



## CITY OF LA HABRA HEIGHTS

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March 15, 2022

California Department of Housing & Community Development  
Land Use and Planning Unit  
2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833

Re: City of La Habra Heights Draft Housing Element (6<sup>th</sup> cycle)

Enclosed for your review is the City of La Habra Heights draft Housing Element for the 6<sup>th</sup> planning cycle (2021-2029). The draft Element addresses the City's housing needs while also recognizing its challenging circumstances regarding potential housing development.

If you have questions, please contact Rafferty Woodridge, Assistant City Manager at [rwooldridge@lhcity.org](mailto:rwooldridge@lhcity.org) (562-694-6302), or the City's consultant John Douglas at [John@JHDPlanning.net](mailto:John@JHDPlanning.net) (714-803-2860).

Respectfully,

A handwritten signature in blue ink, appearing to read "Fabiola Huerta", with a large, sweeping flourish at the end.

Fabiola Huerta  
City Manager

# 2021-2029 Housing Element

## CITY OF LA HABRA HEIGHTS



**Draft**

**March 2022**

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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 "6<sup>th</sup> planning cycle" which extends from 2021 to 2029. 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 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. As part of any General Plan amendment, the City will evaluate the relationship between the various elements and will ensure that internal consistency is maintained upon any General Plan amendments. For example, the identification of potential sites for housing development contained in the Housing Element will be compared with land use designations in the Land Use Element and if necessary, the Land Use Element will be amended to ensure consistency between these two elements.

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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 future housing 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

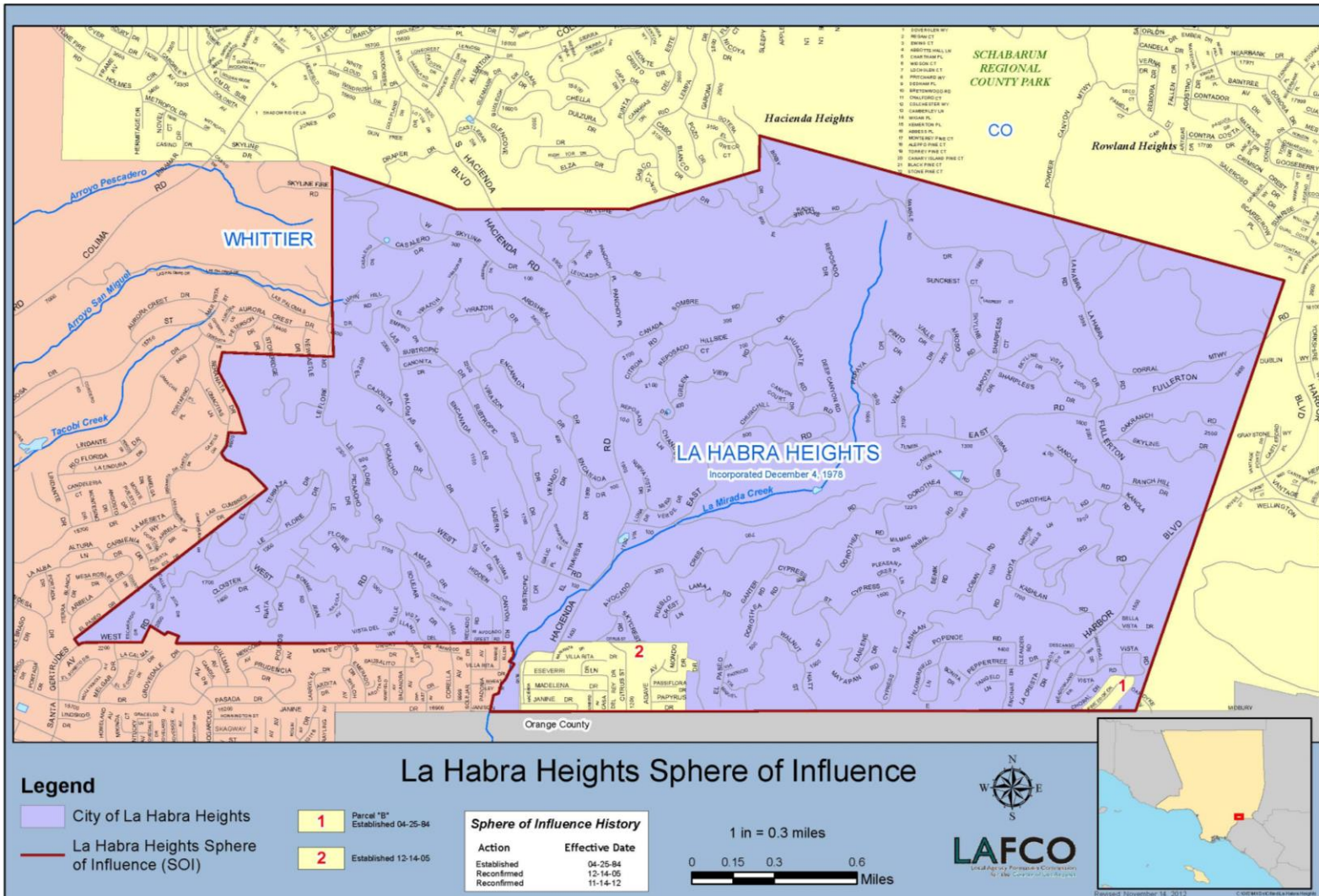
From 2000 to 2021, La Habra Heights' population declined by approximately 4.6% as compared to an increase of 5.5% for Los Angeles County as a whole. This reflects declining average household size and the fact that La Habra Heights has only a small amount of vacant land suitable for development.

**Table II-1**  
**Population Trends 2000-2021 –**  
**La Habra Heights vs. Los Angeles County**

| Jurisdiction       | 2000      | 2010      | 2021       | Change<br>2000-2021 |
|--------------------|-----------|-----------|------------|---------------------|
| La Habra Heights   | 5,712     | 5,325     | 5,451      | -4.6%               |
| Los Angeles County | 9,519,330 | 9,818,605 | 10,044,458 | 5.5%                |

Source: California Dept. of Finance, 2021

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%       |
| <b>Total</b>                      | <b>5,425</b>     | <b>100%</b> | <b>10,105,722</b>  | <b>100%</b> |

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%          |
| <b>Total households</b>                | <b>1,836</b>     | <b>100%</b> | <b>3,295,198</b> | <b>100%</b> |
| <b>Average household size</b>          | <b>2.94</b>      |             | <b>3.01</b>      |             |

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%        |
| <b>Subtotal: All lower-income households</b> | <b>345</b> |              | <b>75</b>  |              |
| <b>Subtotal: Households overpaying</b>       | <b>194</b> | <b>56.2%</b> | <b>20</b>  | <b>26.7%</b> |
| 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 2000-2021. It appears that DOF records are incorrect because a net loss of 50 housing units

is reported during the 2000-2021 period. Although some homes have been demolished, they are typically replaced as part of major remodeling projects.

**Table II-13**  
**Housing by Type, 2000-2021 –**  
**La Habra Heights vs. Los Angeles County**

| Structure Type            | 2000             |             | 2021             |             | Change         |              |
|---------------------------|------------------|-------------|------------------|-------------|----------------|--------------|
|                           | Units            | %           | Units            | %           | Units          | %            |
| <b>La Habra Heights</b>   |                  |             |                  |             |                |              |
| Single-family             | 1,943            | 99.6%       | 1,904            | 100%        | -39            | -2.0%        |
| Multi-family              | 8                | 0.4%        | 0                | 0.0%        | -8             | -100%        |
| Mobile homes              | 0                | 0.0%        | 0                | 0.0%        | 0              | 0.0%         |
| <b>Total units</b>        | <b>1,951</b>     | <b>100%</b> | <b>1,904</b>     | <b>100%</b> | <b>-47</b>     | <b>-2.4%</b> |
| <b>Los Angeles County</b> |                  |             |                  |             |                |              |
| Single-family             | 1,835,024        | 56.1%       | 1,971,020        | 54.5%       | 135,996        | 7.4%         |
| Multi-family              | 1,379,277        | 42.2%       | 1,585,448        | 43.9%       | 206,171        | 14.9%        |
| Mobile homes              | 56,605           | 1.7%        | 58,341           | 1.6%        | 1,736          | 3.1%         |
| <b>Total units</b>        | <b>3,270,906</b> | <b>100%</b> | <b>3,614,809</b> | <b>100%</b> | <b>343,903</b> | <b>10.5%</b> |

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. It should be noted that according to the California Department of Finance there have been approximately 126 units built in La Habra Heights since 2010, in contrast to these Census estimates.

**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. City Code Enforcement staff estimates that approximately 5% of housing units in the city, or about 95 units, may be in need of some repair or rehabilitation. As described in Chapter V, Program H-1 (Maintenance and Conservation of Existing Housing) the City will provide information to residents to assist them in obtaining assistance with home repairs.

### 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 County)<sup>1</sup> by income category as of 2021. Based on State-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$886, while the maximum affordable rent for very-low-income households is \$1,478. The maximum affordable rent for low-income households is \$2,365, while the maximum for moderate-income households is \$2,400.

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.

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<sup>1</sup> Affordable rent and purchase prices are based on county median income.

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

| Income Category        | Income Limits | Affordable Rent | Affordable Price (est.) |
|------------------------|---------------|-----------------|-------------------------|
| Extremely Low (<30%)   | \$35,450      | \$886           | *                       |
| Very Low (31-50%)      | \$59,100      | \$1,478         | *                       |
| Low (51-80%)           | \$94,600      | \$2,365         | *                       |
| Moderate (81-120%)     | \$96,000      | \$2,400         | \$375,000               |
| Above moderate (120%+) | >\$96,000     | >\$2,400        | Over \$375,000          |

Assumptions:

-Based on a family of 4 and 2021 State income limits

-30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance

-10% down payment, 3.75% interest, 1.25% taxes & insurance, \$300 HOA dues

\* For-sale affordable housing is typically provided at the moderate-income level

Source: Cal. HCD; JHD Planning LLC

### For-Sale Housing

Recent sale prices for homes in La Habra Heights ranged from \$450,000 to \$2.68 million based on a recent internet search.<sup>2</sup> Based on the estimated affordable purchase prices shown in **Table II-15**, homes currently for sale are only affordable to above-moderate-income residents.

### Rental Housing

Recent Census data<sup>3</sup> reported a median rent of \$1,645 in La Habra Heights. 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 median rent and affordable rent at the very-low-income level is about \$170 per month, while the gap at the extremely-low-income level is about \$760 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.

<sup>2</sup> [Zillow.com](https://www.zillow.com), 12/2021

<sup>3</sup> U.S. Census 2015-2019 ACS, Table DP-04

## 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.

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

| Disability by Age                       | Persons      | Percent |
|---|--------------|---------|
| <b>Under Age 18 - total persons</b>     | <b>972</b>   |         |
| 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            | -       |
| <b>Age 18 to 64 - total persons</b>     | <b>2,956</b> |         |
| 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%    |
| <b>Age 65 and over* - total persons</b> | <b>1,490</b> |         |
| 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

### 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;
- 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.

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.<sup>4</sup> According to data compiled by the California Department of Developmental Services, as of December 2018 approximately 445 persons with developmental disabilities were identified in zip code 90631, which includes both La Habra Heights and La Habra. Separate statistics for only the City of La Habra Heights were not available.

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.

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4 [https://www.dds.ca.gov/FactsStats/Caseload\\_Main.cfm](https://www.dds.ca.gov/FactsStats/Caseload_Main.cfm)

## 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%        |
| <b>Total Households</b> | <b>1,726</b> | <b>100%</b> | <b>110</b> | <b>100%</b> |

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

## 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%        |
| <b>Total Households</b> | <b>1,726</b> | <b>100%</b> | <b>110</b> | <b>100%</b> |

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%         |
| <b>Total Households</b>                             | <b>1,726</b> | <b>100%</b> | <b>125</b> | <b>100%</b> |

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 estimates<sup>5</sup>, 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. Although there are no major agricultural operations within La Habra Heights, it seems likely that the Census estimates may include homeowners with small orchards who may hire workers to assist in managing their crops. Accessory dwelling units and guest houses can provide affordable housing options for agricultural workers who wish to live in La Habra Heights (see Chapter V, Program H-3).

#### 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 point-in-time homeless count conducted by the Los Angeles Homeless Services Authority (LAHSA) in 2020 indicated that on any given day there were approximately 46,090 unsheltered 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

<sup>5</sup> 2013-2017 ACS, Table DP-03

Habra Heights is located within the San Gabriel Valley Service Planning Area (SPA 3), which had a 2020 homeless point-in-time estimate of 3,027 unsheltered people.<sup>6</sup> LAHSA estimated that there were no homeless persons in La Habra Heights at the time of the 2020 point-in-time homeless count.<sup>7</sup> La Habra Heights is not an appealing location for people experiencing homelessness. There are no retail stores, commercial areas, sidewalks or places to congregate. Public transit and shopping areas are more than 1/2 mile away and require walking steep roads. While there is little urban crime, those seeking shelter outside can encounter poison oak, rattlesnakes, coyotes, bobcats and the occasional mountain lion.

