



City of
La Habra

GENERAL PLAN

City of La Habra 2021-2029 Housing Element

August 2022



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1. INTRODUCTION

A. Overview

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



La Habra provides a variety of housing opportunities

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

B. Statutory Requirements

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

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

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

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

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

C. General Plan Consistency

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

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

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

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

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

D. Public Participation

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

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

- **Prior Planning Efforts.** The public participation program builds on the past several years preceding the Housing Element update. The Consolidated Plan included participation consistent with the City’s adopted citizen participation plan. That effort addressed the needs of low-moderate income residents and those with special needs. This was also followed by the Analysis of Impediments, which addressed fair housing.
- **General Plan Advisory Committee (GPAC).** The City appointed a committee of residents, stakeholders, and other parties to guide the update of the Housing Element. Over the course of a year, the GPAC met five times and discussed housing element basics, community needs, housing sites, and housing programs. Because of protocols required during the COVID-19 pandemic, all meetings were held via Zoom.
- **Consultations.** To inform the GPAC’s deliberations and provide more representative input to guide the update of the Housing Element, 14 additional stakeholders were directly contacted by phone, mail, and email. These included developers, fair housing agencies, advocacy groups, health care agencies, and local organizations. These groups played an active role in the GPAC meetings to refine the priorities for the Housing Element.
- **Website.** The city created a housing element website to inform residents of the update and the venues for participation. Included were PowerPoint presentations to the advisory committee, notes and comments from the public for each meeting, planning reference documents, review letters from the California Department of Housing and Community Development (HCD), and other materials germane to the Housing Element update.
- **Public Review.** The Planning Commission and City Council were briefed on new housing legislation early during the process. Both bodies reviewed the draft Housing Element at duly noticed hearings on July 26, 2021, and August 16, 2021. Comments received from the California Department of Housing and Community Development were incorporated into the Housing Element. The Planning Commission and City Council held duly noticed hearings in 2022 and adopted the final 2021-2029 Housing Element.

2. COMMUNITY PROFILE

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

A. City Overview

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

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

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

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

B. Demographic Profile

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

Population Growth

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

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

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

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

Sources: U.S. Census 2000-2010; Department of Finance 2020;

SCAG Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS).

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

Age, Race, and Ethnicity

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

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

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

Table HE-2.2 Population Characteristics 2010-2020

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

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

Note: May not total to 100% due to rounding. All races shown as non-Hispanic ethnicity.

Household Characteristics

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

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

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

Table HE-2.3 Household Characteristics 2010–2020					
Household Types	2010		2020		Percent Change 2010–20
	Number of Hhlds	Percent of Total	Number of Hhlds	Percent of Total	
Total Households	18,977	100%	19,996	100%	5%
Family Households	14,310		15,510		8%
+ Married w/Children	4,902	25%	4,740	23%	-3%
+ Married No Children	5,176	29%	6,017	30%	16%
+ All Other Families	4,232	18%	4,754	18%	12%
Nonfamily Households	4,667		4,486		-4%
+ Single Persons	3,651	19%	3,442	17%	-6%
+ Unrelated Persons	1,016	5%	1,044	5%	3%
Household Size					
1 person	3,651	19%	3,442	17%	-6%
2-4 persons	11,418	60%	13,032	65%	14%
5 or more	3,908	21%	3,522	18%	-10%
Average household size	3.20		3.29		

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

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

Employment

[According to the 2014-2018 ACS, La Habra's unemployment rate was 7.8 percent, significantly higher than the 5.1 percent rate in Orange County. These unemployment figures are pre-pandemic and have changed over the past few years. As of 2021, however, the unemployment rate declined countywide to only 4.1 percent and improved to only 4.5 percent in La Habra.](#)

[La Habra residents are employed in a variety of occupations at varying incomes. However, due to the smaller employment base in the city, the majority of residents primarily commute to job centers in other communities.](#)

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

[As shown in Table HE-2.4, the highest-paying management, business, and sciences jobs held by residents increased by 23 percent, and the lower-paying-sector jobs declined by 2 to 5 percent over the decade.](#)

Table HE-2.4 Changes in Occupations Held by Residents

Occupational Classification	Jobs Held by Residents				Median FT Income (2014-2018)
	2006-10 Jobs	Percent	2014-18 Jobs	Percent	
All Occupations held by residents	29,223	100%	30,397	100%	
Management, business, science, and arts occupations	7,891	27%	9,676	32%	\$71,528
Services (health support, food prep, maint., personal care)	6,005	21%	5,707	19%	\$29,424
Sales and office occupations (including administrative support)	8,056	28%	7,922	26%	\$42,052
Production, transportation, and material-moving occupations	4,627	16%	4,501	15%	\$34,292
Natural resources, construction, & maintenance occupations	2,644	9%	2,591	9%	\$48,145

Source: American Community Survey, 2006-2011 and 2014-2018.

2. COMMUNITY PROFILE`

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

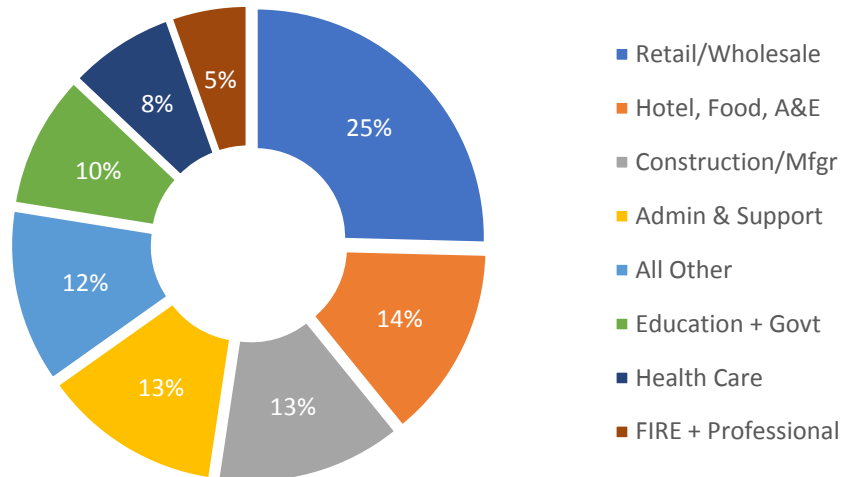


Figure HE-2.1 La Habra Industries

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

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

Source: City of La Habra, 2020.

Household Income

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

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

Table HE-2.6 Income Characteristics, 2020

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

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

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

Extremely Low-Income Households

[Lower income households include three categories—extremely low, very low, and low income. These groups have the following income levels for a four-person household](#)—\$38,450 for extremely low income, \$64,050 for very low income, and \$102,450 for low income based on area median family income (AMFI). Extremely low-income households consist of minimum-wage workers, seniors on fixed incomes, disabled persons, and others—all of whom have greater difficulty finding affordable housing and have the greatest unmet housing needs.

