

# City Of La Habra General Plan 2035

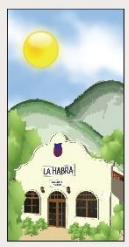
Adopted, January 21, 2014



## Planning Commission Hearing

2021-2029 Update  
General Plan Housing Element

July 26, 2021



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# Planning Framework for Housing

## Housing Element 101

- Required element (chapter) of the general plan that must be updated every 8 years
- It is the City's plan for addressing the housing needs of La Habra residents and workforce
- Key requirement is to address the Regional Housing Needs Assessment (RHNA) goals
- Housing Element must be certified by the State (HCD) for compliance prior to adoption



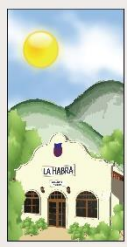
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# Planning Framework for Housing

## **What the Housing Element Does**

- It is a planning document; the housing element does not require the City to build housing, but plan for it
- It proposes goals, policies, and programs to address the City's current and future housing needs
- It does not make changes to zoning or ordinances, though it may recommend programs to do so
- It does not pre-approve projects or authorize construction of housing; the City Council does that



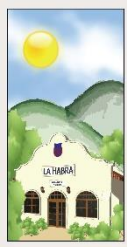
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## **Key New Laws (of the dozens passed)**

- Identifying housing sites (AB 1397) requires significantly more analysis for HCD.
- Prohibits reductions of residential development capacity specified in a general plan (SB 166; SB 330)
- Significantly expanded fair housing requirements to mirror federal fair housing law (AB 686)
- Significantly increased legal consequences and financial penalties for noncompliant element (AB72)



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# Planning Framework for Housing

## Housing Element Objectives

- **Incorporate state law changes** -- include, but are not limited to: new sites inventory regulations, RHNA, constraints analysis, fair housing, etc.
- **Build upon and maintain consistency** -- La Habra General Plan, Consolidated Plan, Analysis of Impediments, and other related plans
- **Reflect community housing concerns** -- housing security, housing affordability, fair housing, housing conditions, and public health

# How the Community was Involved

## Outreach Plan

Community input shaped the updated housing element. Given the pandemic, a range of activities were used:

- Five GPAC meetings held
- Invitation of Stakeholders to provide input
- Comments recorded (Chapter 5B)
- City Website to keep residents informed
- La Habra Collaborative



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## **Housing Element Content**

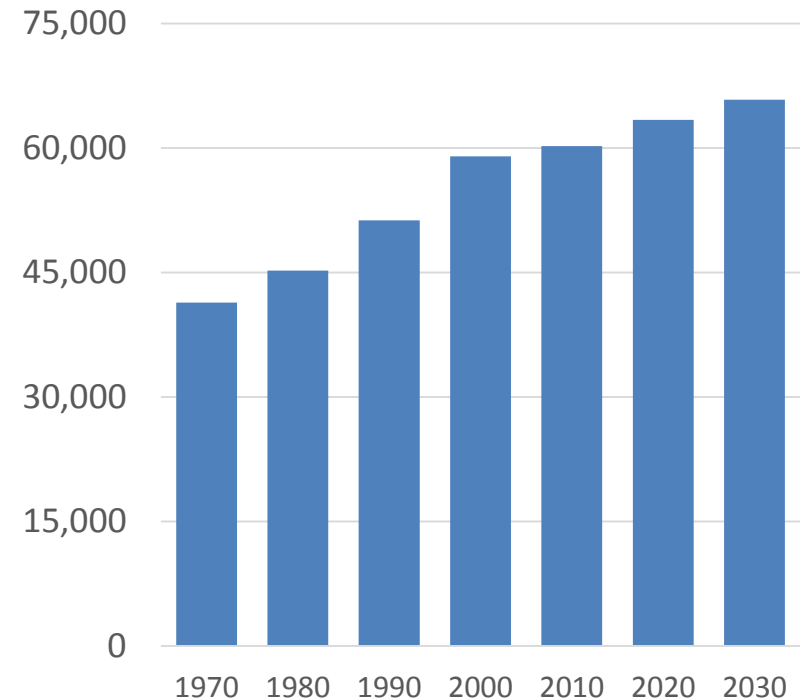
- Introduction and outreach process
- Current and projected housing needs
- Analysis of constraints to housing
- Inventory of land to accommodate the RHNA
- Evaluation of previous housing element
- Goals, policies, and implementation programs

# Population Growth

La Habra is a stable community that is approaching buildout

- La Habra saw significant population growth from 1970 through 2000
- Since 2000, there has been modest growth due to lack of available land
- Population growth will continue to be modest through 2030 assuming trends

City of La Habra  
Population Change, 1970-2030





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# Population Changes

Although population growth is limited, La Habra's population is changing. Trends include:

- **Aging Community.** Youth/children declined 11% in number while adults ages 55+ increased 25%.
- **Race and Ethnicity.** La Habra increased to 60% Hispanic, though Asians increased the fastest in number (28%).
- **Families with children** declined by 10%, due to aging of residents. Single person households also declined 12%.
- **Household size.** Large families and single-person families declined. Households with 2-4 persons increased.

