



# Inclusionary Housing

**November 9, 2020**

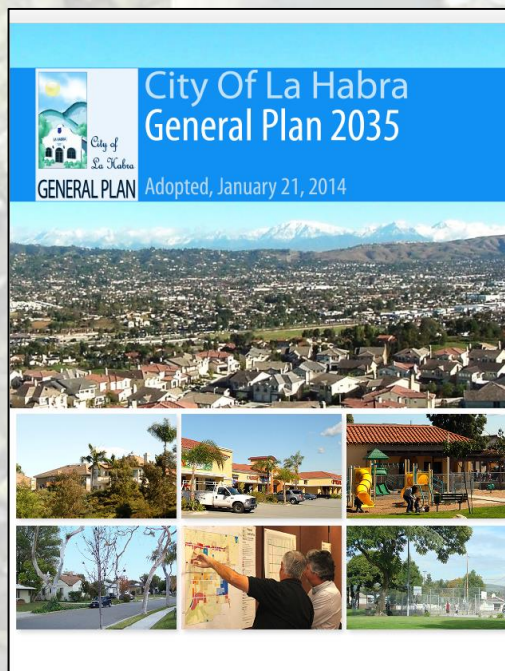
# Public Hearings



- **Consideration of Zone Change 20-03 amending Title 18 (Zoning) of the La Habra Municipal Code by adding Chapter 18.82 “Inclusionary Housing Units”**

# Background

- La Habra General Plan 2035
  - Adopted January 21, 2014
  - Included the 2014-2021 Housing Element
  - Contains 93 goals and policies
    - Requires that an Inclusionary Housing Ordinance be considered for adoption



- Regional Housing Needs Assessment
  - 8 year cycles
  - Cycle 6 begins in 2021
  - La Habra's share is 803 units

| Affordability Range | Number of Units |
|---------------------|-----------------|
| Above Moderate      | 365             |
| Moderate            | 130             |
| Low                 | 116             |
| Very Low            | 192             |

# Penalties

- Non-certification of General Plan or Housing Element by California and fines
- Lawsuits
  - City of Pleasanton
  - City of Huntington Beach
- Withholding of grant monies

**At Gov. Newsom's urging, California will sue Huntington Beach over blocked homebuilding**



## News

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THURSDAY, JUNE 25, 2009

### **Jerry Brown Sues Pleasanton**

By Robert Gammon

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California Attorney General Jerry Brown **sued the City of Pleasanton**, alleging that its 1996 law that caps the total number of homes in the city violates state law, according to the *Chron*. Pleasanton is on the verge of approving a plan that calls for another 45,000 jobs within city limits, but no new housing. Brown alleges that the cap on housing forces workers to live elsewhere, thereby adding to suburban sprawl and worsening greenhouse gas emissions. We have to applaud Brown on this one; he appears to be right on the money.

