-906	1.530	RA-SPO	RA-SPO	Vacant
8267-018-907	0.279	RA-SPO	RA-SPO	Vacant
8267-018-908	0.002	RA-SPO	RA-SPO	Vacant
8267-018-910	0.713	RA-SPO	RA-SPO	Vacant
8267-019-900	9.418	RA-SPO	RA-SPO	Vacant
8267-019-901	0.277	RA-SPO	RA-SPO	Vacant
8267-019-902	0.272	RA-SPO	RA-SPO	Vacant
Total	12.554			

The only other opportunity for lower- and moderate-income housing in La Habra Heights is through construction of accessory dwelling units (ADUs). As discussed in the Constraints chapter, ADUs are currently prohibited due to public safety and environmental constraints including access, fire and flood hazards, lack of wastewater service, geotechnical problems, and environmentally sensitive habitat. The Housing Plan (Chapter V) includes Program H-3 to amend City zoning regulations consistent with current State ADU law. It is likely that many ADUs would be occupied by family members or household employees with no rent charged, and therefore would qualify as lower-income units. ADUs rented at market rates would likely be affordable to moderate-income households.

Above-Moderate Income Sites

There are an estimated 200 vacant single-family lots in the city, which provide adequate capacity to accommodate the City's need for above-moderate income housing during the planning period.

A discussion of public facilities and infrastructure needed to serve future development is contained in **Section III. B**. As noted in that section, most of the properties in the city do not have access to public sewer service; therefore, new developments will be required to demonstrate that the site is suitable for a new or expanded private septic system.

B. Opportunities for Energy Conservation

In relation to new residential development and especially affordable housing, construction of energy-efficient buildings can add to the original production costs of ownership and rental housing. Over time, however, housing with energy conservation features will have reduced occupancy costs as the consumption of fuel and electricity is decreased. This means the monthly housing costs may be less than what they otherwise would have been if no energy conservation measures were incorporated in the new residential buildings. Reduced energy consumption is recognized as one way of achieving more affordable housing costs.

The City recognizes that there are several ways to achieve energy conservation in new and existing housing. All modifications to existing residential structures must meet current Title 24 Energy Conservation Standards.

With no economic development function or Housing Department, it is not financially feasible at this time for La Habra Heights to provide other incentives to encourage green building techniques and materials in new and resale homes, or energy conserving retrofits. However, it is the City's intent to actively encourage such techniques and to direct interested parties to applicable information sources.

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V. HOUSING PLAN

A. Goals and Policies

This section of the Housing Element presents goals and policies to address La Habra Heights' identified housing needs, along with housing programs that set forth specific actions the City intends to undertake to support these goals and policies.

GOAL 1. MAINTAIN AND ENHANCE THE QUALITY OF EXISTING HOMES AND RESIDENTIAL NEIGHBORHOODS IN LA HABRA HEIGHTS

- Policy 1.1 Continue to enforce City ordinances to ensure proper maintenance of residential neighborhoods.
- Policy 1.2 Support programs to assist property owners in making needed repairs to residential properties.
- Policy 1.3 Continue to support participation of eligible residents in rental assistance programs.

GOAL 2. ENCOURAGE AND FACILITATE THE PROVISION OF HOUSING FOR ALL ECONOMIC SEGMENTS OF THE COMMUNITY COMMENSURATE WITH THE GOALS SET FORTH IN THE REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

- Policy 2.1 In collaboration with other public agencies and private organizations, continue to facilitate the development of housing for all economic segments of the community, to the extent feasible in consideration of financial, legal, and environmental constraints.

GOAL 3. REDUCE CONSTRAINTS TO THE PRODUCTION, MAINTENANCE AND IMPROVEMENT OF HOUSING

- Policy 3.1 Expedite the project review process for residential construction projects consistent with public safety objectives.
- Policy 3.2 Minimize regulatory constraints to housing development for households at all income levels and persons with disabilities or special needs, and offer incentives, where feasible, to reduce development costs and facilitate production of affordable housing.