While homelessness has not been identified as a significant issue in La Habra Heights, Program H-4 in Chapter V describes the actions the City will take to address the broader issue of homelessness in the region. 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.

## **H. Future Housing Needs**

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 2021 to 2029 period, also referred to as the “6<sup>th</sup> cycle” in reference to the six RHNA cycles that have occurred since the comprehensive revision of State Housing Element law in 1980. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The 2021-2029 RHNA Plan was adopted by the Southern California Association of Governments (SCAG) in March 2021. The need for housing is determined by the forecasted growth in households in a community as well as existing needs such as overpayment and overcrowding. The housing need for new households is adjusted to maintain a desirable 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. 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. Additional detail regarding SCAG's methodology used to prepare the RHNA can be reviewed on SCAG's website at <https://scag.ca.gov/rhna>.

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<sup>6</sup> <https://www.lahsa.org/data?id=42-2020-homeless-count-by-service-planning-area>

<sup>7</sup> <https://www.lahsa.org/data?id=45-2020-homeless-count-by-community-city>

La Habra Heights' assigned share of regional housing need during the 2021-2029 planning period is 172 units. This need is distributed by income category as shown in **Table II-20**.

**Table II-20**  
**2021-2029 Regional Housing Needs –**  
**La Habra Heights**

| Very Low* | Low | Moderate | Above Moderate | Total |
|-----------|-----|----------|----------------|-------|
| 78        | 35  | 31       | 28             | 172   |

\*Per State law, half of the very-low units (39) are assumed to be in the extremely-low-income category  
Source: SCAG 2021

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.

## I. Fair Housing Assessment

Under State law, “affirmatively furthering fair housing” means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

There are three parts to this requirement:

1. Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019).
2. Conduct an Assessment of Fair Housing that includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.
3. Prepare the Housing Element Land Inventory and Identification of Sites through the Lens of Affirmatively Furthering Fair Housing.

In compliance with AB 686, the City has completed the following outreach and analysis.

### Outreach

As discussed in Appendix A, the City held a series of public meetings during the Housing Element update in an effort to include all segments of the community. Each meeting was publicized on the City's website and meeting notices were also sent to persons and organizations with expertise in affordable housing and supportive services. Interested parties had the opportunity to interact with City staff throughout the Housing Element update process and provide direct feedback regarding fair housing issues.

The City also created a dedicated web page for the Housing Element update (<https://lhhcity.org/288/Housing-Element>) and provided opportunities for interested persons to participate in public meetings remotely, which made it possible for those with disabilities limiting their travel to participate in the Housing Element update process regardless of their ability to physically attend the meetings.

### **Assessment of Fair Housing**

The following analysis examines geographic data regarding racial segregation, poverty, persons with disabilities, and areas of opportunity as identified by the TCAC/HCD Opportunity Areas map.

Racial segregation and Poverty. As seen in **Figure II-2**, the percentage of non-white population in the city is similar to many adjacent areas to the south and is somewhat lower than most areas to the north, east and west. This map does not indicate any patterns of substantial racial/ethnic concentration in the city. This map also shows that there are no racially or ethnically concentrated areas of poverty (R/ECAPs) designated in La Habra Heights. R/ECAPs are defined by HUD as areas in which 50 percent or more of the population identifies as non-White and 40 percent or more of individuals are living below the poverty line. As seen in **Figure II-3**, there are no areas of the city where the poverty rate is higher than 10 percent.

Persons with disabilities. The incidence of disabilities in La Habra Heights is similar to the surrounding areas. As shown in **Figure II-4**, the percentage of residents reporting a disability ranges from less than 10% in the western portion of the city and between 10% and 20% in the eastern portion.

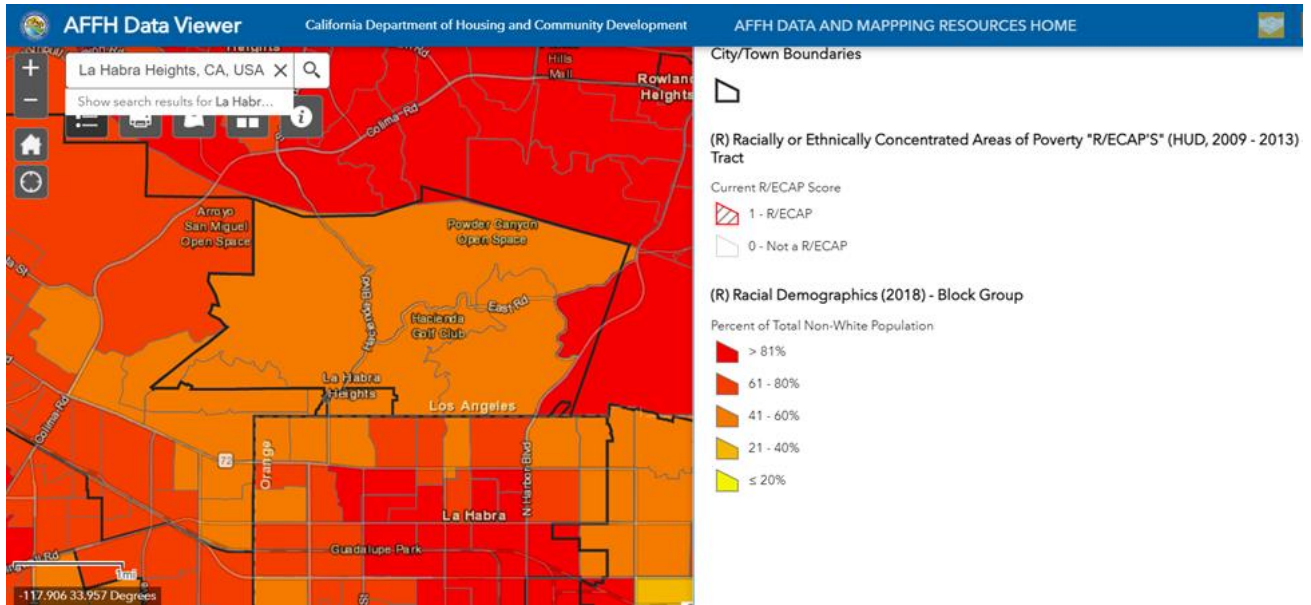
Access to opportunity. According to the 2020 California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (**Figure II-5**), La Habra Heights is within the "High Resource" and "Highest Resource" designations. These designations are determined by index scores for a variety of educational, environmental, and economic indicators, such as employment and proximity to jobs, access to effective educational opportunities for children and adults, concentration of poverty, and levels of environmental pollutants, among others.

### **Conclusion**

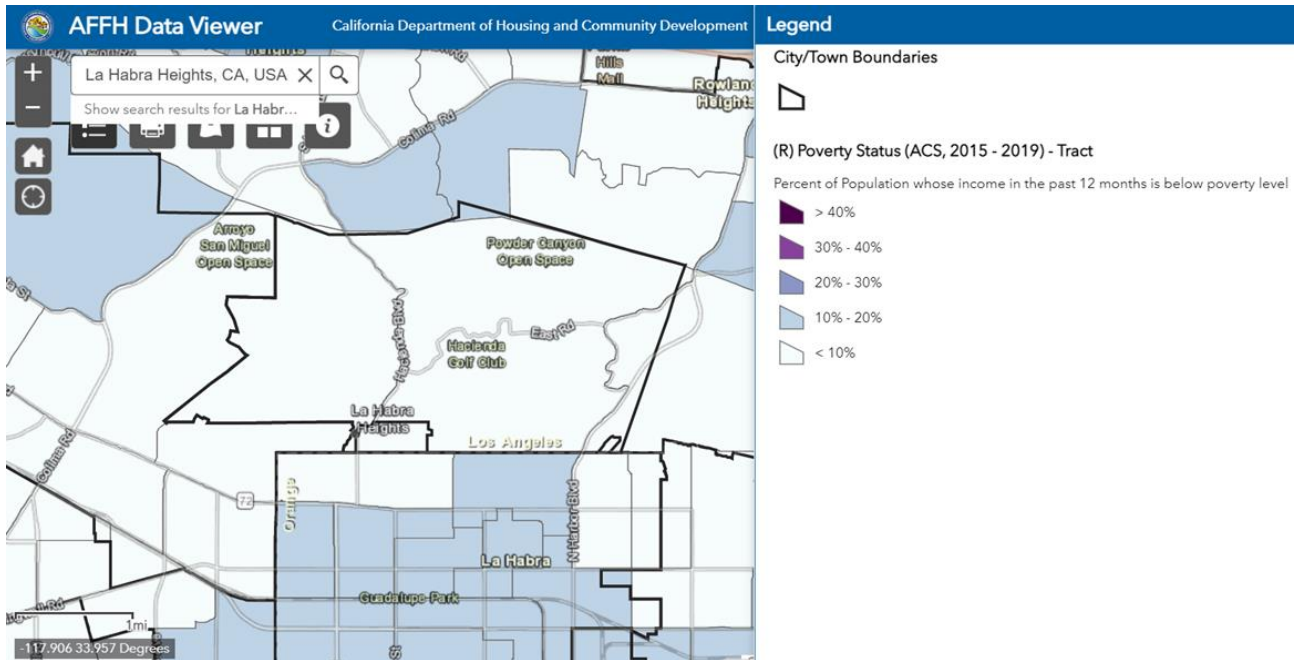
This analysis shows that La Habra Heights does not appear to indicate patterns of racial segregation or poverty, and is characterized by TCAC as having high opportunity.

The Housing Plan includes several programs to encourage and facilitate affordable housing development, as well as the provision of accessory dwelling units, which can expand affordable housing opportunities for lower-income persons such as caregivers, household employees, and others working in service occupations. Program H-6 describes specific actions the City will take to affirmatively further fair housing and address any issues of housing discrimination that may arise.

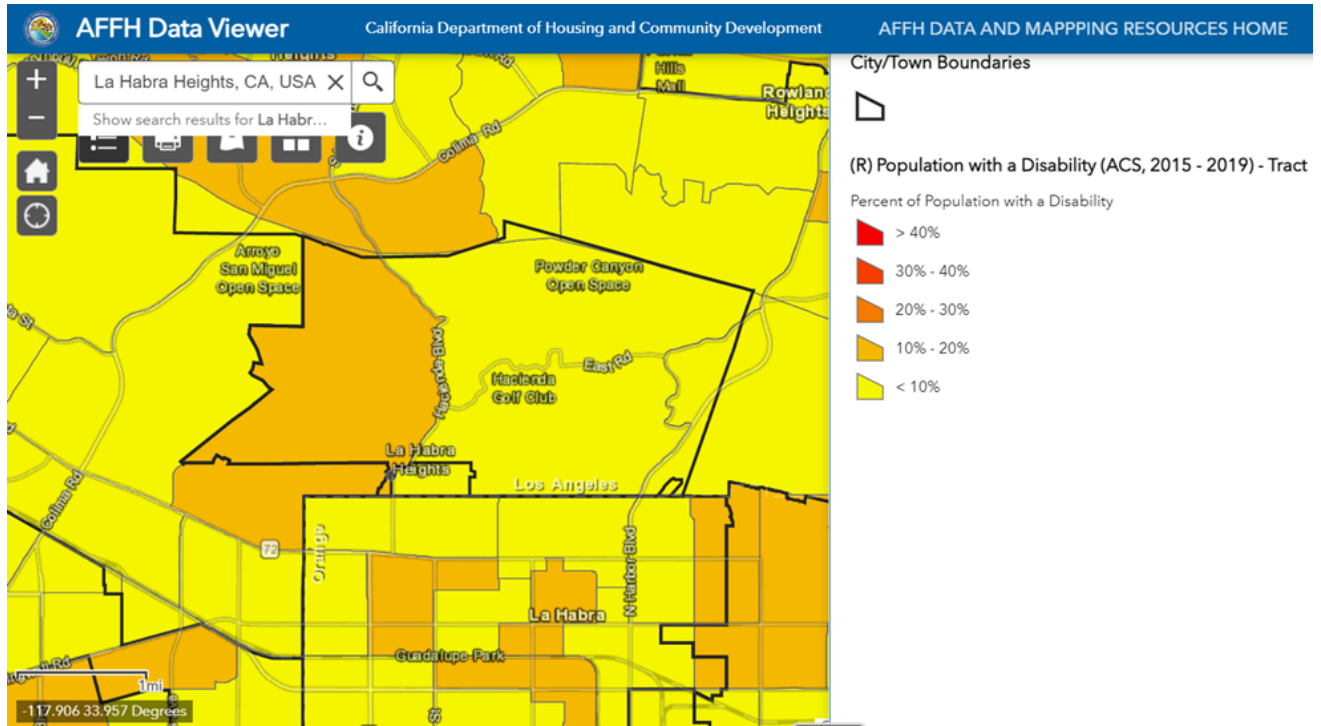
**Figure II-2**  
**Racially or Ethnically Concentrated Areas of Poverty - La Habra Heights**