Note: Trends will be more pronounced when the 2020 Census is released



# La Habra Housing Needs: Summary

## Housing Costs

- Med. Owner Income - \$95,400
- Med. SFR home costs - \$635,000
- Max. price affordable - \$360,000
- 
- Med. Renter income - \$58,700
- Med. 2-bed apt. rent - \$2,000+
- Med renter can afford < \$1,500

## Special Needs

- Senior households – 22%
- Disabled households – 25%
- Large Families – 18%
- Families w/children – 33%
- Homeless people – 1%

## Housing Problems

Housing prices exceed what a median household can afford ...

- *Overpayment* → 41% of owners and 51% of renters
- *Overcrowding* → 6% of owners and 21% of renters

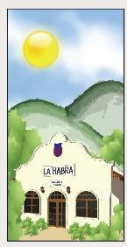
# Regional Housing Needs Process

## A Brief Overview



**SCAG = 1.34 million units**

**CITY OF LA HABRA = 804 units**



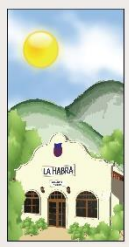
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# Regional Housing Needs Plan

## La Habra's Assigned 2021-2029 RHNA

Household Income Level as % of County Median Family Income (CMFI)	Approximate Household Income Range	RHNA Units	Typical Housing
Lower Income: Very Low: <50% CMFI Low: 51-80%	< \$64,050	192	Subsidized Apts. or Market Rate ADUs
	< \$102,450	116	
Moderate: 81-120%	< \$123,600	130	Apts + Subsidized Condo/Townhomes
Above Mod. >120%	\$123,600+	366	Single-Family and Condo/Townhomes
Total		804	



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# How the RHNA is Achieved

- State law allows projects anticipated to be built between 7/2021-10/2029 to be credited toward the RHNA
- State law allows parcels (sites) where housing can be built be credited toward the RHNA
- State law requires that enough sites must be available at all times to address the unmet RHNA
- State law also requires that the City consider how the site selection affirmatively furthers fair housing

Note: The City is not required to build, finance, or subsidize the construction of new housing, but must ensure that adequate sites are available for housing for the unmet portion of the regional housing needs assessment by income category.



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# Community Considerations

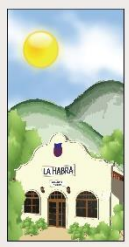
- Supports the long-term vision of La Habra's general plan
- Identifies sites where market demand is/will be present
- Considers additional areas in need of reinvestment
- Addresses the full range of resident unmet needs
- Further fair housing opportunity

# Strategy 1: Accessory Dwellings (ADU)

- ADUs provide housing to parents, seniors, family/relatives, students, etc.
- ADUs are often affordable to extremely low, very low, and low income residents
- City permitted 43 ADUs in 2020 and projects permitting 50 ADUs annually thru 2029



Accessory Dwelling Unit in La Habra



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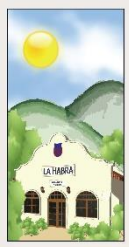
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# Strategy 2: Housing Projects

- Housing projects anticipated to be built after July 1, 2021.
- City has approved projects:
  - 1 apartment project (5 du)
  - 2 condo projects (61 du)
  - 7 single-family homes
- City has 3 pending projects:
  - 1 mixed use project (37 du)
  - 1 condo project (48 du)
  - 1 live-work (117 du)



Approved Condominium Project



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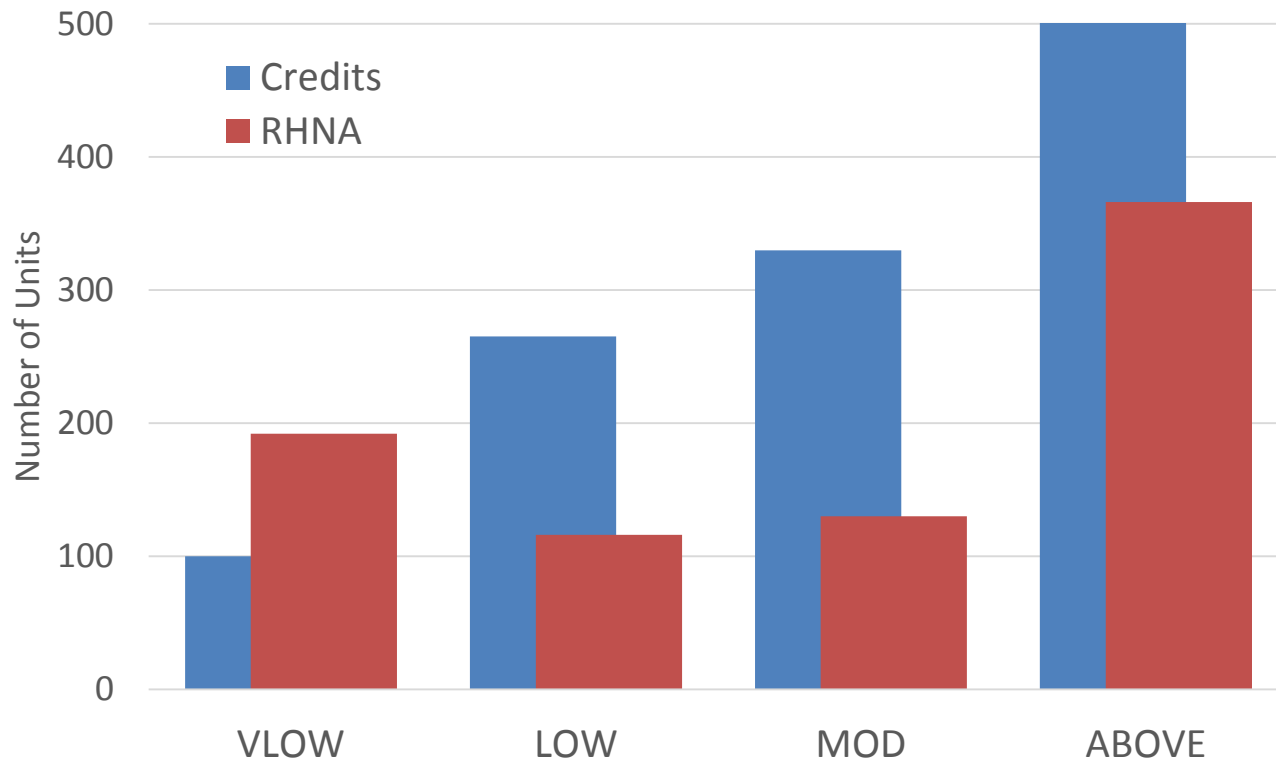
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## Strategy 3: Housing Sites