Table 2.7 lists the prevalence of housing problems for lower income households. Among lower income households, housing overpayment affects 56 percent of owners and 71 percent of renters, and approximately 7 percent of owners and 26 percent of renter households live in overcrowded housing. The prevalence of both overpayment and overcrowding is significantly higher for ELI/VLI households. Looking to the future, the City’s RHNA assumes an increase of about 300 new lower income households in La Habra from 2012 to 2029.

Table HE-2.7 Housing Problems Among Lower Income Households

Tenure	Income Level	Total Households	Housing Overpayment	Housing Overcrowding
Owners	Extremely Low	988	74%	3%
	Very Low	1,173	52%	10%
	Low	2,085	50%	12%
	Lower	4,246	56%	7%
Renters	Extremely Low	1,921	88%	30%
	Very Low	1,300	87%	32%
	Low	2,284	47%	19%
	Lower	5,505	71%	26%

[Source: Comprehensive Housing Affordability Strategy, 2014-2018, adjusted to 2020.](#)

Responding to the needs of ELI households requires a diverse strategy focusing on housing production, preservation, and rental assistance (Program C7). Furthermore, the City:

- [Encourages the production of accessory dwellings, the majority of which are affordable to ELI, very low, and low income households \(Program B4\);](#)
- [Implements inclusionary obligations requiring the setaside for rental units to be 9 percent if moderate, or 6 percent if lower income units \(Program C2\);](#)
- [Seeks to preserve existing multiple-family projects that are affordable to low income, including ELI, households \(Program C4\);](#)
- [Supports and publicizes the County’s voucher program, which offers 200 vouchers to ELI and low income households \(Program C5\).](#)

Housing Tenure

Household tenure refers to whether a household owns or rents a home. An optimal mix of homeownership and rental opportunities is important for communities because it allows residents of all ages, incomes, and household sizes to choose the type of housing and location best suited to their needs. An optimal vacancy rate is also needed to ensure that consumers have sufficient choices for different types of housing, that prices are generally moderated, and that developers have a financial incentive to build housing. **Table HE-2.8** shows trends in tenure and vacant housing units from 2010 to 2020 in the City of La Habra.

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

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

Table HE-2.8 Household Tenure and Vacancy 2010–2020

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

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

C. Housing Profile

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

Housing Growth

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

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

Table HE-2.9 compares La Habra’s housing growth with surrounding cities and the immediate region. Overall, each of the surrounding cities is projected to see an increase in its housing stock, ranging from 1 to 4 percent over the next decade, again reflecting the limited amount of residential land.

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

Sources: U.S. Census 2000-2010; Department of Finance 2020;

SCAG Regional Transportation Plan (RTP)/Sustainable Committees Strategy (SCS).

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

Housing Types

La Habra’s housing stock includes single-family homes, condominiums/townhomes, apartments, and mobile homes. These types are included below and summarized in **Table HE-2.10**.

Single-Family Housing

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

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



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

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

Multifamily Housing

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



Valentia Apartments at 951 S. Beach Boulevard

Mobile Homes

The city has five mobile home parks providing 760 housing units—City Trailer Park, Friendly Village, Lake Park, Park La Habra, and ViewPark. One park is reserved for seniors, and four parks are for families. Given the limited vacant land in La Habra, there will be no additional mobile home parks in the city. Housing types in La Habra and changes since 2010 are reflected in Table HE-2.10.

Table HE-2.10 Change in Housing Type, 2010–2020

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

Source: California Department of Finance, 2020.

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

Housing Characteristics

As of January 2020, 61 percent of all homes La Habra are single-family homes, with 8 percent attached units. Multiple-family housing composes 35 percent of homes, and mobile home units compose 4 percent. **Table HE-2.11** shows the key characteristics of single-family, condominiums, and mobile homes. Similar data are not available for apartments.

Key physical characteristics of La Habra homes are:

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

Table HE-2.11 Characteristics of Housing Sold in 2020

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

Source: Redfin, 2020.

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

Single-Family Home Prices

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

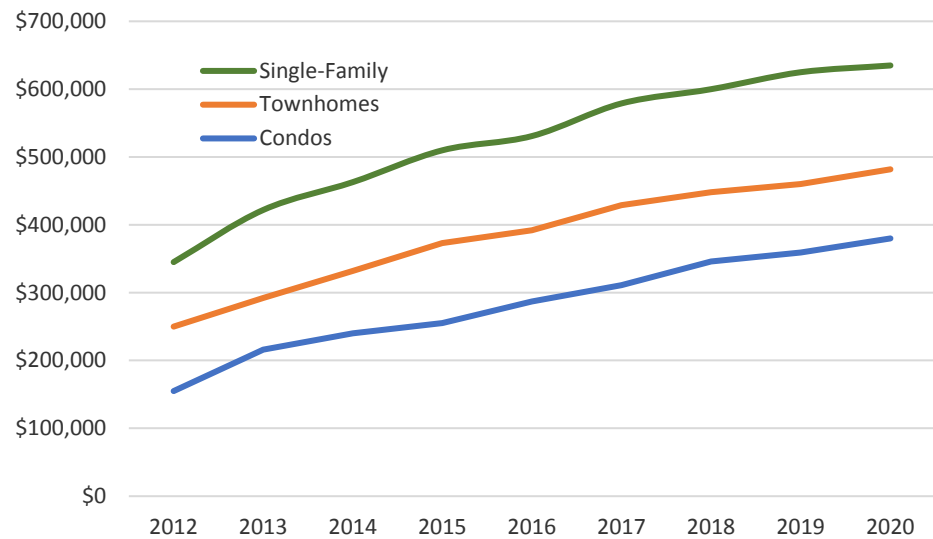


Figure HE-2.3 Median Sales Prices of Homes in La Habra, 2012–2020

Table HE-2.12 displays average home prices in La Habra. Single-family homes sold for a median price of \$635,000, condos sold for a median price of \$380,000, and townhomes for \$480,000 with variations based on size of home. Mobile homes are the most affordable housing option, with a median sales price of \$126,000. Homes in the Westridge area easily exceed \$1 million.

Table HE-2.12 La Habra, Existing Home Prices, 2020

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

Source: Redfin, 2020.

Apartment Rents

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

A rent survey was undertaken to determine market rents in La Habra. As shown in **Table HE-2.13**, the median rent is \$1,680 for a one-bedroom unit, \$2,020 for a two-bedroom unit, and \$2,225 for a three-bedroom unit. The median apartment size ranged from 700 to 1,190 square feet. These rents in 2020 are relatively competitive and affordable compared to other Orange County cities.

Table HE-2.13 La Habra, Apartment Rents, 2020

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

Source: Apartments.com 2020.

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

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

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

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

Mobile Homes

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



Table HE-2.14 lists the five mobile home parks in the city, their address, target occupancy, unit count, and year built.