GOAL 4. EQUAL HOUSING OPPORTUNITY

- Policy 4.1 Promote equal housing opportunity for all residents.
- Policy 4.2 Support enforcement of fair housing laws in the building, financing, selling or renting of housing on the basis of race, religion, family status, gender, national origin, or disability.

GOAL 5. ENCOURAGE ENERGY CONSERVATION

Policy 5.1 Promote energy conservation and sustainability in housing design, construction and occupancy.

B. Housing Programs

The following programs describe specific actions the City will carry out during this Housing Element planning period to address the community's housing needs and the requirements of State law.

MAINTENANCE AND PRESERVATION OF EXISTING HOUSING AND NEIGHBORHOODS**Program H-1 Maintenance and Conservation of Existing Housing**

The City will continue to encourage property maintenance and rehabilitation through code enforcement and neighborhood improvement efforts. The City will include a link on the website and provide handouts indicating resources and programs available to encourage housing stock maintenance and rehabilitation. The City will also explore the feasibility of establishing a Handyworker Program to provide assistance to lower-income residents if resources are available.

Responsibility:	Community Development Department
Timing:	Throughout the planning period
Funding:	General Fund
Objective:	Conserve and maintain existing housing

PROVISION OF HOUSING FOR ALL ECONOMIC SEGMENTS OF THE COMMUNITY**Program H-2 Adequate Sites to Accommodate Regional Housing Needs**

The City's share of regional housing needs for the 2013-2021 planning period is 119 units, including 51 lower-income units. In addition, 34 lower-income units of unaccommodated need is carried over from the 4th planning period, for a total lower-income need of 85 units.

To ensure that adequate sites are available to facilitate the provision of lower-income housing, General Plan and zoning amendments will be processed to allow multi-family residential development on properties identified in Table IV-2 consistent with Government Code Sec. 65583.2(h) and (i), and establish density bonus standards consistent with State law. The need for moderate-income housing will be accommodated through potential accessory dwelling units (see Program H-3). Adequate capacity currently exists on vacant parcels to accommodate the City's identified need for above-moderate-income housing.

Responsibility:	Community Development Department
Timing:	General Plan and zoning amendments in 2020
Funding:	General Fund; grant funds
Objective:	General Plan and zoning amendments to designate sites for at least 85 lower-income units and establish density bonus standards consistent with State law

Program H-3 Accessory Dwelling Units

Accessory dwelling units (ADUs) can provide affordable housing opportunities for the elderly, household employees, persons with disabilities and extremely-low-income persons, as well as a supplemental source of income for homeowners. The City will facilitate ADU construction by amending the Municipal Code consistent with State law, and by providing information to interested homeowners at City Hall and on the City website. The City will grant ADU fee waivers or reductions in exchange for affordability commitments, and monitor ADU production as part of the City's Annual Progress Report.

Responsibility:	Community Development Department
Timing:	Municipal Code amendment in 2020; Annual monitoring
Funding:	General Fund; grant funds
Objective:	Facilitate ADU development

REDUCE CONSTRAINTS TO THE PRODUCTION, MAINTENANCE AND IMPROVEMENT OF HOUSING

Program H-4 Housing for Persons with Disabilities and Other Special Needs

To facilitate housing opportunities for persons with disabilities, including developmental disabilities, and other special needs, a Municipal Code amendment will be processed to allow emergency shelters, transitional and supportive housing, employee housing, SRO units, and small residential care facilities consistent with State law. The amendment will also establish procedures for reviewing and approving requests for reasonable accommodation and a definition of *family* in conformance with fair housing law.

Responsibility:	Community Development Department
Timing:	Municipal Code amendments in 2020
Funding:	General Fund; grant funds
Objective:	Ensure that City regulations encourage and facilitate the provision of housing for persons with special needs in conformance with State law

EQUAL HOUSING OPPORTUNITY

Program H-5 Equal Housing Opportunities

The City will support anti-discrimination policies in the sale, rental, or financing of housing based on race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability. Information and referrals regarding fair housing laws and rights will be posted on the City's website and in City Hall and other public buildings.