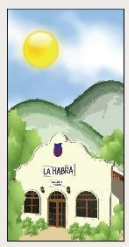
- In 2014, the City redesignated parcels as part of the general plan update, allowing for higher density residential and mixed uses along major corridors.
- Sites were identified for housing based on developer interest. The City has received inquiries for housing in multiple-family zones, mixed use zones, and commercial zones
- Housing could be apartments, condominiums, or mixed uses that may be affordable to a mix of lower (very low and low), moderate, and above moderate-income households

# RHNA Compliance

**Based on three strategies, the City can meet its RHNA**



Note: HCD combines both very low and low income together, resulting in a surplus of capacity in La Habra.



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# Housing Plan, Goals and Policies

## Housing Element Plan...

- **Goals**

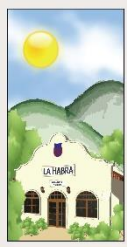
An ideal future end related to the public health, safety, or general welfare.

- **Policies**

Specific statement that guides decision-making  
Commitment to a particular course of action

- **Implementation Programs**

Action, procedure, program, or technique that carries out general plan policy



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# Why Revise Housing Goals and Policies

Proposed revisions to La Habra's housing goals, policies (and programs) fall into three general categories:

- Revisions proposed to clarify original intent
- Revisions proposed to address new expanded state law by the CA Dept of Housing and Community Development
- Revisions proposed to address changing City priorities and programs (both additions and deletions)



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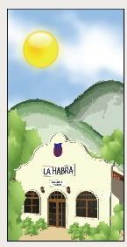
# Programs

## **Goal HE-1 Housing & Neighborhood Quality**

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

### **Programs**

- 1) Love La Habra (new)
- 2) Capital Improvement (same)
- 3) Land Use/Community Preservation (same)
- 4) Residential Rehabilitation (revised)
- 5) Energy Conservation (same)



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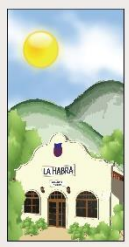
# Programs

## Goal HE-2 Housing Opportunities

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

### Programs

- 1) Adequate Sites (revised per state law)
- 2) Prior Processing (same-no change)
- 3) Affordable Housing Ordinance (revised per state law)
- 4) Accessory Dwellings (revised per state law)
- 5) Mixed Use Development (new)
- 6) Residential Design Standards (new)



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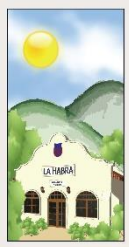
# Programs

## **Goal HE-3 Provision of Affordable Housing**

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

### **Programs**

- 1) Collaborative Partnership (same)
- 2) Inclusionary Housing (new)
- 3) Mobile Home Preservation (new)
- 4) Preservation of Assisted Housing (same)
- 5) Housing Choice Voucher (same)
- 6) Emergency Rental Assistance (new)



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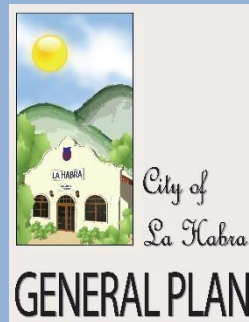
# Programs

## **Goal HE-4 Affirmatively Further Fair Housing**

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

### **Programs**

- 1) Senior Housing (expanded)
- 2) Housing for People with Disabilities (expanded)
- 3) Homeless Services (expanded)
- 4) Child Development Services (same)
- 5) Job Training Services (same)
- 6) Fair Housing Services (expanded)



Questions or Comments:  
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