Table HE-2.14 Mobile Home Parks in La Habra				
Project Name	Address	Occupancy	Total Units	Year Built
Ailer Park	309-13 W. First St	All Ages	12 units	N/A
Lake Park	500 S. Palm St	Senior	169 units	1975
Friendly Village	1001 W. Lambert Rd	Senior	329 units	1971
Park La Habra	1731 W. Lambert Rd	All Ages	108 units	1967
View Park	1750 W. Lambert Rd	All Ages	143 units	1967
Total			761 units	

Source: City of La Habra, 2020.

Housing Affordability

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

The housing industry assumes that an “affordable” payment for a homeowner ranges from 30 to 40 percent of gross monthly income. For renters, the appropriate cost burden varies from 30 to 40 percent, with the latter used by the federal housing voucher program. This Housing Element uses a 35 percent debt-to-income ratio for ownership used by lenders and 30 percent cost burden for renters. **Table HE-2.15** shows the amount that households of different sizes and income levels can afford to pay for housing based on these criteria.

Table HE-2.15 Affordability of Housing, La Habra 2020					
	Household Size/Unit Size				
	1-person (Studio)	2-person (1 bd unit)	3-person (2 bd unit)	4-person (2 bd unit)	5-person (3 bd unit)
Income Limits¹					
Extremely Low	\$26,925	\$30,800	\$34,650	\$38,450	41,550
Very Low	\$44,850	\$51,250	\$57,650	\$64,050	69,200
Low	\$71,750	\$82,000	\$92,550	\$102,450	110,650
Moderate	\$86,500	\$98,900	\$111,250	\$123,600	133,500
Max. Home Price²					
Extremely Low	\$55,000	\$77,000	\$98,200	\$119,200	\$127,300
Very Low	\$144,400	\$160,700	\$190,700	\$201,500	\$223,500
Low	\$234,400	\$278,200	\$323,300	\$366,000	\$369,900
Moderate	\$297,400	\$350,400	\$372,300	\$421,000	\$460,000
Maximum Rent³					
Extremely Low	\$573	\$645	\$716	\$786	\$864
Very Low	\$1,021	\$1,156	\$1,291	\$1,426	\$1,555
Low	\$1,694	\$1,925	\$2,164	\$2,386	\$2,591
Moderate	\$2,063	\$2,348	\$2,631	\$2,915	\$3,163

Source: PlaceWorks, 2020.

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

Housing Affordability by Income Level

The following discussion summarizes the affordability of rental and ownership housing in La Habra. The affordability of housing is based on the assumptions made earlier regarding the median sales price and median rents for housing coupled with the median household incomes in Orange County.

Very Low Income (0 to 50 percent AMFI)

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

Low Income (51 to 80 percent AMFI)

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

Moderate Income (81 to 120 percent AMFI)

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

Housing Problems

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

Table HE-2.16 and the following show the prevalence of housing problems in La Habra, according to the American Community Survey.

- **Overcrowding.** Overcrowding can be either moderate or severe. Moderate overcrowding is 1 to 1.5 persons per room, and severe overcrowding refers to more than 1.5 persons per room. Approximately 6 percent of homeowners and 21 percent of renters in La Habra live in overcrowded situations. Overcrowding is more prevalent among lower income households.
- **Overpayment.** Overpayment can be moderate or severe. Moderate refers to paying 30 to 49 percent of income for housing, and severe overpayment is paying more than 50 percent of income for housing. Given the high cost of housing and moderate incomes, overpayment is widespread—33 percent of owners and 51 percent of renters overpay for housing.
- **Substandard Housing.** [The City does not have a housing conditions survey, and census measures of substandard housing \(e.g., lack of kitchen, telephone, heating\) are inadequate. Substandard housing is generally defined as unsafe or unhealthy to occupy, not whether a kitchen or telephone is absent. City staff estimates up to 5 percent of units require rehabilitation \(roofing, electrical, plumbing, etc.\), of which 1 percent may require replacement.](#)

Table HE-2.16 Housing Overpayment and Overcrowding

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

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

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

Housing Age and Condition

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



Resident volunteers participate in Love La Habra projects

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

As shown in **Table HE-2.17**, La Habra has an older housing stock—90 percent of the housing is older than 30 years old—nearly 80 percent of all units were built before 1980, and 6 percent were built before 1950. The age of units is evenly split between rental and ownership housing. Given the age of housing in the city, there is a continued need for housing repair and rehabilitation. [Although surveys have not been conducted, an estimated 5 percent \(1,000 units\) of the city’s housing stock needs rehabilitation \(e.g., plumbing, electrical, roofing\), of which 200 units require replacement.](#)

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

Table HE-2.17 Housing Built in La Habra by Decade

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

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

D. Special Housing Needs

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

Special-needs groups often spend a disproportionate amount of their income to secure safe, decent, and appropriate housing and are sometimes subject to discrimination based on their specific needs or circumstances. Special needs groups will have limited housing opportunities in the private market given the cost and availability of suitable and affordable housing. **Table HE-2.18** provides a summary of special needs housing groups in La Habra.

Special Needs Groups	Number of People or Households	Percent of Population or Households
Senior Households	4,015	22%
Households with a Disabled Member	4,556	24%
Family Households with Children	6,192	33%
Female Headed Households	3,075	16%
Female Headed Households w/Children	1,324	7%
Large Family Households	3,287	18%
People Who Are Homeless ¹	45	<1%
Agricultural Workers	195	< 1%

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

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

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

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

Seniors

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

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

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

Senior housing opportunities include, but are not limited to:

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

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

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

People with Disabilities

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

The ACS tallies people with a disability who live in housing; people living in assisted living care facilities are not included. According to the 2018 ACS, 6,089 La Habra residents (10 percent of “noninstitutionalized” residents) had one or more of these disabilities. The prevalence of disabled people in La Habra is similar to surrounding communities. These include individuals with an ambulatory difficulty (3,533 people), independent living disability (2,326 people), hearing difficulty (1,929 people), cognitive difficulty (2,084 people), vision difficulty (1,035 people), and self-care difficulty (1,458 people).

Another category of disability is a developmental disability, defined as an impairment in physical, learning, language, or behavior areas that begins early in life, impacts functioning, and often lasts one’s lifetime. Cerebral palsy, autism, and other conditions are developmental disabilities. In 2021, the Regional Center reported 518 La Habra residents had a developmental disability, of which 273 of those are under 18 years. The disability rate ranks 40th among 80 zip codes served by the Orange County Regional Center. About 91 percent live at the home of a parent or guardian, and the remainder live in residential care, independent living, or foster homes. Employment data is unavailable.

Many with a disability are over age 65 and are not actively in the labor force. Of the disabled population 20 to 64 years of age, the labor force participation rate is 44 percent, and the unemployment rate is 8.6 percent. Census data are not available regarding the households of people with a disability. Disabled people have other governmental income not tallied by the census. The housing needs of disabled people depend on the severity of the disability. Many disabled people live independently in a home or with home health care. More severely disabled people require a group home where supervision, medical attention, physical therapy, and other services are provided on site.