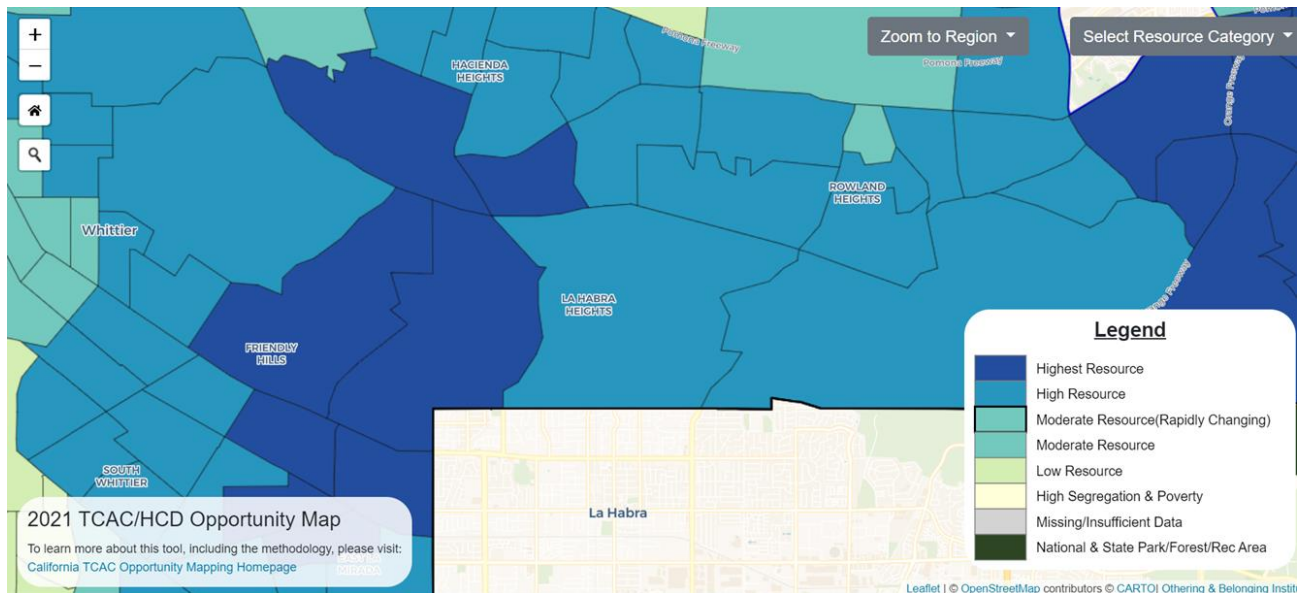
**Figure II-3**  
**Poverty Status - La Habra Heights**



**Figure II-4**  
**Population with a Disability - La Habra Heights**



**Figure II-5**  
**TCAC/HCD Opportunity Map - La Habra Heights**



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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 limited ability to mitigate some of these constraints, such as the cost of labor and materials, general real estate market 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 Los Angeles County General Plan and zoning established a minimum lot size of one acre, which is reflected 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, 2021.

\* 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<br>Transitional housing |
| I-O             | Single-family residential              | Group care including assisted living<br>Transitional housing |

Source: City of La Habra Heights, 2021

**Table III-3  
Residential Development Standards**

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

Source: City of La Habra Heights, 2021.

Notes:

- Density expressed in dwelling units per net acre.
- Minimum lot area determined by the Slope Density Formula (LHHMC §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<br>- For units with more than 4 bedrooms, one additional space per additional bedroom<br>- 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 law<sup>8</sup> 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. Commercial agricultural activities are conditionally permitted in the RA, SPO and IO zones. As noted in Chapter V, Program H-4 an amendment to the Development Code will be processed to allow employee housing in zones where agriculture is permitted pursuant to State law.

#### Emergency Shelters and Low Barrier Navigation Centers

*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.

State law requires jurisdictions to evaluate their need for emergency 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 where year-round emergency shelters are permitted by-right. City regulations do not currently allow

<sup>8</sup> Health & Safety Code §§17021.5 and 17021.6

emergency shelters in any zone. Chapter V, Program H-4 includes a commitment to process a Development Code amendment to allow emergency shelters subject to the provisions of Government Code Sec. 65583(a)(4)

Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

- (i) The maximum number of beds or persons permitted to be served nightly by the facility
- (ii) Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone
- (iii) The size and location of exterior and interior onsite waiting and client intake areas
- (iv) The provision of onsite management
- (v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart
- (vi) The length of stay
- (vii) Lighting
- (viii) Security during hours that the emergency shelter is in operation

As noted in Chapter V, Program H-4, the *Institutions* and the *Institutional Overlay* zones have been identified as most suitable for emergency shelters. These areas encompass approximately six acres and provide the best access to public transit and other services needed by homeless individuals and families.

In 2019 the State Legislature adopted AB 101 establishing requirements related to local regulation of low barrier navigation centers, which are defined as "Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier means best practices to reduce barriers to entry, and may include, but is not limited to:

- (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- (2) Accommodation of residents' pets
- (3) The storage of possessions
- (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms"

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. Program H-4 in the Housing Plan includes a commitment to process an amendment to the Development Code in compliance with this requirement.

### **Transitional/Supportive Housing**

State law<sup>9</sup> 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. In addition, SB 2162 of 2018 requires that supportive housing be permitted by-right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses, if the development meets specified criteria for affordability, long-term deed restrictions, nonresidential floor use providing supportive services and other design requirements as specified in Government Code Sec. 65650. 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 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 law<sup>10</sup> 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 law<sup>11</sup> 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 as the primary home. Subject to limited exceptions, State law<sup>12</sup> 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

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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

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.

In 2020 the City adopted an ADU ordinance consistent with current State law. Chapter V, Program H-3 includes a commitment to continue to monitor State law and update City ADU regulations as necessary to ensure conformance with State law.

### **SB 9 Urban Lot Splits and Two-Unit Projects**

The California Legislature recently passed and Governor Newsom signed Senate Bill 9 ("SB 9"), which requires the City to both: (1) allow any single-family lot to be split, roughly into halves, with resulting lots as small as 1,200 sf and (2) allow up to two single-family dwellings to be developed on each single-family residential lot. SB 9 requires the City to approve eligible lot splits and two-unit projects ministerially (i.e., without discretionary review or hearing). Property owners can also utilize both SB 9 provisions. Thus, an SB 9 lot split followed by an SB 9 two-unit project on each of the two new lots would result in four total dwellings on what was formerly a single-family residential lot – all with only ministerial approval.

On December 6, 2021 the City Council adopted an ordinance adding Chapters 7.22 and 9.14 to the City's Development Code and Subdivision Code, respectively, to implement the requirements of SB 9.

### **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 Act<sup>13</sup> 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 persons with disabilities 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.

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

### **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 law<sup>14</sup> 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.

### **Density Bonus**

Under *Government Code* §§65915-65918, a density increase 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. 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.

### **Short-Term Rentals**

Short-term rentals (30 consecutive calendar days or less) are prohibited in the city (LHHMC Chapter 7.15).

### **Other Land Use Regulations**

The City has no other land use regulations, such as inclusionary requirements, that would affect the cost and supply of housing.

### **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

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<sup>14</sup> *Health & Safety Code* §1569.85

Department of Housing and Community Development and file an expressed finding that the change is needed.

The City has adopted the most recent (2019) 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 Law<sup>15</sup> and the Subdivision Map Act<sup>16</sup> 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.

In La Habra Heights the Covid-19 pandemic affected City operations as it did in many California cities. The City took swift proactive measures to deal with the pandemic, and although City Hall was closed to the public on March 16, 2020, the City implemented effective measures to minimize impacts on the planning and building permit process. Correspondence and interaction with applicants were done by phone and e-mail, and building plan review and approval continued electronically.

For several years prior to Covid-19 the City has been using digital versions of plans with applications, so staff was already familiar with this format and delays were minimal.

The City also provided care packages to seniors as described in a May 11, 2020 staff report:

“The City has prepared care packages for high-risk seniors and other residents, limiting their exposure to the coronavirus. The care packages include shelf stable food, toilet paper, paper towels, facial tissue, and personal hygiene products to help seniors and residents with high risk factors reduce their trips to the store to obtain essential living products.”

#### **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 and are subject to CEQA review. Permit review procedures are established in Municipal Code Chapter 7.19 - Zoning Administration and Chapter 8.2 - Land Use and Development

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<sup>15</sup> Government Code §65000 et seq.

<sup>16</sup> Government Code §66410 et seq.

Applications. **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, 2021

### 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 amendments, specific plans and development agreements are considered legislative actions that are subject to review and approval by the City Council. Development projects in La Habra Heights typically do not require a legislative action. The General Plan and zoning amendments described in the programs listed in the Housing Plan (Chapter V) will be completed at the City's expense and therefore will not add to the cost of development.

## **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.

### **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 charged by the City and other public agencies 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 2021.

No impact fees are charged by the City. Impact fees are charged by other agencies, such as Fullerton Joint Union High School District, the La Habra Heights County Water District and the Los Angeles County Sanitation District for those lots having access to sewer lines. The

City has no control over fees charged by other agencies. Development fees are posted on the City website at: <https://lhhcity.org/166/Planning>.

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

| Fee Category                          | Fee or Deposit Amount <sup>a</sup> |
|---------------------------------------|------------------------------------|
| <b>Planning and Permit Fees</b>       |                                    |
| Site Plan Review                      | \$252.85                           |
| Standards Modification                | Actual cost                        |
| Conditional Use Permit                | Actual cost                        |
| Landscape Review                      | \$1,109.08 - 2,022.78              |
| Landscape Inspection                  | \$871.96                           |
| Tentative Parcel Map                  | Actual cost                        |
| Tentative Tract Map                   | Actual cost                        |
| Variance                              | Actual cost                        |
| General Plan administration fee       | 10% of building fees               |
| <b>CEQA Compliance</b>                |                                    |
| Categorical Exemption                 | \$103.44                           |
| Initial Study                         | Actual cost                        |
| Negative Declaration                  | Actual cost                        |
| Environmental Impact Report           | Actual cost                        |
| <b>Development Impact Fees</b>        |                                    |
| School fees (Fullerton JUHS District) | \$4.08 per sq. ft.                 |
| Water Connection                      | \$27,183 - \$43,495                |
| Sewer Connection                      | \$4,590                            |

Source: City of La Habra Heights, 2021

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. In locations with difficult building sites such as La Habra Heights, construction cost can often exceed \$500/square foot.

### **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, although rates have been increasing in 2022.

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.<sup>17</sup>

### **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.<sup>18</sup>

Approximately 112 properties (only 6% of the properties within the City limits) have access to the municipal sewer system.<sup>19</sup> 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

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<sup>17</sup> Los Angeles County LAFCO, *Gateway Final MSR*, 2014, p. 98