Responsibility:	Community Development Department
Timing:	Throughout the planning period
Funding:	General Fund

Objective: Encourage fair housing practices in the city

ENCOURAGE ENERGY CONSERVATION

Program H-6 Energy Efficiency

The City's will continue to encourage green building techniques and promote participation in utility energy conservation programs by posting information on the City's website and in City Hall.

Responsibility: Community Development Department
 Timing: Throughout the planning period
 Funding: General Fund
 Objective: Encourage energy efficiency in residential developments

C. Quantified Objectives

The City's quantified objectives for the construction, rehabilitation, and conservation/preservation of housing for the 2013-2021 planning period are shown in **Table V-1**.

Table V-1
Quantified Objectives 2013-2021

	<i>Very Low (Extremely Low)</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>
Construction	53 (27)	32	35	47
Rehabilitation	0	0	0	20
Conservation/Preservation*	0	0	0	0

*There are no deed-restricted affordable units in the city

APPENDIX A

PUBLIC PARTICIPATION

This update to the La Habra Heights Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed programs, and to provide recommendations for consideration by decision-makers. Public notices of all Housing Element meetings were published in advance of each meeting, and the draft Housing Element was made available for review at City Hall and posted on the City's website.

As part of the public review process, the following public meetings were held to review the draft Housing Element.

October 23, 2019	Public workshop
June 23, 2020	Planning Commission hearing
July 28, 2020	Planning Commission hearing
_____	Public workshop
_____	City Council hearing

Table A-1 provides a list of persons and organizations that were notified of all public meetings on the Housing Element while Table A-2 summarizes comments received and how those comments have been addressed.



Please join us at the upcoming community workshop event!

Workshop date:

Wednesday, October 23, 2019
6:30 p.m.

The event will be held at:

La Habra Heights City Hall
1245 N. Hacienda Road,
La Habra Heights, CA 90631

Included in this workshop will be:

- Purpose and intent of the Housing Element
- Why and how often the Housing Element is updated
- The contents of the Housing Element
- The process for adoption
- Benefits of Housing Element certification

If you have any questions or would like additional information, please contact Rafferty Wooldridge at (562) 694-6302 or visit the Community Development Department located in La Habra Heights City Hall.

**Table A-1
Public Notice List**

The Related Companies
18201 Von Karman Ave, #900
Irvine, CA 92612

LINC Housing Corporation
555 E. Ocean Avenue, Suite 900
Long Beach, CA 90802

Jamboree Housing Corporation
17701 Cowan Ave. Suite 200
Irvine, CA 92614

Affirmed Housing Group
13520 Evening Creek Dr. North, #160
San Diego, CA 92128

The Olson Company
3010 Old Ranch Pkwy, #100
Seal Beach, CA 90740

So. Calif. Housing Development Corp.
9065 Haven Avenue, Suite 100
Rancho Cucamonga, CA 91730

Los Angeles County Development
Authority
700 West Main Street
Alhambra, CA 91801

County of Los Angeles
Department of Regional Planning
320 W Temple St.
Los Angeles, CA 90012

City of La Habra
Community Development Dept.
110 E. La Habra Boulevard
La Habra, CA 90631

Table A-2
Summary of Public Comments

Comment	Response
What density is considered necessary for affordable housing?	Under state law, all of the lower-income categories (extremely-low, very-low and low) are treated the same with respect to the density considered suitable to facilitate housing development. In small jurisdictions such as La Habra Heights, a density of 20 units/acre is deemed appropriate for lower-income housing.
La Habra Heights is a small, low-density nearly built-out community with significant development constraints such as steep slopes, geological problems, limited sewer service, narrow roads and high fire hazards. Why are we required to have high-density housing?	Each city is required by state law to provide for a range of household types and income levels through planning and zoning. La Habra Heights' share of lower-income housing was determined through the RHNA process based on population and housing demographics for the SCAG region.