People with disabilities benefit from a variety of housing and support services. For those living in a standard home, important services may include assistance in modifying a home for accessibility. This can often be accomplished through a reasonable modification. For those who are less independent, important services could include home health care, food and income assistance, job training, assistive devices, and subsidized transit. Fair housing services can also be important for people with disabilities, because this group of individuals often experiences the most frequent occurrences of discriminatory actions.

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

The City's approach is to provide the following:

- [**Accessible housing.** The City Building Division enforces all federal and state requirements mandating that residential uses comply with building codes and standards that allow access by people with disabilities. Universal design standards are not a mandated building code requirement. The City also administers a reasonable accommodation process as well.](#)
- [**Residential group homes.** While most children with developmental disabilities live at home, the City has permitted eight adult residential care facilities, which are specifically designed to provide long-term housing in neighborhoods for adults with developmental disabilities. The City has successfully approved nine new facilities during the prior planning period.](#)
- [**Special transit.** Transit is essential for people with disabilities to access community services. The La Habra Car Service provides service for seniors and disabled people to medical appointments and grocery stores using wheelchair-accessible vehicles. OC ACCESS, operated by OCTA, offers a share-ride service for eligible riders with a disability as well.](#)
- [**Fair Housing.** The City, despite its small size, retains a fair housing agency to implement a comprehensive fair housing program for the city that includes outreach, education, and enforcement of fair housing laws. Information is provided in multiple languages. Additional information regarding their services is discussed under the fair housing section of the element.](#)
- [**Education.** The City has long supported services to disabled people in La Habra. The City provides land, free of charge, to the Cleta Harder Development School. One of the few of its kind in southern California, this facility supports families and individuals with disabilities, including those with developmental disabilities, including traumatic brain injuries.](#)

People with disabilities will rely on a matrix of services to meet their housing and support needs. Services include In2Vision, in neighboring Whittier, which serves individuals with developmental disabilities by promoting skill development, independence, and safety at home and in the community through supervision, training, guidance, and support. Easterseals, in neighboring Brea, provides a variety of living options services to help people live in their own homes. The Orange County Regional Center also serves as a clearinghouse for services provided to the developmentally disabled community in La Habra.

Families with Children

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

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

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

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

- **Publicly Assisted Apartments.** Five projects (Casa Nicolina, Cypress Villa, Las Lomas Gardens, Villa Camino Real, and Grace Avenue) provide 224 units, of which 203 units are affordable housing for families.
- **City-Owned Mobile Home Parks.** Two City-owned mobile home parks (Park La Habra and View Park) provide a total of 251 mobile home units, 52 of which are deed restricted as affordable to lower income households.
- **Renter/Homeowner Assistance.** NeighborWorks provides opportunities through their First-Time Homeownership Program. The City allocates CDBG funds to assist low to moderate income households buy homes. And the Housing Authority issues approximately 200 vouchers annually in La Habra.

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

People Who Are Homeless

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

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

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

Resources available to La Habra residents are local and in other county cities. The Orange County Rescue Mission operates an emergency facility, 30-day temporary recovery program shelter, and mobile unit in Santa Ana. The House of Hope, located in Tustin, offers a shelter for abused/abandoned women with children. La Habra offers one transitional home, provided through a faith-based organization, and funds two navigation centers, one of which is in Placentia.

Anaheim Interfaith, a 72-bed facility, provides shelter to families and provides transitional housing for up to 90 days. Lutheran Social Services in Fullerton provides motel vouchers, food assistance, and referrals. Shelter for the Homeless provides permanent, transitional, and emergency accommodation for homeless people in over 50 facilities in the southland. The Dayle McIntosh Center in Anaheim operates a six-bedroom shelter for homeless persons with disabilities.

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

E. Assisted Housing

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

Table HE-2.19 is an inventory of assisted projects.

Table HE-2.19 Publicly Subsidized Affordable Housing in La Habra					
Development Name and Address	Unit Characteristics				At-Risk Status by 2031
	Type of Unit	Form of Assistance	Total Units Affordable	Yr Built Subsidy Ends	
Casa El Centro 101 N. Cypress St	Senior	Project Based S8	56 units 55 ELI	1979 Annual	At Risk
Casa Nicolina Apts 1510 W. La Habra	Family	RDA funds	22 units 22 Low	2008 2063	Not At Risk
Cypress Villa Apts 900 N. Cypress St	Family	LIHTC	72 units 71 Low	2004 2071	Not At Risk
Las Lomas Gardens 900 S. Las Lomas Dr	Family	Project Based S8	112 units 112 ELI	1970 2026	At Risk
Villa Camino Real 607-613 E. La Habra	Family	RDA funds	12 units 11 Low	1994 2044	Not At Risk
Grace Avenue Apts 251 E. Grace Ave	Family	HOME Funds	4 units 4 Low	2008 2048	Not At Risk
Park La Habra MHP 1731 W. Lambert Rd	All Ages	Certificates of Participation	107 units 21 Low	1967 2040	Not At Risk
View Park MHP 1750 W. Lambert Rd	All Ages		142 units 28 Low	1967 2040	Not At Risk
Affordable			324 units		

Source: City of La Habra, 2020.

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

LIHTC: Low Income Housing Tax Credit

HOME: Federal Home Partnership funds

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

RDA: Tax set aside funds from the former La Habra Redevelopment Agency

Affordable Housing Properties

Casa El Centro

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

Casa Nicolina

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

Cypress Villa

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

Las Lomas Gardens

Las Lomas Gardens is a 112-unit apartment complex at 900 Las Lomas Drive. The project consists of 14 one-bedroom, 48 two bedroom, 44 three-bedroom, and 6 four-bedroom units. All 112 units are affordable to extremely low income households. In 1969, the project was financed with below market interest rate loans under the federal Section 236 Interest Reduction Payment Program. The term of this contract was for 40 years and expired in 2009. Since its expiration, the owner has received Section 8 project rental vouchers, [which are typically renewed every 5, 10, 15, or 20 years. Goldrich and Krest \(GK Management\) provided formal opt-out notices on October 30, 2020, to comply with HUD regulations. GK Management confirmed that notices were sent to comply with HUD requirements, but they have no intention of converting the project. The property owners secured a renewal in November 2021, and project-based vouchers were extended an additional 5 years to 2026.](#)

Villa Camino Real

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

Grace Avenue Apartments

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

Preservation Alternatives

La Habra has two affordable housing projects in which covenants will expire, potentially resulting in a loss of 150 affordable units by 2031. These projects are the Las Lomas Gardens and Casa El Centro Apartments. The City has received a letter of intent to convert the Las Lomas Gardens project upon conclusion of its term of affordability. The City has four general options to preserve these projects.

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

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

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

Resources for Preservation

Adequate resources for preserving at risk housing are needed given the cost and administrative challenges in preserving projects. Administrative and financial resources available to assist in facilitating the preservation of assisted multiple-family residential properties that are at risk of conversion are summarized below.