<sup>18</sup> Los Angeles County LAFCO, *Gateway MSR Appendix A*, 2005, p. 248

<sup>19</sup> City of La Habra Heights Watershed Management Program, 2014

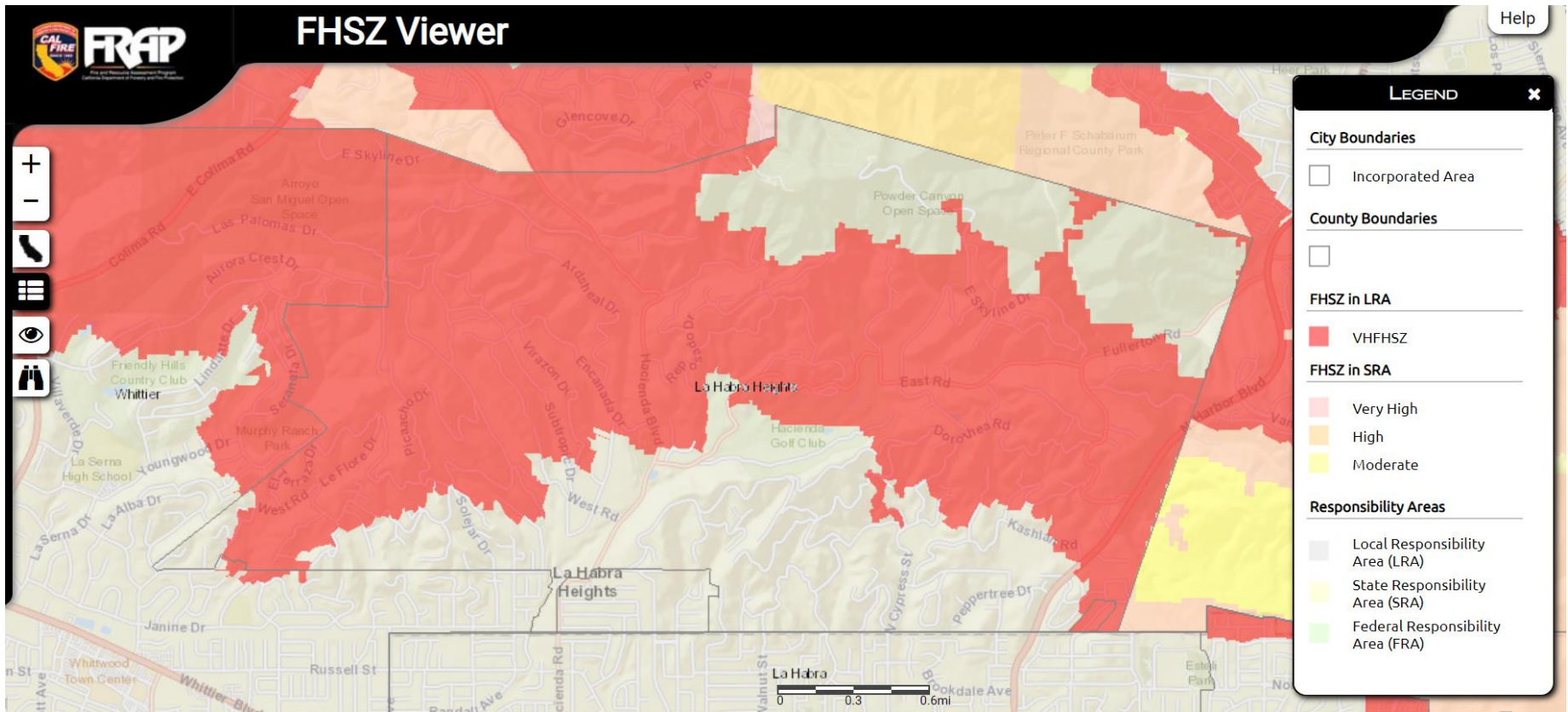
([https://www.waterboards.ca.gov/losangeles/water\\_issues/programs/stormwater/municipal/watershed\\_management/lahabraheights/CityofLHHWMPFinal12\\_10\\_14R92017.pdf](https://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/watershed_management/lahabraheights/CityofLHHWMPFinal12_10_14R92017.pdf))

possible. Private septic systems have the potential to cause water quality problems and therefore pose a significant constraint to further development.

### **Dry Utilities**

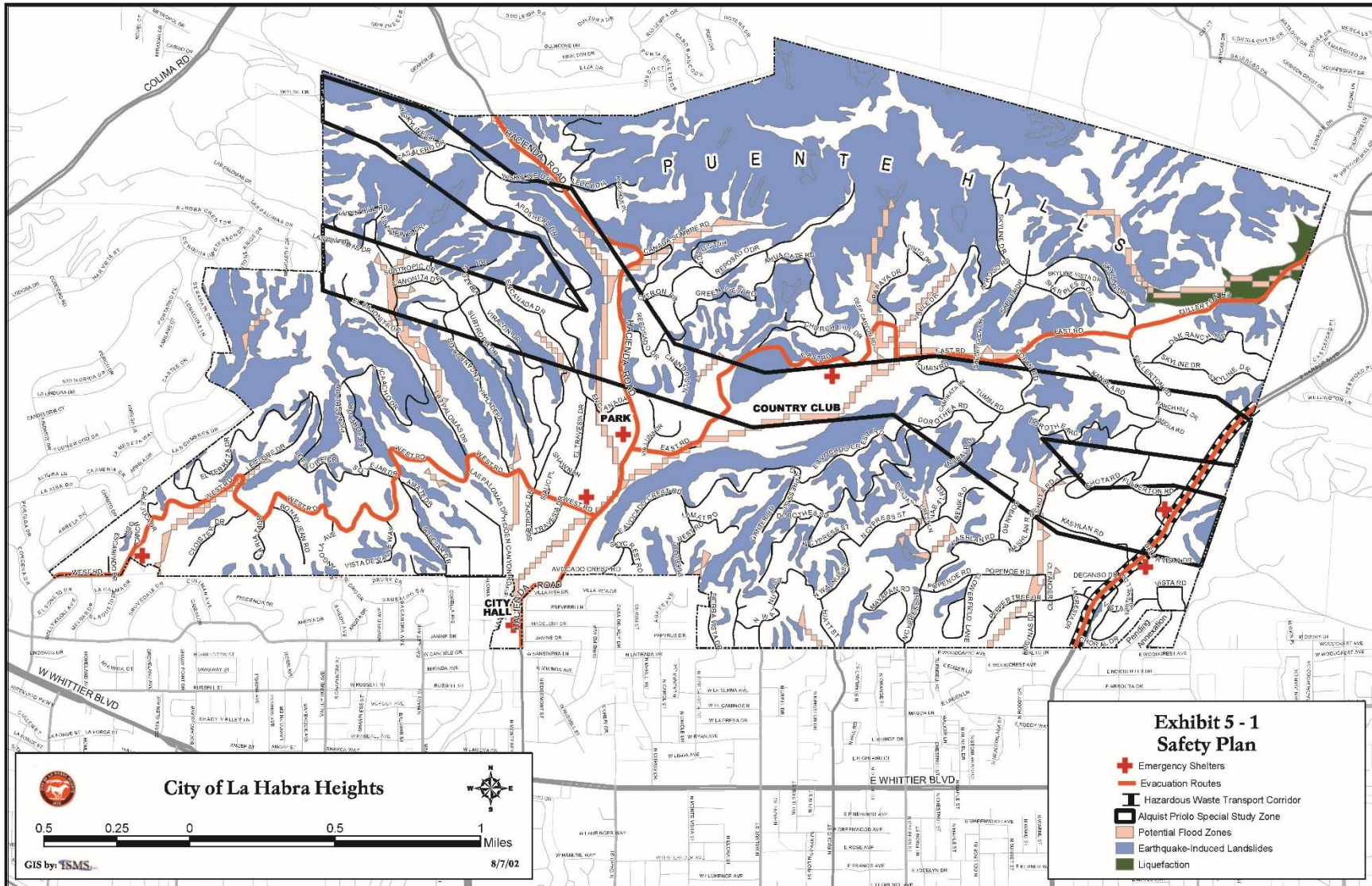
Dry utilities such as electrical, telephone and cable are provided by private companies. These utilities are currently available and are not expected to preclude development commensurate with the RHNA allocation during the planning period.

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



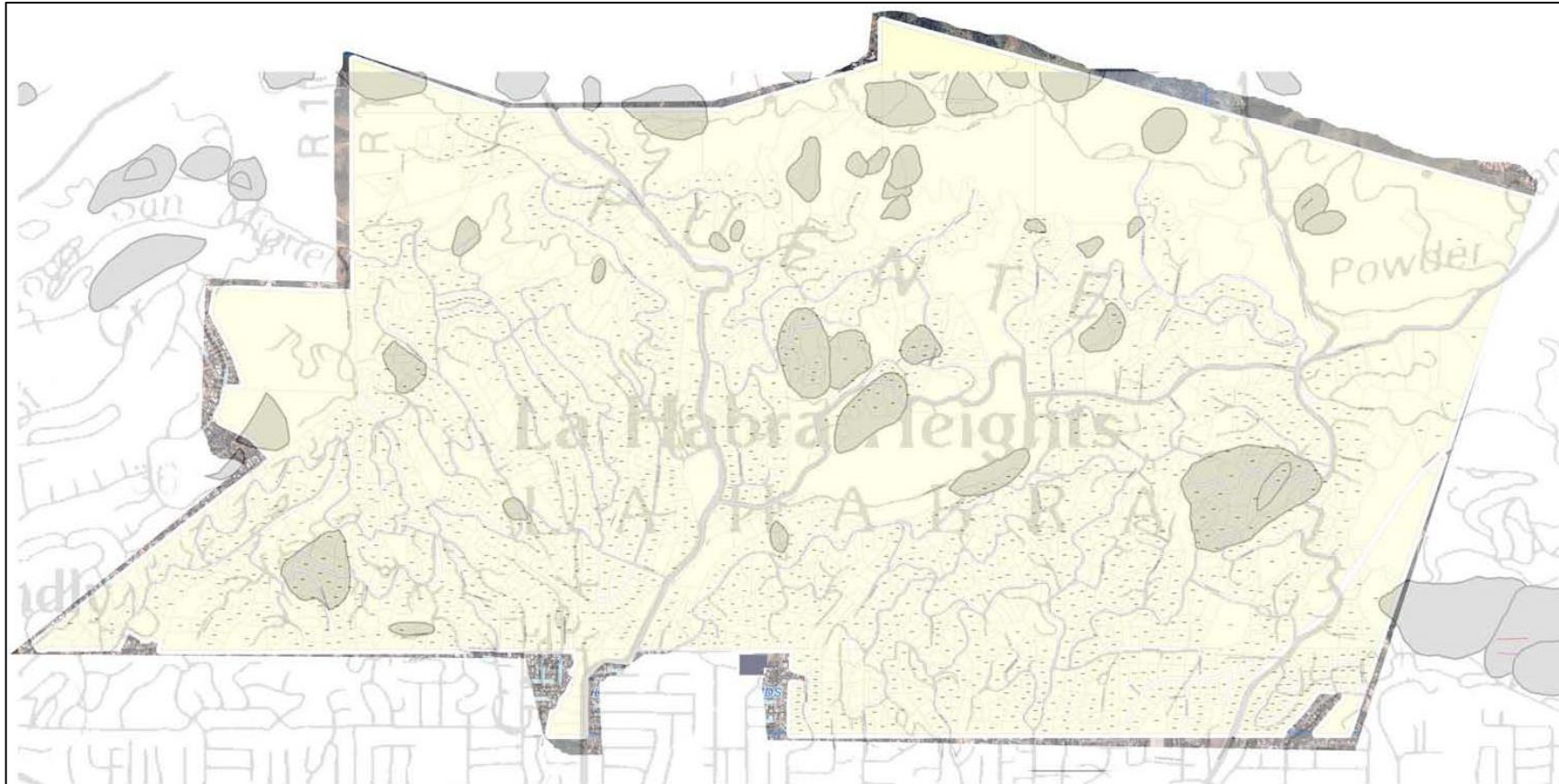
Source: CalFire <https://egis.fire.ca.gov/FHSZ/>

**Figure III-2  
Geologic Hazard Areas in La Habra Heights**



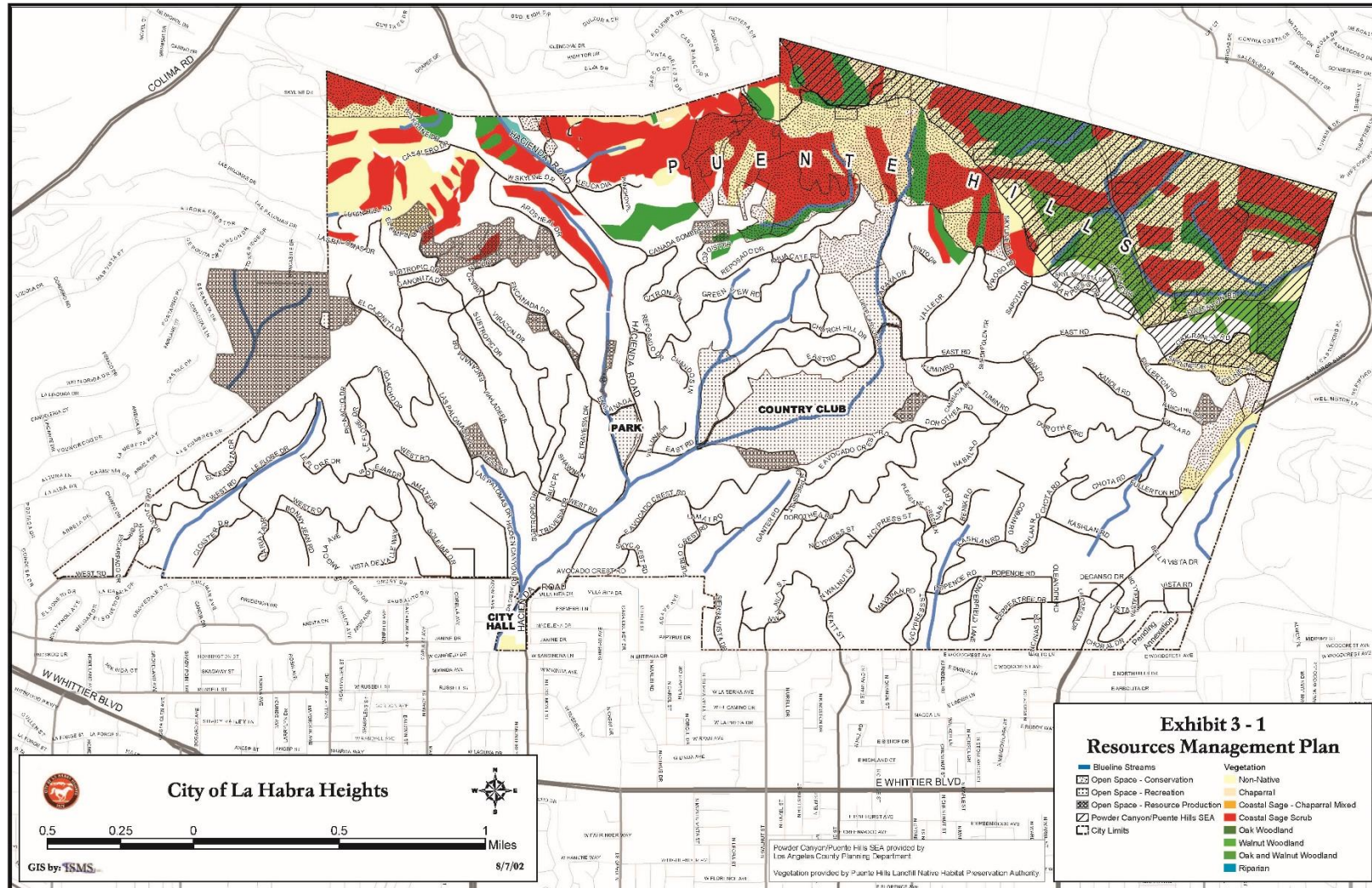
Source: City of La Habra Heights General Plan, 2021