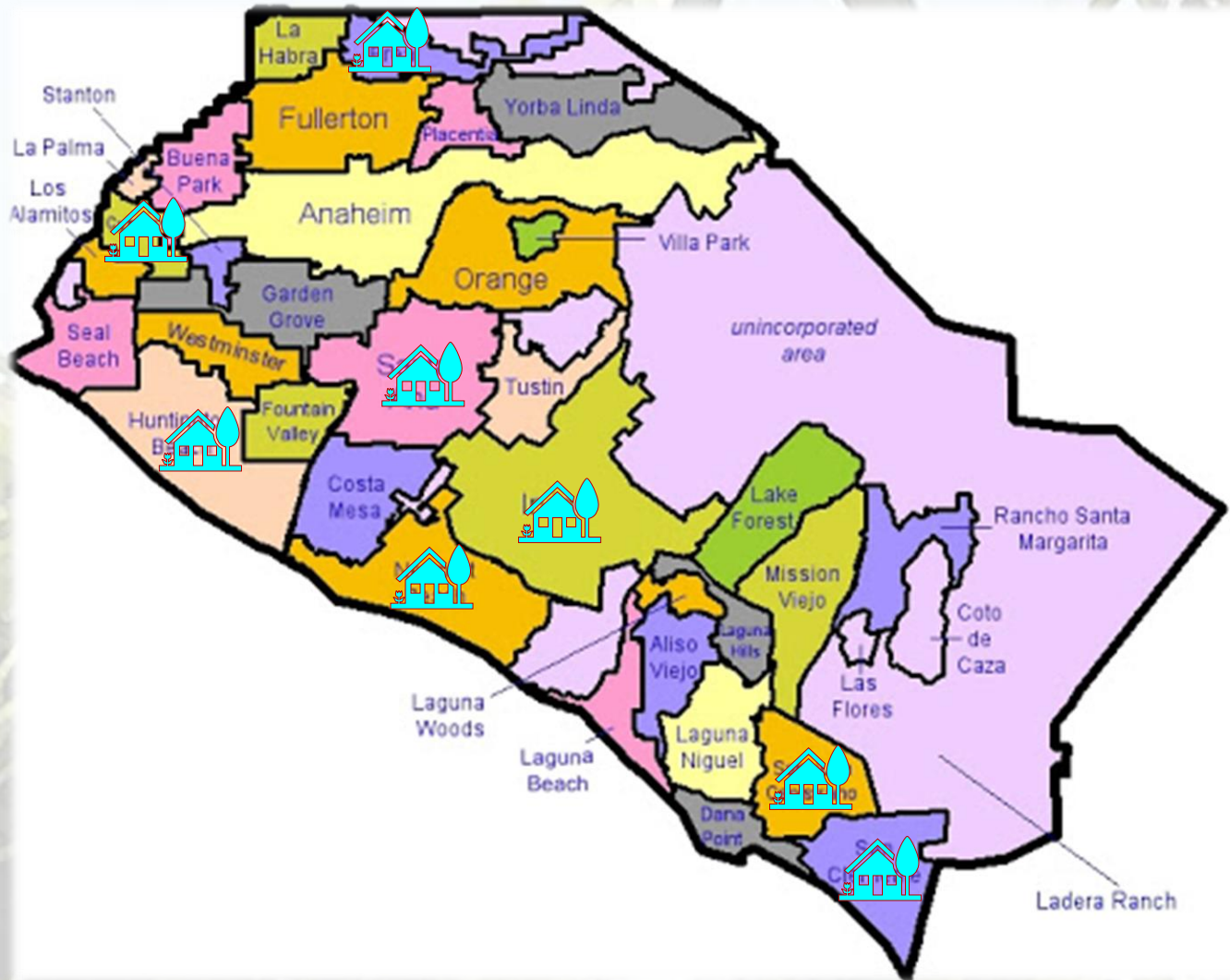
In addition, affordable housing advocates have opposed Pleasanton's law for years, saying the city refuses to accommodate

# City Actions

- Brio
  - 300 S. Euclid St.
  - 91 condominiums
  - \$2.2M in-lieu fee
- Walnut Gardens
  - 605 N. Walnut St.
  - 8 condominiums
  - \$80,000 in-lieu fee
- Valentia
  - 951 S. Beach Blvd.
  - 335 apartments
  - \$2M parks contribution



- Orange County cities with Inclusionary Housing Ordinances



- Chapter 18.82 Inclusionary Housing Units
  - Projects of 10 or more residential units
  - 15% of units must be affordable
    - For-sale units – for families that earn 110% of area median income or less
    - Rental units - 9% of units (moderate income families) and 3% of units (low / very-low income families)
  - Units can be provided on-site or off-site
  - Maintain affordability based on State law
  - Developer can pay in-lieu fee instead

# Conclusion



# Recommendation

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONE CHANGE 20-03 AMENDING TITLE 18 (ZONING) BY ADDING CHAPTER 18.82 "INCLUSIONARY HOUSING UNITS," AS PER EXHIBIT "A"