Qualified Entities

Owners of government-assisted multiple-family residential developments cannot terminate subsidy contracts, prepay a federally assisted mortgage, or discontinue use restrictions without first providing an exclusive "notice of opportunity to submit an offer to purchase" to each identified qualified entity. As such, State law requires the Housing Element to identify local public agencies, public or private nonprofit corporations, and for-profit organizations with the legal and managerial capacity to acquire and manage at-risk projects.

Table HE-2.20 lists agencies that are certified for preservation activities in Orange County. The full list of all entities statewide is online at: www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml.

Table HE-2.20 Qualified Entities in Orange County		
Qualified Entity	Address	City
NeighborhoodWorks	128 E Katella Avenue	Orange
Century Housing Corporation	1000 Corporate Pointe	Culver City
Housing Corporation of America	31423 Coast Hwy, Ste. 7100	Laguna Beach
Nexus for Affordable Housing	1572 N. Main Street	Orange
Orange Housing Development Corp	414 E. Chapman Avenue	Orange
Riverside Charitable Corporation	3803 E. Casselle Ave	Orange
Hart Community Homes	2807 E. Lincoln Ave	Anaheim
Keller & Company	4309 Argos Drive	San Diego
Poker Flats LLC	1726 Webster	Los Angeles
Coalition for Economic Survival	514 Shatto Place, Ste. 270	Los Angeles
Community of Friends	3701 Wilshire Blvd # 700	Los Angeles
CSI Support & Development Services	201 E. Huntington Drive	Monrovia
ROEM Development Corporation	1650 Lafayette Circle	Santa Clara
Abbey Road Inc.	15305 Rayen Street	North Hills
Jamboree Housing Corporation	17701 Cowan Ave, #200	Irvine
Innovative Housing Opportunities	19772 Macarthur Blvd, Ste 110	Irvine

Source: California Department of Housing and Community Development, 2021

The City has actively worked with NeighborhoodWorks in the past. Program C1 commits the City to explore additional collaborative partnerships to facilitate and provide administrative assistance for housing activities.

Financial Resources for Preservation

Findings and securing appropriate and adequate levels of financing is often a key barrier for property owners of assisted multiple-family residential units to preserve the affordability of their projects, particularly private companies that would otherwise not have an interest in maintaining the units as affordable. Moreover, the funding source needs to be tailored to the unique needs of each property, original funding source, and current occupancy type.

Recent years have seen an expansion in the number of programs available for financing affordable housing. Descriptions of several financial resources are included under the Financial Resources Section of Chapter 4 of this element. Common financial resources for preserving at-risk units are listed below.

- **Low income housing tax credits.** The California TCAC tax credit program can be accessed at: <https://www.treasurer.ca.gov/ctcac/tax.asp>.
- **Multifamily housing bonds.** See CalHFA at www.calhfa.ca.gov/ or California Statewide Communities Development Authority at <https://cscda.org/>.
- **Acquisition funds.** See Golden State Acquisition Fund at <https://www.goldenstate-fund.com/>.
- **Local trust funds.** Orange County has several trust funds that may in the future also offer opportunities for preservation of at-risk projects.
- **In-lieu fees.** The City has a program to establish priorities for expenditures of inclusionary in-lieu fees for affordable housing, including preservation.
- **Federal block grants.** CDBG funds can be used to acquire and rehabilitate multiple-family housing, with long-term affordability covenants.
- **Rental vouchers.** Vouchers can be used, particularly if arranged in long-term federal contracts, to preserve the affordability of units.

Because of the difficulty of identifying suitable funding options and the desire to have options available prior to an opt-out notice being received by the City, the Housing Plan contains Program C4, Housing Preservation Program. Among other actions items, the program commits the City to exploring funding sources and programs to preserve the affordability of at-risk units with long-term covenants.

3. CONSTRAINTS ANALYSIS

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

A. Market Constraints

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

Land Availability and Cost

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

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

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

Construction Costs

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

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

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

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

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

² Craftsman Costs estimates at www.building-cost.net.

³ Demystifying the High Cost of Multifamily Housing Construction in Southern California, UC Riverside Center for Economic Forecasting, February 2020.

Fees and Exactions

The City of La Habra charges a variety of fees to cover the cost of processing residential development permits and the cost of ensuring that adequate public facilities, services, and infrastructure are available to support new development. These include planning fees, building permit fees, environmental fees, special permits, and impact fees (including affordable housing). **Table HE-3.1** shows all the development fees charged for residential projects proposed in La Habra. The City's master schedule for fees that affect residential development is posted online at: <https://www.lahabrac.gov/1120/Master-Schedule-of-Fees>.

Table HE-3.1 Planning and Development Fees	
Services	Development Permit Fee
Plan Processing Fees	
Conditional Use, General Plan Amendment, or Variance	\$5,763
Zone Change	\$7,070
Design Review	\$5,763
Lot Line Adjustment	\$5,763
Tentative Parcel or Tract Map	\$5,763
Administrative Deviation	\$167/hr
Building Permit / Engineering	
Grading Permit Fees	Based on volume of earth moved
Building Plan Check	Based on project specifications
Building Permit	Based on project valuation
Energy / Green Building Plan Check	39% of Building Permit Fee
Landscape Permit	\$799
Water Quality	\$3,699
Special Plans and Permits	
Planned Unit Development	\$9,189
Mixed Use (MX) Precise Plan	25% Consultant cost
Specific Plan	\$167
CEQA: EIR, IS/ND, etc.	25% Consultant cost
Impact Fees	
Combined School District Fees	\$4.08/sf
Park Development Fee	(Census pph x number of units x 3 park acres) /1000 x the average cost per acre of parkland
Sewer District Fee (varies by number of bedrooms)	1bdr DU: \$2,852 (SFR) or \$2,300 (MFR) + \$875/ add'tl bdm
Public Art Fee	Placed as a condition 1% project value
Traffic Impact Fee/ Fair Share Fee	Determined by calculated impact
Police and Fire Impact Fees	None
Inclusionary In-lieu fee	\$6.05/sf

Source: La Habra Master Fee Schedule, 2020.