**Figure III-3  
Landslide Areas in La Habra Heights**



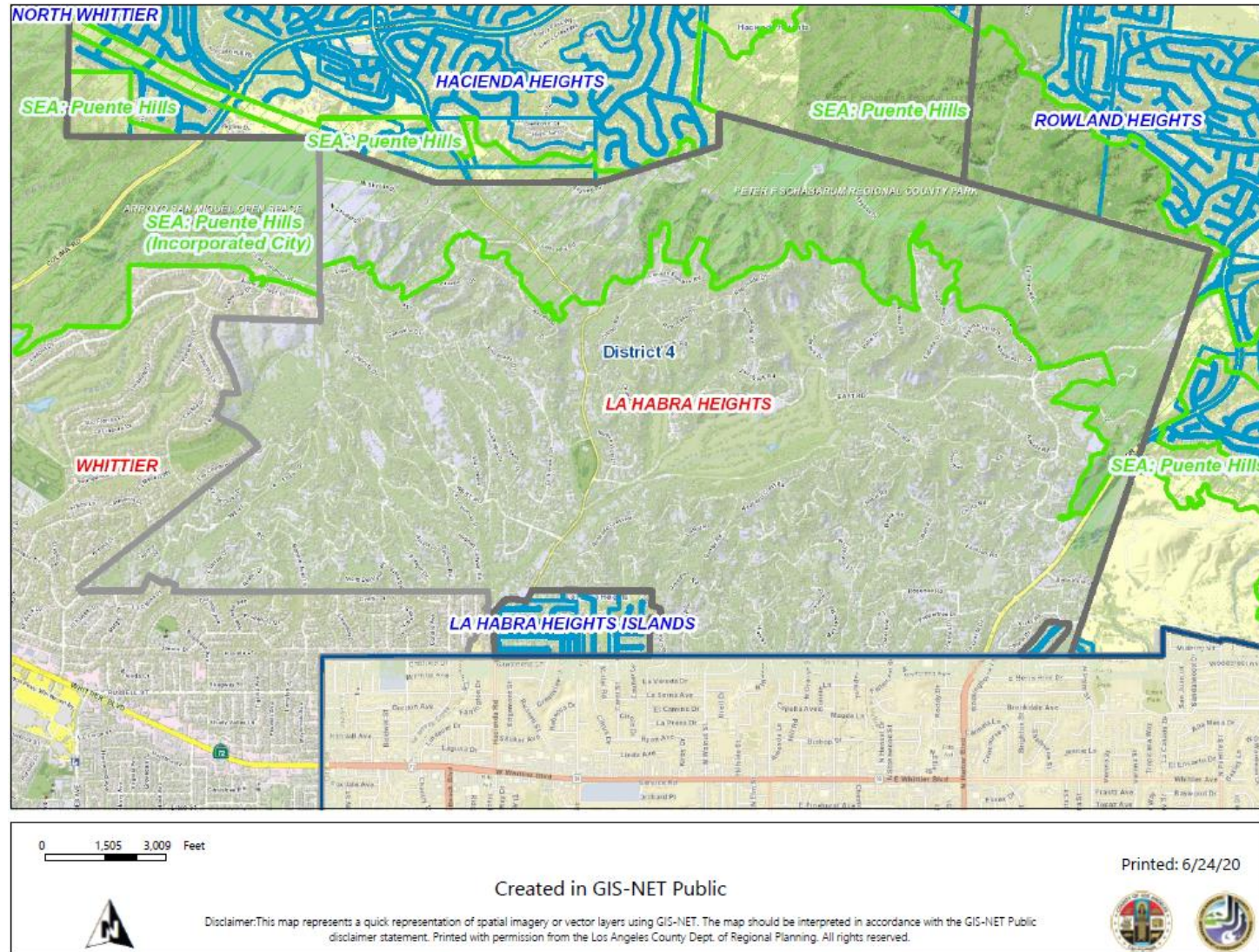
Source: California Department of Conservation, City of La Habra Heights, 2021 <https://www.conservation.ca.gov/cgs/landslides>

**Figure III-4  
Resource Areas in La Habra Heights**



Source: City of La Habra Heights General Plan, 2021

**Figure III-5**  
**Sensitive Ecological Areas in La Habra Heights**



Source: County of Los Angeles, 2021

## 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 2021-2029 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 2021-2029 timeframe.

#### Regional Housing Needs Assessment

As described in **Section II. H**, above, future housing 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. 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 2021-2029 planning period identifies the City of La Habra Heights' share of the region's housing needs as 172 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 prior 5<sup>th</sup> planning cycle (2013-2021) was 119 units, of which 32 units were very-low-income, 19 units were low-income, 21 units were moderate-income and 47 units were above-moderate-income. During the 5<sup>th</sup> 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 6<sup>th</sup> cycle RHNA as shown in **Table IV-1**.

**Table IV-1**  
**2021-2029 Regional Housing Needs –**  
**La Habra Heights**

|                                 | Very Low* | Low | Moderate | Above Moderate | Total |
|---------------------------------|-----------|-----|----------|----------------|-------|
| 6 <sup>th</sup> cycle RHNA      | 78        | 35  | 31       | 28             | 172   |
| 5 <sup>th</sup> cycle carryover | 32        | 19  | 21       | -              | 72    |
| Totals                          | 110       | 54  | 52       | 28             | 244   |

\*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

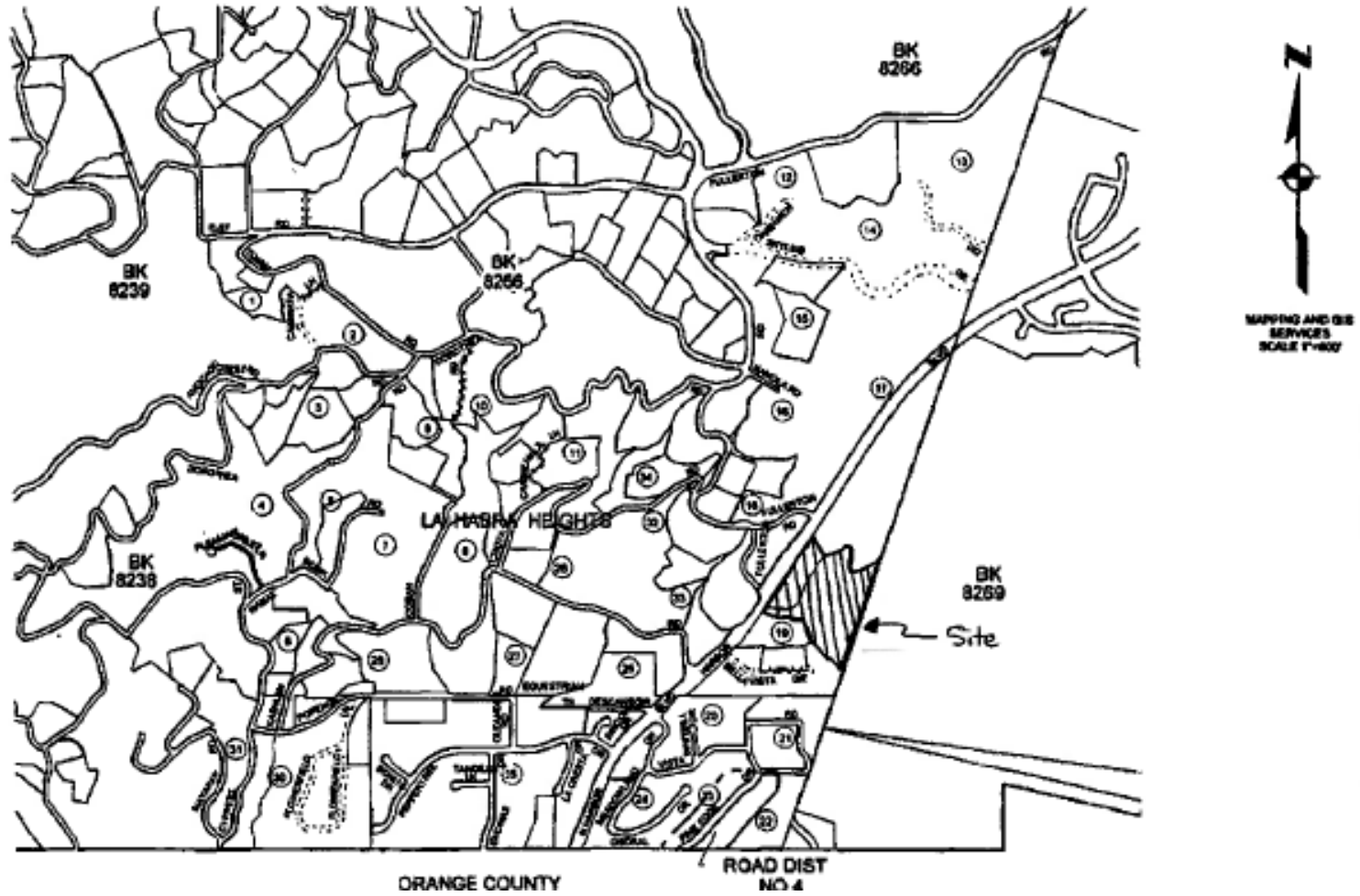
State law requires the Housing Element to include an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. Potential sites that could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

#### Lower- and Moderate-Income Sites

Due to the physical conditions described in Chapter III, there are very few areas with 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**). 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.

All of these parcels are under common ownership and could be merged as part of a unified development project. At a minimum density of 20 units/acre, approximately 250 multi-family units could be accommodated, which exceeds the lower-and moderate-income RHNA of 216 units. 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  
Housing Sites Summary**

| Assessor Parcel No.        | Parcel Size (acres) | Existing General Plan | Existing Zoning | Existing Conditions | Potential Units    |                    |                      |                     |
|----------------------------|---------------------|-----------------------|-----------------|---------------------|--------------------|--------------------|----------------------|---------------------|
|                            |                     |                       |                 |                     | Lower              | Moderate           | Above                | Total               |
| 8267-018-904               | 0.06                | RA-SPO                | RA-SPO          | Vacant              |                    | 1                  |                      | 1                   |
| 8267-018-906               | 1.53                | RA-SPO                | RA-SPO          | Vacant              |                    | 31                 |                      | 31                  |
| 8267-018-907               | 0.28                | RA-SPO                | RA-SPO          | Vacant              |                    | 6                  |                      | 6                   |
| 8267-018-910               | 0.71                | RA-SPO                | RA-SPO          | Vacant              |                    | 14                 |                      | 14                  |
| 8267-019-900               | 9.42                | RA-SPO                | RA-SPO          | Vacant              | 188                |                    |                      | 188                 |
| 8267-019-901               | 0.28                | RA-SPO                | RA-SPO          | Vacant              |                    | 6                  |                      | 6                   |
| 8267-019-902               | 0.27                | RA-SPO                | RA-SPO          | Vacant              |                    | 5                  |                      | 5                   |
| SF lots (Appendix B)       |                     |                       |                 | Vacant              |                    |                    | 200                  | 200                 |
| <b>Totals</b>              | <b>12.6</b>         |                       |                 |                     | <b>188</b>         | <b>63</b>          | <b>200</b>           | <b>451</b>          |
| <b>RHNA</b>                |                     |                       |                 |                     | <b>164</b>         | <b>52</b>          | <b>28</b>            | <b>244</b>          |
| <b>Surplus (Shortfall)</b> |                     |                       |                 |                     | <b>24<br/>+15%</b> | <b>11<br/>+21%</b> | <b>172<br/>+514%</b> | <b>207<br/>+85%</b> |

This site is vacant and not currently connected to a sewer system. A Los Angeles County Sanitation District (LACSD) sewer line is about a half-mile north of the site and an Orange County Sanitation District (OCSD) sewer main is located about 1.5 miles to the south. At the time development is proposed, a decision will be made regarding the appropriate method for wastewater treatment and disposal depending on available capacity and engineering considerations. At this time, three options may be considered: 1) extension of a sewer main to connect with the LACSD system north of the property; 2) extension of a sewer main to connect with the OCSD system south of the property; or 3) construction of a "package plant" serving the site. Both LACSD and OCSD prepare capital facilities programs based upon projected population growth, and development of this site would be consistent with the adopted SCAG 2045 growth forecast and the Regional Housing Needs Assessment.

While these site conditions will make development more challenging than in some areas of Southern California with level topography and existing sewer service, they do not preclude construction of new housing during the planning period.

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, in 2020 the City adopted ADU regulations consistent with State law: however, ADU development is challenging due to public safety and environmental constraints including emergency access/egress, fire and flood hazards, lack of a public wastewater system, geotechnical issues, and environmentally sensitive habitat.

#### 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 (see parcel listing in Appendix B).

Additional 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. These parcels are legal residential lots and are available for development during the planning period.

## **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.

## 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; rehabilitation of 10 units during the planning period |

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

The City's assigned share of regional housing needs for the 2021-2029 planning period is 172 units. In addition, 72 lower- and moderate-income units of unaccommodated need is carried over from the 5<sup>th</sup> planning period, for a total housing need of 244 units.

To ensure that adequate sites are available to facilitate the provision of additional housing commensurate with the assigned need, 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). In addition, the zoning amendment will allow creative land planning techniques such as clustering through a planned development permit process that allows smaller lot sizes where feasible given public health and safety considerations.

In order to reduce constraints to single-family housing development, a zoning amendment will also be processed to reduce off-street parking requirements.

If necessary, amendments to other General Plan elements will be processed concurrently to maintain consistency with the Housing Element. Adequate capacity currently exists on

vacant parcels to accommodate the City's identified need for above-moderate-income housing.

The City will proactively assist applicants in demonstrating compliance with housing regulations, and ensure compliance with SB 35 streamlining and No Net Loss requirements.

|                 |   |
|-----------------|---|
| Responsibility: | Community Development Department  |
| Timing:         | General Plan and zoning amendments by October 2022  |
| Funding:        | General Fund; grant funds   |
| Objectives:     | <p>Amend the General Plan and zoning regulations to designate sites to accommodate at least 164 lower-income units, including the following provisions consistent with Government Code Sec. 65583.2(h) and (i)</p> <ul style="list-style-type: none"> <li>• multifamily uses permitted without discretionary action for developments with at least 20 percent of the units affordable to lower-income households;</li> <li>• minimum density of 20 units per acre;</li> <li>• maximum allowable density with a sufficient range to facilitate housing for lower-income households; and</li> <li>• permit at least 16 units per site.</li> </ul> <p>Amend zoning regulations by October 2022 to allow smaller single-family lot sizes through creative land planning techniques such as clustering where feasible given public health and safety considerations</p> <p>Evaluate permit procedures to ensure that they do not unreasonably constrain development</p> <p>Proactively assist applicants in demonstrating compliance with housing regulations</p> <p>Ensure compliance with SB 35 and No Net Loss requirements</p> |

### **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 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 permanent affordability commitments, monitor ADU production as part of the City's Annual Progress Report, and continue to monitor changes in State ADU law and update City regulations as necessary.

|                 |  |
|-----------------|--|
| Responsibility: | Community Development Department           |
| Timing:         | Annual monitoring and reporting            |
| Funding:        | General Fund; grant funds                  |
| Objective:      | Facilitate development of 10 ADUs per year |

**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, low barrier navigation centers, transitional and supportive housing, employee housing, SRO units, and small residential care facilities consistent with State law. The *Institutions* and *Institutional Overlay* zones have been tentatively identified as appropriate to allow emergency shelters by-right subject to the provisions of Government Code Sec. 65583(a)(4).

The Zoning Code amendment will include the following provisions:

- Permit emergency shelters by-right in the *Institutions* and *Institutional Overlay* zones subject to the following standards:
  - Submittal of a management and operations plan.
  - The maximum number of occupants to be served at any given time shall not exceed six, excluding staff.
  - A minimum distance of 300 feet shall be maintained from any other emergency shelter.
  - The maximum stay at the emergency shelter facility shall not exceed 180 days in a 365-day period.
  - A minimum of one employee, in addition to security personnel, shall be on duty and remain on-site during operational hours.
  - Security personnel shall be provided during operational hours and when people are waiting outside the facility.
  - Exterior lighting shall be provided for the entire outdoor area of the site and shall be stationary, directed away from adjacent properties and public rights of way, and be of an intensity compatible with the neighborhood.
  - A minimum of one parking space for each employee/volunteer on duty shall be maintained. Bicycle rack parking shall also be provided at the facility.
  - The operator of the facility shall provide, at the City's request, an annual report of the use of the facility and determination of compliance with the City's standards for the use.
- Permit low barrier navigation centers consistent with AB 101 (2019);
- Permit permanent supportive housing without discretionary action pursuant to Government Code Sec. 65650;
- Permit transitional and supportive housing subject only to the same requirements as for other uses of the same type in the same zone;

- Permit SRO units in any zone where multi-family housing is permitted;
- Permit small residential care facilities consistent with State law;
- Establish procedures for reviewing and approving requests for reasonable accommodation; and
- Revise the definition of *family* in conformance with fair housing law.

|                 |   |
|-----------------|---|
| Responsibility: | Community Development Department  |
| Timing:         | Municipal Code amendments by October 2022   |
| 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 |

#### **Program H-5 Assist in the Development of Housing for Extremely low-, Very-low-, Low- and Moderate-income Households, Including Households with Special Needs**

The City will assist in the development of housing for lower- and moderate-income households, including extremely-low-income households, employee housing, and persons with special needs through proactive outreach to developers and assistance such as incentives, financing or supporting applications for financing and expedited permitting.

As part of this program the Development Code will be amended to establish density bonus standards consistent with State law.

|                 |   |
|-----------------|---|
| Responsibility: | Community Development Department  |
| Timing:         | Development Code amendment by October 2022  |
| Funding:        | General Fund; grant funds   |
| Objectives:     | Assist in the provision of housing for lower- and moderate-income households and persons with special needs<br>Amend zoning regulations to allow agricultural employee housing consistent with Health and Safety Code Sec. 17021.5 and 17021.6<br>Adopt density bonus regulations consistent with State law |

### **EQUAL HOUSING OPPORTUNITY**

#### **Program H-6 Affirmatively Further Fair Housing**

“Affirmatively furthering fair housing” means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing

laws. The duty to affirmatively further fair housing extends to all public agency's activities and programs relating to housing and community development.

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.

In addition, pursuant to Government Code Section 8899.50(b), the City will continue to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing and will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

|                 |  |
|-----------------|--|
| Responsibility: | Community Development Department   |
| Timing:         | Throughout the planning period   |
| Funding:        | General Fund   |
| Objectives:     | <p>Encourage fair housing practices in the city</p> <p>Continue to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing and will take no action that is materially inconsistent with its obligation to affirmatively further fair housing</p> <p>Support organizations that provide counseling, information, education, support, and/or legal advice to lower-income households, including extremely-low-income households</p> <p>Facilitate public education and outreach by creating informational flyers on fair housing that will be made available in public buildings and on the City's website. A local fair housing organization will be invited to give a fair housing presentation at a City Council meeting at least once per year</p> <p>Training for staff and City officials will include issues of disparity, structural racism, and inequality</p> <p>Affirmatively recruit a diverse and multi-lingual staff in order to make City business more accessible to non-English speakers</p> <p>Conduct public meetings in a manner that improves accessibility to persons with disabilities</p> <p>Include environmental justice considerations in City land use decisions</p> <p>Work cooperatively with Los Angeles County and adjacent cities on regional analyses of impediments and consolidated plans</p> |

## **ENCOURAGE ENERGY CONSERVATION**

### **Program H-7 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 2021-2029 planning period are shown in **Table V-1**.

**Table V-1  
 Quantified Objectives 2021-2029**

|                            | <i>Very Low<br/>(Extremely Low)</i> | <i>Low</i> | <i>Moderate</i> | <i>Above Moderate</i> |
|----------------------------|-------------------------------------|------------|-----------------|-----------------------|
| Construction               | 110 (55)                            | 54         | 52              | 28                    |
| Rehabilitation             | 0                                   | 0          | 0               | 20                    |
| Conservation/Preservation* | 0                                   | 0          | 0               | 0                     |

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

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## 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. Early in the update process the City created a Housing Element website (<https://lhhcity.org/288/Housing-Element>) where meeting notices, documents, and an FAQ were posted. 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.

Organizations representing the interests of lower-income households, persons with special needs, and fair housing were encouraged to participate in the Housing Element update through direct notification throughout the process (see Table A-1).

In response to the Covid-19 pandemic the City conducted public meetings remotely, which also had the benefit of enabling those with mobility issues to more easily participate.

The draft Housing Element was posted for public review on the City's website on December 20, 2021. On January 25, 2022 the City conducted a public workshop to solicit comments on the draft element. A flyer advertising the workshop was sent to the list of stakeholders and posted on the City website in advance of the meeting (see flyer on the following page).

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

- January 25, 2022      Public workshop
- \_\_\_\_\_            Planning Commission hearing
- \_\_\_\_\_            City Council hearing

Table A-2 summarizes comments received and how those comments have been addressed in the Housing Element.



## 2021-2029 Housing Element Public Workshop

**Please join us at the upcoming community workshop event!**

**Workshop date:**

Tuesday, January 25, 2022  
5:00 p.m.

1245 N. Hacienda Road  
La Habra Heights, CA 90631

**The event will be held at:**

La Habra Heights City Hall

**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

**If you have any questions or would like additional information, please contact Fabiola Huerta at (562) 694-6302**

### Table A-1 Public Notice List

The Related Companies  
18201 Von Karman Ave, #900  
Irvine, CA 92612  
[gfee@related.com](mailto:gfee@related.com)

LINC Housing Corporation  
555 E. Ocean Avenue, Suite 900  
Long Beach, CA 90802  
[linc@linhousing.org](mailto:linc@linhousing.org)

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

Regional Center of Orange County  
1525 North Tustin Avenue  
Santa Ana, CA 92705  
[CentralOffice@rcocdd.com](mailto:CentralOffice@rcocdd.com)

National CORE  
9421 Haven Avenue  
Rancho Cucamonga, CA 91730  
[info@nationalcore.org](mailto:info@nationalcore.org)

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

San Gabriel/Pomona Regional Center  
75 Rancho Camino Drive  
Pomona, CA 91766  
[egomez@sgprc.org](mailto:egomez@sgprc.org)

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

City of Whittier  
Community Development Dept  
13230 Penn Street, 2nd Floor  
Whittier, CA 90602

Housing Rights Center  
3255 Wilshire Blvd. #1150  
Los Angeles, CA 90010  
[info@housingrightscenter.org](mailto:info@housingrightscenter.org)

Fair Housing Council of Orange County  
2021 E. 4th Street, Suite 122  
Santa Ana, CA 92705  
[info@fairhousingoc.org](mailto:info@fairhousingoc.org)

La Habra Heights County Water District  
1271 N. Hacienda Road,  
La Habra Heights, CA 90631

Los Angeles County Sanitation Districts  
P.O. Box 4998  
Whittier, CA 90607-4998

Fullerton Joint Union High School Dist.  
1051 W. Bastanchury Road  
Fullerton, CA 92833

**Table A-2  
Summary of Public Comments**

| <b>Comment</b>   | <b>Response</b>   |
|--|---|
| 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.                                     |