3. CONSTRAINTS ANALYSIS

City staff compiled the fees for various housing developments to assess the total added cost to residential developers. Although prototypes were sought for this analysis, each project had unique factors since all residential development in La Habra is typically “infill” on underutilized land. [As shown in Table HE-3-2, the total development fees ranged from \\$41,000 to \\$44,000 per multiple-family unit \(apartments and condominiums\) to \\$48,500 for single-family housing units.](#)

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

Table HE-3.2 Development Fees by Housing Product Type			
Fee Characteristics	Housing Products		
	Apartments	Condos	Single-Family
Development Fees per Unit	\$40,872	\$44,289	\$48,564
Planning-Related Fees (%)	3%	1%	10%
Building-Related Fees (%)	13%	8%	45%
City Development Impact Fees (%)	38%	33%	9%
Other Agency Impact Fees (%)	24%	25%	36%
Inclusionary Fee	22%	32%	0%
Total Percent	100%	100%	100%
Percent of Sales Price	N/A	7%	6%

Source: City of La Habra, 2020

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

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

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

La Habra continues to see robust residential development, even on infill sites. The City employs tools (planned unit development, density bonus, and higher densities) that reduce the cost of development regulations while increasing the revenue achievable from a project. Finally, developer fees comprise only 6 to 7 percent of sales prices, which is marginal considering other costs, including land, materials and labor, demolition costs, and financing. Therefore, the City’s fees are not considered an undue constraint on residential development.

Financing for Residential Development

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

Mortgage Rates

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

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

Construction Financing

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

La Habra does not have financial resources to subsidize residential development, and developers must secure their own construction financing. However, the City does have policies under Goal C “Assist in the Development of Housing” and supporting programs that allow developers to request modifications to development standards to facilitate the production of housing. Despite these financial constraints, they have not deterred developer interest. Over the past decade, the City has approved a range of residential projects, from small infill projects to apartment projects exceeding several hundred units in size.

Foreclosures

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

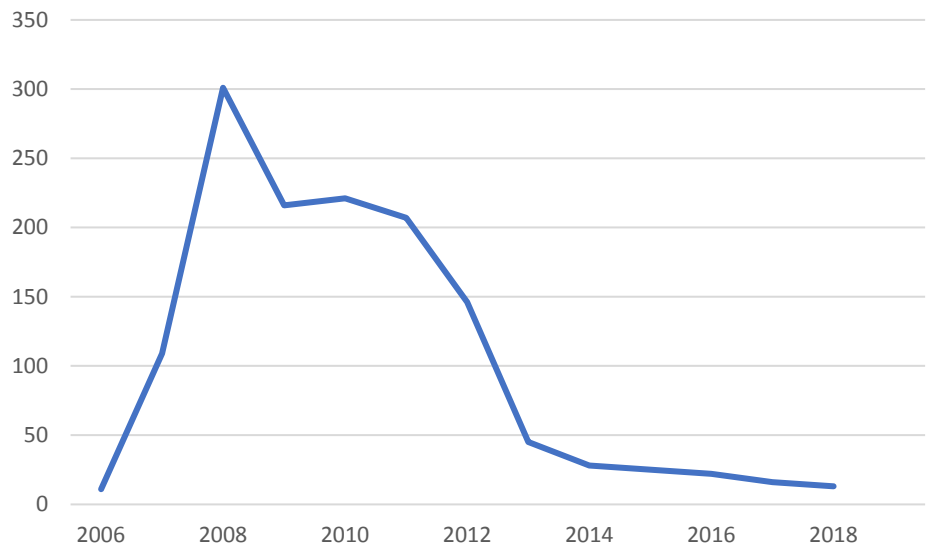


Figure HE-3.1 Trends in Housing Foreclosures, 2006–2018

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

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

Other Nongovernmental Constraints

In accordance with AB 879, the housing element must analyze additional potential and actual nongovernmental constraints. These include requests to develop housing at densities below those anticipated in a specified analysis, and the length of time between receiving approval for a housing development and the submittal of an application for building permits for that development. The intent is to determine whether these nongovernmental constraints hinder the construction of a locality's share of the regional housing need.

The following is a high-level assessment of the density, timing, and other nongovernmental factors affecting residential development.

- **Density of Development.** Developers build a variety of housing types with varying densities based on market niches and consumer demand. Based on a review of projects of 12 or more units over the past 10 years (see Table 4-6), condo projects are developed at an average of 75 percent maximum density, and apartments are developed at an average of 95 percent of maximum density. The only exception is triangular or very small lots. The above density ratios are realistic and based on project histories. They are applicable to parcels selected for the RHNA and do not constrain the ability to address the City's 2021-2029 RHNA. Proposed municipal code amendments to parking spaces and height limits should result in higher development ratios.
- **Timing of Development.** The length of time between receiving approval for a housing project and submittal of an application for a building permit will vary. If the subdivision requires infrastructure, the developer could delay submittal for a building permit until all infrastructure is in place. La Habra no longer has larger subdivision development; the majority of projects are infill on sites with supporting infrastructure in place. The City does see the type of land speculation in the Inland Empire where developers obtain entitlements and then wait to sell entitled land at a later date. Due to the high demand for housing, approved proposals for apartments are submitted for building permits within three months and ownership products within six months.
- **Public Health Emergencies.** Like cities across California, the COVID-19 pandemic has impacted the timing of residential development. It was not uncommon for projects to be stalled due to labor shortages, public health directives, or other side effects (e.g., shortages and price increases for lumber). COVID-19 also affected municipal staffing levels, which may in turn affect project timing. These types of temporary market disruptions affect all cities and have begun to subside as the economy returns to normal. This is particularly the case for accessory dwelling units, which are sensitive to prices in materials and the stability of the income of the property owner.

Taken together, there are currently no nongovernmental factors in place that would hinder the construction of the City's share of the regional housing need. All of the sites selected have received a high level of interest by developers.

B. Land Use Policy

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

General Plan Land Use

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

Residential Designations

As summarized in **Table HE-3.3**, the General Plan describes 15 residential land use designations, each implemented by designated zones. Of note, the General Plan update in 2013 established three new implementing zones (R-5, R-6, and R-7) to facilitate and encourage higher density residential development. [All development standards can be found at: https://www.lahabracal.gov/319/Zoning-Ordinance.](https://www.lahabracal.gov/319/Zoning-Ordinance)

Table HE-3.3 General Plan Designations Allowing Housing

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

Source: City of La Habra General Plan, 2013; La Habra Municipal Code, 2020.

Note: Mixed use general plan land use designations are not included.

Mixed Use Overlays

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

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

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

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

Housing Opportunities

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

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

Table HE-3.4 Primary Zones Allowing Housing

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

Source: La Habra Municipal Code, 2020.