## APPENDIX B

### SITES INVENTORY

| APN        | No.  | Street Name         | Sq. Ft. | Acres | General Plan | Zoning | Potential Units |
|------------|------|---------------------|---------|-------|--------------|--------|-----------------|
| 8236001003 | 0    | Le Flore Drive      | 43,286  | 0.99  | RA           | RA     | 1               |
| 8236003029 | 0    | Le Flore Drive      | 30,181  | 0.69  | RA           | RA     | 1               |
| 8236003030 | 0    | Le Flore Drive      | 22,642  | 0.52  | RA           | RA     | 1               |
| 8236006011 | 0    | Le Flore Drive      | 12,329  | 0.28  | RA           | RA     | 1               |
| 8236006015 | 0    | Picaacho Drive      | 28,948  | 0.66  | RA           | RA     | 1               |
| 8236008009 | 0    | West Road           | 38,591  | 0.89  | RA           | RA     | 1               |
| 8236014024 | 0    | West Road           | 94,960  | 2.18  | RA           | RA     | 1               |
| 8236016008 | 0    | Cloister Drive      | 197,299 | 4.53  | RA           | RA     | 1               |
| 8236019002 | 0    | La Riata Drive      | 58,016  | 1.33  | RA           | RA     | 1               |
| 8236019007 | 0    | La Riata Drive      | 36,862  | 0.85  | RA           | RA     | 1               |
| 8236022003 | 0    | Vista Del Valle Way | 43,578  | 1     | RA           | RA     | 1               |
| 8236025008 | 1515 | Solejar Drive       | 61,032  | 1.4   | RA           | RA     | 1               |
| 8237003006 | 0    | Encanada Drive      | 50,165  | 1.15  | RA           | RA     | 1               |
| 8237004009 | 0    | Encanada Drive      | 50,535  | 1.16  | RA           | RA     | 1               |
| 8237008008 | 0    | Encanada Drive      | 174,871 | 4.01  | RA           | RA     | 1               |
| 8237008010 | 0    | Encanada Drive      | 83,542  | 1.92  | RA           | RA     | 1               |
| 8237010018 | 0    | Las Palomas Drive   | 56,246  | 1.29  | RA           | RA     | 1               |
| 8237012015 | 0    | El Cajonita Drive   | 53,850  | 1.24  | RA           | RA     | 1               |
| 8237012016 | 0    | El Cajonita Drive   | 48,851  | 1.12  | RA           | RA     | 1               |
| 8237012017 | 0    | El Cajonita Drive   | 52,563  | 1.21  | RA           | RA     | 1               |
| 8237012018 | 0    | El Cajonita Drive   | 65,675  | 1.51  | RA           | RA     | 1               |
| 8237012019 | 0    | El Cajonita Drive   | 69,733  | 1.6   | RA           | RA     | 1               |
| 8237014009 | 0    | Le Flore Drive      | 36,994  | 0.85  | RA           | RA     | 1               |
| 8237016007 | 0    | Las Palomas Drive   | 40,203  | 0.92  | RA           | RA     | 1               |
| 8237016017 | 0    | Las Palomas Drive   | 46,727  | 1.07  | RA           | RA     | 1               |
| 8237017007 | 0    | Picaacho Drive      | 71,181  | 1.63  | RA           | RA     | 1               |
| 8237018006 | 0    | Picaacho Drive      | 72,392  | 1.66  | RA           | RA     | 1               |
| 8237020002 | 0    | Le Flore Drive      | 26,875  | 0.62  | RA           | RA     | 1               |
| 8237021011 | 0    | West Road           | 59,324  | 1.36  | RA           | RA     | 1               |
| 8237021012 | 0    | West Road           | 48,250  | 1.11  | RA           | RA     | 1               |
| 8237023004 | 0    | Las Palomas Drive   | 40,466  | 0.93  | RA           | RA     | 1               |
| 8237023005 | 0    | Las Palomas Drive   | 43,789  | 1     | RA           | RA     | 1               |
| 8237023019 | 0    | Picaacho Drive      | 37,426  | 0.86  | RA           | RA     | 1               |
| 8237025011 | 0    | Amate Drive         | 19,850  | 0.46  | RA           | RA     | 1               |
| 8237027018 | 0    | Amate Drive         | 87,765  | 2.01  | RA           | RA     | 1               |
| 8237029031 | 0    | Amate Drive         | 43,666  | 1     | RA           | RA     | 1               |
| 8237032900 | 0    | Hacienda Road       | 9,432   | 0.22  | RA           | RA     | 1               |
| 8237032901 | 0    | Hacienda Road       | 128,135 | 2.94  | RA           | RA     | 1               |
| 8237033002 | 0    | Hacienda Road       | 25,049  | 0.58  | RA           | RA     | 1               |
| 8237033018 | 0    | Hacienda Road       | 58,131  | 1.33  | RA           | RA     | 1               |
| 8237033903 | 0    | Hacienda Road       | 37,688  | 0.87  | RA           | RA     | 1               |
| 8238005029 | 0    | Lamat Road          | 42,287  | 0.97  | RA           | RA     | 1               |
| 8238007017 | 0    | Ganter Road         | 40,556  | 0.93  | RA           | RA     | 1               |
| 8238007018 | 0    | Lamat Road          | 2,976   | 0.07  | RA           | RA     | 1               |
| 8238007028 | 0    | Ganter Road         | 51,922  | 1.19  | RA           | RA     | 1               |

| APN        | No.  | Street Name        | Sq. Ft. | Acres | General Plan | Zoning | Potential Units |
|------------|------|--------------------|---------|-------|--------------|--------|-----------------|
| 8238007029 | 0    | Ganter Road        | 97,527  | 2.24  | RA           | RA     | 1               |
| 8238008012 | 0    | Lamat Road         | 45,288  | 1.04  | RA           | RA     | 1               |
| 8238008017 | 0    | Lamat Road         | 41,274  | 0.95  | RA           | RA     | 1               |
| 8238011012 | 888  | Avocado Crest Road | 106,691 | 2.45  | RA           | RA     | 1               |
| 8238011016 | 0    | Dorothea Road      | 42,737  | 0.98  | RA           | RA     | 1               |
| 8238011018 | 0    | Dorothea Road      | 40,858  | 0.94  | RA           | RA     | 1               |
| 8238012014 | 0    | Dorothea Road      | 42,362  | 0.97  | RA           | RA     | 1               |
| 8238018007 | 0    | Darlene Drive      | 48,852  | 1.12  | RA           | RA     | 1               |
| 8238020013 | 1415 | Mayapan Road       | 84,910  | 1.95  | RA           | RA     | 1               |
| 8238023009 | 0    | Walnut Street      | 11,856  | 0.27  | RA           | RA     | 1               |
| 8238026017 | 0    | Hiatt Street       | 37,287  | 0.86  | RA           | RA     | 1               |
| 8238026030 | 0    | Walnut Street      | 58,494  | 1.34  | RA           | RA     | 1               |
| 8238036001 | 0    | Cypress Street     | 49,961  | 1.15  | RA           | RA     | 1               |
| 8238036002 | 0    | Cypress Street     | 40,478  | 0.93  | RA           | RA     | 1               |
| 8238036003 | 0    | Cypress Street     | 44,084  | 1.01  | RA           | RA     | 1               |
| 8238036005 | 0    | Cypress Street     | 53,628  | 1.23  | RA           | RA     | 1               |
| 8238036006 | 0    | Cypress Street     | 46,575  | 1.07  | RA           | RA     | 1               |
| 8238036007 | 0    | Cypress Street     | 40,616  | 0.93  | RA           | RA     | 1               |
| 8238036008 | 0    | Cypress Street     | 44,735  | 1.03  | RA           | RA     | 1               |
| 8238036009 | 0    | Cypress Street     | 48,991  | 1.12  | RA           | RA     | 1               |
| 8238036010 | 0    | Cypress Street     | 208,529 | 4.79  | RA           | RA     | 1               |
| 8238036011 | 0    | Cypress Street     | 41,627  | 0.96  | RA           | RA     | 1               |
| 8239001016 | 0    | Greenview Road     | 60,630  | 1.39  | RA           | RA     | 1               |
| 8239002013 | 0    | Reposado Drive     | 49,618  | 1.14  | RA           | RA     | 1               |
| 8239002015 | 0    | Greenview Road     | 40,004  | 0.92  | RA           | RA     | 1               |
| 8239003007 | 0    | Ahuacate Road      | 171,403 | 3.93  | RA           | RA     | 1               |
| 8239003012 | 0    | Ahuacate Road      | 114,368 | 2.63  | RA           | RA     | 1               |
| 8239008016 | 0    | Papaya Drive       | 44,921  | 1.03  | RA           | RA     | 1               |
| 8239008019 | 0    | Papaya Drive       | 40,348  | 0.93  | RA           | RA     | 1               |
| 8239010007 | 0    | Ahuacate Road      | 39,544  | 0.91  | RA           | RA     | 1               |
| 8239010018 | 0    | Ahuacate Road      | 49,364  | 1.13  | RA           | RA     | 1               |
| 8239010028 | 0    | Ahuacate Road      | 63,525  | 1.46  | RA           | RA     | 1               |
| 8239015007 | 0    | Greenview Road     | 147,048 | 3.38  | RA           | RA     | 1               |
| 8239019008 | 0    | Hacienda Road      | 53,952  | 1.24  | RA           | RA     | 1               |
| 8239019010 | 0    | Hacienda Road      | 43,666  | 1     | RA           | RA     | 1               |
| 8239019011 | 0    | Hacienda Road      | 43,607  | 1     | RA           | RA     | 1               |
| 8239020008 | 357  | Avocado Crest Road | 41,772  | 0.95  | RA           | RA     | 1               |
| 8239022013 | 0    | Avocado Crest Road | 9,968   | 0.23  | RA           | RA     | 1               |
| 8239023015 | 0    | East Road          | 41,451  | 0.95  | RA           | RA     | 1               |
| 8239023016 | 0    | East Road          | 43,909  | 1     | RA           | RA     | 1               |
| 8239027001 | 0    | Avocado Crest Road | 53,279  | 1.22  | RA           | RA     | 1               |
| 8239029005 | 0    | Hacienda Road      | 119,068 | 2.73  | RA           | RA     | 1               |
| 8239031005 | 0    | Skyline Drive      | 605,253 | 13.89 | RA           | RA     | 1               |
| 8239031006 | 0    | Skyline Drive      | 166,521 | 3.82  | RA           | RA     | 1               |
| 8239033003 | 0    | Skyline Drive      | 20,405  | 0.47  | RA           | RA     | 1               |
| 8239035007 | 0    | Panchoy Place      | 278,929 | 6.4   | RA           | RA     | 1               |
| 8239036007 | 0    | Canada Somre Road  | 134,052 | 3.07  | RA           | RA     | 1               |
| 8239038001 | 0    | Hacienda Road      | 41,231  | 0.95  | RA           | RA     | 1               |
| 8239040002 | 0    | Citron Road        | 76,591  | 1.76  | RA           | RA     | 1               |
| 8239045017 | 0    | Skyline Drive      | 889,696 | 20.42 | RA           | RA     | 1               |
| 8239047001 | 0    | Canada Somre Road  | 125,654 | 2.88  | RA           | RA     | 1               |