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

[Low barrier navigation centers and employee housing are not allowed uses in La Habra. A program is proposed to amend the municipal code to be consistent with state law.](#)

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

Conventional Housing

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

Single-Family Residential

Single-family housing means a building designed for human occupancy containing a kitchen, designed to house not more than one family. Single-family housing is permitted in eight residential zones in La Habra. This includes the R-1, R-2, R-3, R-4, R-5, R-6, and R-7 zones. These single-family residential zones also allow two-family dwellings, defined as a building designed exclusively for occupancy by two families living independently of each other and containing two units. [The LHMC defines a family as a collective body of two or more persons living together as a separate housekeeping unit in a relationship based upon birth, marriage, adoption, or other such domestic bond. The courts have consistently ruled that a definition of a family that includes references to birth, marriage, adoption, or other similar terms have led to discrimination in certain cases, and the Housing Plan includes a program to revise the definition of a family in the municipal code.](#)

Manufactured Housing

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

Mobile Home Parks

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

Accessory Dwellings

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

The LHMC defines an ADU as a residential dwelling that provides permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling. A junior ADU (JADU) must contain an efficiency kitchen and may share a bathroom and central heating/air with the primary unit. The LHMC allows (J)ADUs as a by-right use in all zones where single- or multiple-family units are permitted, except the MHP zone. [The Housing Plan proposes a code amendment to allow ADUs as a by-right use in all zones that allow single- and multiple-family housing, including in the MHP zone, in accordance with Gov't Code Section 65852.2.](#)

Family Day Care

[The LHMC allows small family daycare serving up to eight children as a by-right use in all residential zones where single- and multiple-family uses are permitted. Large family daycare serving up to 14 children are conditionally permitted in three zones. In accordance with SB 234 \(2019\), a large family daycare home must be treated as a residential use of property for purposes of all local ordinances. The bill also prohibits a property owner or manager from refusing to sell or rent, or refusing to negotiate for the sale or rental of, or otherwise making unavailable or denying a home in which the underlying zoning allows for residential use to a person because that person is a family daycare provider. Therefore, the Housing Plan proposes a program to update provisions for large family daycare in accordance with Section 1597 of the California Health and Safety Code.](#)

Farmworker/Employee Housing

[The California Health and Safety Code 17021.5 requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other family dwelling \(Section 17021.5 facility\). La Habra, like most communities in southern California, has an agricultural past. However, the city has no active agricultural uses nor land dedicated for such purposes. Although there have been no requests for employee housing—nor are any anticipated due to the urban nature of the city and lack of industries that would require it—the Housing Plan includes a program to define employee housing, indicate where such uses are allowed, and specify permitting process consistent with state law.](#)

Multiple-Family Residential

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



Skylark Development, La Habra Boulevard

Mixed-Use Development

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

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

Housing for Homeless People

The LHMC (Chapter 18.30) provides various provisions for housing for people experiencing homelessness, including emergency shelters, transitional and supportive housing, and other such uses.

Emergency Shelter

The LHMC defines emergency shelter as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay (Ordinance No. 1835), consistent with state law. [The City permits emergency shelters as a by-right land use in its M-1 zone on parcels overlaid with its Emergency Shelter \(ES\) Overlay zone \(LHMC Section 18.06.040\). The ES Overlay includes specific development and operational standards such as maximum beds and persons served, required staff, parking, occupancy, length of stay, lighting and security features, and other requirements.](#)

Transitional Housing

The LHMC defines transitional housing as buildings configured as rental housing developments but operated under programs that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined point in time that shall be no less than six months. [The City permits transitional housing as a by-right use in all residential zones \(except MHP\) provided it is not within 500 feet of another transitional home. The Housing Plan provides a program to update code provisions for transitional and supportive housing in accordance with Government Code Section 65583\(a\)\(5\).](#)

Supportive Housing

The LHMC defines supportive housing as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing ability to live and, when possible, work in the city. The code definition is consistent with current state law. [The City permits supportive housing as a by-right use in residential zones except MHP. The Housing Plan proposes a code amendment to allow supportive housing by right in all areas zoned for residential, mixed uses, and nonresidential zones that permit multifamily uses in accordance with Government Code 65583I\(3\)](#)

Low Barrier Navigation Center

[A “Low Barrier Navigation Center” is a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing by providing temporary living facilities while case managers connect them to income, public benefits, health services, shelter, and housing. The Housing Plan proposes a program to amend the zoning code to allow a low barrier navigation center and permanent supportive housing facility as a by-right use in areas zoned for mixed uses and nonresidential zones permitting multifamily uses in accordance with Government Code Section 65662.](#)

Specific Emergency Shelter Standards

The LHMC (Section 18.30.060) requires that emergency shelters conform to all standards of development of the zoning in which it is located except as provided. The following additional standards are required to ensure that shelter facilities provide a desirable living environment for the intended occupants.

- **Density Standards.** The LHMC requires the number of beds to not exceed three times the maximum units permitted in the multiple-family residential zone or commercial and industrial zones where the shelter is located. The project must be consistent with the floor area ratio required by the general plan for the appropriate land use designation.
- **Building Design Standards.** The emergency shelter facility must provide adequate facilities for residents to reside within the facility. Each emergency shelter shall provide common kitchen and dining room area and bathroom with lavatory, toilet, and showers that are adequate for the number of residents served at the facility.
- **Recreational and Usable Yard Area.** Within multiple family zones, the parcel must have a minimum of 1,000 square feet of usable yard area plus 62 square feet per bed. Within the commercial and industrial zones, no parcel shall have less than 500 square feet of usable yard area plus 10 square feet of additional usable yard area per each bed over 25 beds.
- **Parking Standards.** The parking standard is ¼ space/bedroom. The Housing Plan proposes to amend this requirement in accordance with AB 139 (Section 65583 (a)(4)(a)(ii) of the Government Code). The new standard will require sufficient parking to accommodate all staff working in the emergency shelter, provided the standard does not require more parking than other uses in the same zone.
- **Occupancy.** No more than one federal, state, or youth authority parolee is allowed to live in a shelter. All shelters must require residents to sign an agreement that any conviction for any criminal violation, not including infractions and minor traffic violations, during residency or occupancy at the facility is grounds for termination of the residency, tenancy, occupancy.
- **Compliance with applicable laws.** Emergency or homeless shelters shall comply with all requirements of the city's zoning code at all times, including obtaining any other permits or licenses, such as building permits or a business license, required before establishing, expanding, or maintaining the use.
- **Distance and building separation.** The LHMC does not impose requirements affecting the distance that one emergency shelter facility can be from another shelter facility or any other nonshelter use. There are no building separation requirements that would limit facility siting considerations.

3. CONSTRAINTS ANALYSIS

State law requires that all cities incorporate a zone(s) where emergency shelters and transitional and supportive housing are allowed as a permitted use without a conditional use permit or other discretionary permit. The zone(s) for emergency shelters must have capacity to provide for at least one year-round shelter facility of sufficient capacity to accommodate the identified need. The City 's Emergency Transitional Shelter (ES) Overlay Zone applies to four properties totaling two acres that are zoned Light Manufacturing (M-1) and denoted as sites A, B, C, and D. These parcels contain a variety of old structures and underutilized land uses.



Emergency Shelter Overlay Sites

As noted earlier, an emergency shelter is allowed to be built to accommodate three times the allowable density of the underlying residential, commercial, or industrial zone. For lots larger than 20,000 square feet, the municipal code allows for 35 families (35 units) per acre of land. The 2.1 acres of land could therefore accommodate approximately 73 families, which, at an average size of two people, would total nearly 150 homeless individuals—that is, three times the current number of individuals estimated to be homeless in the city.