| APN        | No.  | Street Name       | Sq. Ft. | Acres | General Plan | Zoning | Potential Units |
|------------|------|-------------------|---------|-------|--------------|--------|-----------------|
| 8240002001 | 0    | Casalero Drive    | 990,417 | 22.74 | RA           | RA     | 1               |
| 8240002002 | 0    | Casalero Drive    | 569,239 | 13.07 | RA           | RA     | 1               |
| 8240003001 | 0    | Casalero Drive    | 50,545  | 1.16  | RA           | RA     | 1               |
| 8240003008 | 0    | Casalero Drive    | 51,172  | 1.17  | RA           | RA     | 1               |
| 8240005006 | 0    | Hacienda Road     | 86,955  | 1.99  | RA           | RA     | 1               |
| 8240006005 | 0    | Ardsheal Drive    | 88,852  | 2.04  | RA           | RA     | 1               |
| 8240006030 | 0    | Ardsheal Drive    | 50,386  | 1.16  | RA           | RA     | 1               |
| 8240006900 | 0    | Skyline Drive     | 46,834  | 1.08  | RA           | RA     | 1               |
| 8240006901 | 0    | Hacienda Road     | 85,878  | 1.97  | RA           | RA     | 1               |
| 8240006902 | 0    | Hacienda Road     | 88,217  | 2.03  | RA           | RA     | 1               |
| 8240007003 | 0    | Ardsheal Road     | 44,753  | 1.03  | RA           | RA     | 1               |
| 8240007004 | 0    | Ardsheal Road     | 137,196 | 3.15  | RA           | RA     | 1               |
| 8240008004 | 0    | Hacienda Road     | 22,532  | 0.52  | RA           | RA     | 1               |
| 8240009004 | 0    | Hacienda Road     | 44,716  | 1.03  | RA           | RA     | 1               |
| 8240009009 | 0    | Hacienda Road     | 18,853  | 0.43  | RA           | RA     | 1               |
| 8240021004 | 0    | Encanada Drive    | 39,191  | 0.89  | RA           | RA     | 1               |
| 8240021024 | 0    | Virazon Drive     | 44,167  | 1.01  | RA           | RA     | 1               |
| 8240021028 | 0    | Virazon Drive     | 44,872  | 1.03  | RA           | RA     | 1               |
| 8240023033 | 0    | Encanada Drive    | 125,225 | 2.87  | RA           | RA     | 1               |
| 8240023034 | 0    | Encanada Drive    | 85,549  | 1.96  | RA           | RA     | 1               |
| 8240023038 | 0    | Encanada Drive    | 41,533  | 0.95  | RA           | RA     | 1               |
| 8240023047 | 2417 | Ardsheal Road     | 92,882  | 2.13  | RA           | RA     | 1               |
| 8240033002 | 0    | Lupin Hill Road   | 350,624 | 8.05  | RA           | RA     | 1               |
| 8266005023 | 0    | Skyline Drive     | 110,244 | 2.53  | RA           | RA     | 1               |
| 8266007021 | 0    | Papaya Drive      | 44,680  | 1.08  | RA           | RA     | 1               |
| 8266008018 | 0    | Papaya Drive      | 43,688  | 1     | RA           | RA     | 1               |
| 8266008024 | 0    | Papaya Drive      | 45,515  | 1.04  | RA           | RA     | 1               |
| 8266008027 | 0    | Papaya Drive      | 44,062  | 1.01  | RA           | RA     | 1               |
| 8266009014 | 0    | Airoso Drive      | 41,244  | 0.95  | RA           | RA     | 1               |
| 8266009015 | 0    | Sapota Drive      | 125,377 | 2.88  | RA           | RA     | 1               |
| 8266010013 | 0    | East Road         | 131,730 | 3.02  | RA           | RA     | 1               |
| 8266011005 | 0    | East Road         | 7,558   | 0.17  | RA           | RA     | 1               |
| 8266013014 | 0    | East Road         | 40,417  | 0.93  | RA           | RA     | 1               |
| 8266014022 | 0    | Fullerton Road    | 41,343  | 0.95  | RA           | RA     | 1               |
| 8266014027 | 0    | East Road         | 68,999  | 1.58  | RA           | RA     | 1               |
| 8266015010 | 0    | Kanola Road       | 23,841  | 0.54  | RA           | RA     | 1               |
| 8266018024 | 0    | Kanola Road       | 159,548 | 3.66  | RA           | RA     | 1               |
| 8266018025 | 0    | Kanola Road       | 88,603  | 2.03  | RA           | RA     | 1               |
| 8266018026 | 0    | Kanola Road       | 41,303  | 0.95  | RA           | RA     | 1               |
| 8266018027 | 0    | East Road         | 40,458  | 0.93  | RA           | RA     | 1               |
| 8266020008 | 0    | Tumin Road        | 72,258  | 1.66  | RA           | RA     | 1               |
| 8266021015 | 0    | Papaya Drive      | 51,486  | 1.18  | RA           | RA     | 1               |
| 8266022011 | 0    | Valle Drive       | 83,552  | 1.92  | RA           | RA     | 1               |
| 8267001024 | 0    | Caminata Lane     | 98,429  | 2.26  | RA           | RA     | 1               |
| 8267010002 | 0    | Dorothea Road     | 9,602   | 0.22  | RA           | RA     | 1               |
| 8267011023 | 0    | Carrie Hills Lane | 41,933  | 0.96  | RA           | RA     | 1               |
| 8267011035 | 0    | Dorothea Road     | 76,670  | 1.76  | RA           | RA     | 1               |
| 8267012003 | 0    | Oakranch Road     | 14,595  | 0.34  | RA           | RA     | 1               |
| 8267012015 | 0    | Fullerton Road    | 39,898  | 0.92  | RA           | RA     | 1               |
| 8267013006 | 0    | Fullerton Road    | 241,880 | 5.55  | RA           | RA     | 1               |
| 8267016006 | 0    | Fullerton Road    | 37,487  | 0.86  | RA           | RA     | 1               |

| APN          | No.  | Street Name    | Sq. Ft. | Acres | General Plan | Zoning | Potential Units |
|--------------|------|----------------|---------|-------|--------------|--------|-----------------|
| 8267016013   | 0    | Fullerton Road | 42,579  | 0.98  | RA           | RA     | 1               |
| 8267018015   | 0    | Fullerton Road | 40,934  | 0.94  | RA           | RA     | 1               |
| 8267018904   | 0    | Harbor Blvd    | 2,758   | 0.06  | RA           | RA     | 1               |
| 8267018906   | 0    | Harbor Blvd    | 66,741  | 1.53  | RA           | RA     | 1               |
| 8267018907   | 0    | Harbor Blvd    | 12,159  | 0.28  | RA           | RA     | 1               |
| 8267018908   | 0    | Harbor Blvd    | 109     | 0.002 | RA           | RA     | 1               |
| 8267018910   | 0    | Harbor Blvd    | 31,081  | 0.71  | RA           | RA     | 1               |
| 8267019900   | 0    | Harbor Blvd    | 410,208 | 9.42  | RA           | RA     | 1               |
| 8267019901   | 0    | Harbor Blvd    | 12,101  | 0.28  | RA           | RA     | 1               |
| 8267019902   | 0    | Harbor Blvd    | 11,843  | 0.27  | RA           | RA     | 1               |
| 8267027020   | 0    | Kashlan Road   | 41,561  | 0.95  | RA           | RA     | 1               |
| 8267027027   | 0    | Kashlan Road   | 219,107 | 5.03  | RA           | RA     | 1               |
| 8267027028   | 0    | Kashlan Road   | 49,243  | 1.13  | RA           | RA     | 1               |
| 8267027029   | 1782 | Kashlan Road   | 53,566  | 1.23  | RA           | RA     | 1               |
| 8267034001   | 0    | Chota Road     | 41,044  | 0.94  | RA           | RA     | 1               |
| 8267035047   | 0    | Bonita Drive   | 32,266  | 0.74  | RA           | RA     | 1               |
| <b>TOTAL</b> |      |                |         |       |              |        | <b>163</b>      |

## **APPENDIX C**

### **REVIEW OF THE PRIOR HOUSING ELEMENT**

As part of each Housing Element update, jurisdictions must evaluate the accomplishments made during the prior planning period. Wherever possible, these results should be quantified, but may be qualitative where appropriate. The purpose of this analysis is to evaluate the success of the prior programs to help guide the City in updating housing programs for the 2021-2029 planning period.

The La Habra Heights Housing Element was last updated in 2002 and set forth a series of programs to meet quantified residential rehabilitation and construction objectives. The programs were divided into the following issue topics: adequate housing sites, affordable housing development, housing conservation and improvement, and removal of governmental constraints. Table C-1 summarizes the City's progress in implementing the programs adopted in the prior Housing Element.

**Table C-1  
Housing Element Program Evaluation 2008-2013**

| Housing Program  | Objectives   | Time Frame                | Accomplishments   |
|--|--|---------------------------|---|
| <p><u>1. Code Enforcement Program.</u><br/>The objective of the City Code Enforcement Program is to ensure maintenance of the overall condition of the City's residential neighborhoods. Potential code violations are identified based on complaints reported to the City. In the beginning of 2001, the Planning Technician received an average of 5 to 10 calls per week. Staff visits the property to determine if a code violation exists. If a violation is discovered, a notice is issued to the property owner. Compliance is accomplished when the owner obtains proper permits, makes necessary repairs or abates the conditions that constitute the violation. When the owner fails to comply voluntarily, the City pursues a variety of administrative enforcement actions or takes the owner to court.</p>  | <p>Continue to enforce the City's General Hazards Ordinance, Animal Control Ordinance, Abandoned Vehicle Ordinance and other property maintenance ordinances (Articles 3 -5 of the La Habra Heights Municipal Code) to preserve existing units, maintain property values, and support a high quality of life for residents.</p>  | <p>2000-2005</p>          | <p>The City has continued to enforce Code requirements.</p>   |
| <p><u>2. Handyworker Fix Up Program.</u><br/>Although the vast majority of homes in La Habra Heights are well maintained, some seniors on fixed incomes may be unable to provide needed repairs or routine maintenance. In addition, approximately two-thirds of the City's housing stock was built prior to 1970. Older homes need more frequent upkeep to maintain in good condition. The City proposes establishing a new handyworker fix up program to assist residents unable to make needed repairs on their own. Such repairs may include door and window replacement, smoke alarms, plumbing, and health and safety compliance. Volunteers arranged through the City will conduct the needed repair work. Advertisements will be placed in the City newsletter, The Heights Life, and the La Habra Heights Improvement Association newsletter to solicit volunteers and homeowners who need repairs. The City will use \$2, 000 of their annual CDBG allocation for administration and insurance coverage for the program.</p> | <p>The City will establish a handyworker fix up program to assist seniors unable to make needed property and home repairs by the end of 2002. The City will advertise the program at City Hall, the Hacienda Park and the Hillcrest Congregational Church. For administration and insurance coverage for the program, 2,000 of the annual CDBG funds will be used.</p> | <p>By the end of 2002</p> | <p>The Handyworker Program is only available in unincorporated areas of Los Angeles County. If the County expands this program, the City will provide information to residents.</p> |
| <p><u>3. Section 8 Rental Assistance Program.</u><br/>The Section 8 Rental Assistance Program extends rental subsidies to very low- income households who spend more than 30 percent of their gross income on housing. Rental assistance not only addresses housing affordability, but also overcrowding by allowing families that may be "doubling up" to afford their own housing. The Los Angeles County Housing Authority coordinates Section 8 rental assistance on behalf of the City. However, as of February 2001, there were no Section 8 recipients in La Habra Heights, likely due to the fact that relatively little of the City's housing is eligible for the program.</p>  | <p>The City will continue to participate in the Section 8 Rental Assistance Program.</p>   | <p>2000-2005</p>          | <p>The City continued to monitor the availability of the Section 8 program.</p>   |

| Housing Program   | Objectives  | Time Frame       | Accomplishments  |
|---|---|------------------|--|
| <p><u>4. Senior Assisted Living.</u><br/>As the population in La Habra Heights ages, many frail elderly are unable to live independently and require supportive services. Currently, one private congregate care facility is located in La Habra Heights, providing beds for six residents. Group care facilities with six or fewer beds are permitted by right in residential zones, whereas larger facilities can be accommodated with a conditional use permit. To allow senior residents to remain in La Habra Heights as they age, the City will support the provision of additional assisted living facilities.</p> | <p>Support the provision of assisted living facilities within the City.</p>   | <p>2000-2005</p> | <p>A few residential care and assisted living facilities have been built in recent years.</p>  |
| <p><u>5. Facilitate New Construction.</u><br/>The City will continue to work with and assist housing developers and builders to enable new housing to be built in the City. The unique geographic and infrastructure constraints in the City require high levels of cooperation between City staff and developers and builders. Continued cooperation will facilitate the construction of new housing to allow the City to meet its share of regional housing needs.</p>  | <p>The development of La Habra Heights' regional share of 203 units, as established by SCAG.</p>  | <p>2000-2005</p> | <p>The City has continued to assist applicants in processing their housing development applications.</p>   |
| <p><u>6. Residential Sites Inventory.</u><br/>The City prepared a parcel specific site inventory as part of this Housing Element to determine residential sites for potential development. This inventory represents a resource the City can now provide to prospective developers to assist in addressing regional growth requirements.</p>  | <p>Make the site inventory available to developers. Periodically update the inventory to determine adequate sites given topographical, geologic, and infrastructure constraints to meet the City's share of the regional housing needs.</p>   | <p>2000-2005</p> | <p>As part of the 2013-2021 Housing Element, the City prepared an updated inventory of residential sites, which was posted on the City website as part of the Housing Element.</p> |
| <p><u>7. Expedite Project Review.</u><br/>A community's evaluation and review process for housing projects contributes to the cost of housing because holding costs incurred by developers are ultimately reflected in the unit's selling price. The limited staff and services available in the City largely determines processing times in La Habra Heights, although the City contracts planning services for larger projects. The City has implemented AB884, which limits processing time in most cases to 1 year and requires agencies to specify the information needed to complete an acceptable application.</p> | <p>Implement procedures expediting the review of complete applications. Once an application is deemed complete, establish a one -month goal to schedule the application before the Planning Commission.</p>   | <p>By 2001</p>   | <p>The City has continued to assist applicants in processing their housing development applications as rapidly as possible given legal requirements.</p>                           |
| <p><u>8. Fair Housing Program.</u><br/>The City's fair housing services for residents are provided by the Fair Housing Foundation. Services include housing discrimination response, landlord- tenant relations, and an educational outreach program. A representative from the Foundation stated that between July 1, 2000 and January 31, 2001, 8 landlord /tenant complaints were logged and 1 discrimination complaint was received from La Habra Heights residents.</p>  | <p>Continue to contract with the Fair Housing Foundation to provide fair housing services and educational programs concerning fair housing issues. Assist in program outreach. Advertise the Fair Housing Foundation programs through placement of brochures at City Hall, the La Habra Heights Improvement Association's newsletter, the City newsletter and the City website.</p> | <p>2000-2005</p> | <p>Information and referrals regarding fair housing laws and rights were posted on the City's website and in City Hall and other public buildings.</p>                             |

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