The ES Overlay sites are ideal due to access to transit and community services. Lambert Road is a major transit route connecting all neighborhoods and services. Walk-in clinics, grocery stores, urgent care, dentists, and public services (e.g., Family Resource Center and OC Youth Center) are within one or two miles. Although the parcels have existing uses, they consist of single-story, older structures that are built well below the intensity allowed on the sites. Many of the sites have significant open yards extending behind storefronts. Therefore, the sites could readily accommodate one or more shelters.

Housing for Disabled People

Residential Care Facilities

Residential care facility law encompasses a broad set of care facilities. In 2021, the City updated the LHMC (Ord 1835) to incorporate amended language regarding the types of residential care facilities. State law requires licensed residential facilities serving six or fewer people to be allowed by right in all residential zones, and not to be subject to more stringent development standards, fees, taxes, and permit procedures than required of the same type of housing in the same zone. The City permits residential care facilities serving six or fewer clients by right in all residential zones es and treats those facilities like any other residential use in the same zone in accordance with California law. Larger, state-licensed residential care facilities serving seven or more residents are not specified in the LHMC, except for the elderly. The Housing Plan contains a program (D2) to amend the LHMC and specify the zones and applicable permitting process for facilities serving seven or more residents.

Residential Care Facility for the Elderly

In 2021, the City updated the LHMC (Ordinance 1835) to define residential care facility for the elderly consistent with the definition in Health and Safety Code Section 1569.2, as it may be amended from time to time. The term means a housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision, personal care, or health-related services are provided, based upon their varying needs, as determined in order to be admitted and to remain in the facility. La Habra has three facilities—Park Regency, Bok Senior Hotel, and Whitten Heights—that provide assisted living options. These residential care facilities for the elderly have seven or more clients and were permitted with a conditional use permit in residential and commercial zones—demonstrating that the conditional use permit has not served as a constraint.

Single Room Occupancy

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

Residential Development Regulations

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

Development Standards

The City of La Habra has seven primary residential zones in the community. As part of the General Plan 2035 update, three new zones were created to implement the general plan and allow for higher density residential development. **Table HE-3.5** lists the primary development standards for housing in La Habra, which are online at <https://www.lahabracalifornia.gov/152/Municipal-Code>.

Table HE-3.5 Development Standards for Primary Residential Zones						
Housing Type	Residential Zones					Notes
	R-1	R-2	R-3 R-4	R-5 R-6	R-7	
Building Features						
Max Density	8	14	15/24	30/36	50	§ 18.26.040.A
Max Lot Coverage (%)	n/s	35	40	50	60	§ 18.26.040.D
Max. Height (feet)	35	35	35-40	40	50	§ 18.26.040.B
Max. Stories	2.5	2.5	3.0	4.0	5.0	§ 18.26.040.B
Front Setbacks (feet)	20-25	15	15	15-20	15-20	§ 18.26.040.C
Rear Setbacks (feet)	25	10	10-15	15-15	15-15	
Open Space/Unit (sqft)						
Private Usable Yard	1,000	1,000 sf per parcel, includes 250 sqft/unit of any combination of private or common yard				§ 18.26.040.E
Common Useable Yard	n/s					§ 18.26.040.E
Lot Area/Unit (sqft)						
Lots < 10,000 sqft	n/s	3,350	3,000 2,850	1,800 1,450	1,200	
10,001–20,000 sqft	n/s	3,100	2,600 2,100	1,600 1,300	1,200	
20,001 square feet +	n/s	2,850	2,350 1,800	1,450 1,200	870	
Minimum Unit Size						
One Family	n/s	1000 square feet / du				
Multiple-Family studio	n/s	480 square feet / du				§ 18.44.040
Multiple-Family 1 bdrm	n/s	700 square feet / du				§ 18.44.040
Multiple-Family 2 bdrm	n/s	900 square feet / du				§ 18.44.040
Multiple-Family 3 bdrm	n/s	900 + 150 for each addtl bdrm				§ 18.44.040

Source: La Habra Municipal Code, 2020.

Parking

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

Table HE-3.6 Residential Parking Requirements		
Housing Type	Basic Parking Requirements	Notations
Conventional Housing¹		
Single-family	Minimum two parking spaces for each unit	Covered garage: required Guest parking: Not required.
Accessory Units Jr. Accessory Units	ADU: One space per unit. JADU: No space required.	No parking spaces shall be required if the ADU meets specific conditions.
Mobile Home	Minimum two parking spaces within the park	Tandem parking allowed.
Multifamily	Bach. unit: 1.0 space 1 bdrm unit 2.0 spaces 2 bdrm unit 2.5 spaces 3 bdrm unit 3.0 spaces Addtl. unit: 1.0 space	Covered garage reqd. for bachelor units. All other units req. 2 garage spaces. Multiple family housing must have guest parking equal to ½ space per unit.
Mixed Uses ²	Due to variations in project specifications, a parking study is prepared to determine the parking space requirements.	
Special Needs Housing¹		
Senior Housing	Apart. unit: 1.0 space Condo unit: 1.0 space	Garages: Not specified Guest parking: not specified
Congregate home, domestic violence shelter/trans. Home	2 spaces per facility plus ½ space per bedroom	Covered garage: Not reqd. Guest: ¼ space/bd
Homeless Shelter	¼ space for every bed	
Senior Hotel (Assisted Living)	¼ space per unit	Guest parking: ¼ space/du Covered garage: Not reqd.
Single-Room occupancy	1 space per unit	Guest parking: ¼ space/du Covered garage: Not reqd.
Residential Care	Parking space requirements are not specified in the code, but the City follows state law for homes with 6 or fewer clients	

Source: La Habra Municipal Code, 2020.

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

Individual Standards

The LHMC sets forth minimum standards to ensure the development of quality housing that adds value to the community and provides quality places to live. These residential development standards are not intended to constrain the production of housing, but to ensure that quality housing is built. The most pertinent standards that affect the construction of new housing include:

- [Density Standards. Following the adoption of the general plan update, the City of La Habra established graduated density standards for three new zoning districts \(R-5, R-6, and R-7\) to allow for the development of multiple-family housing at higher densities. Each of these density standards include the default density \(30 du/ac\) established by the California Department of Housing and Community Development as sufficient to facilitate and encourage the development of affordable housing to lower income households. In many cases, the permitted density well exceeds the default densities established in state law for suburban communities like La Habra.](#)
- [Lot/Open Space Standards. Residential parcels \(R2 to R7 districts\) shall have a minimum of 1,000 square feet of usable yard area in any combination of public or common space. The minimum required usable yard area per unit shall be at least 250 square feet for each unit, either as a private usable open space or as a combination of private and common open space with at least 30 percent of the total units having private usable open spaces. The required private usable yard area, when located on open ground, can be patios, terraces, atriums, or surfaces of courts. The required usable yard area when located on nonground-floor units can be balconies, porches, or decks.](#)
- [Minimum Unit Sizes. Requiring minimum square footage requirements for units improves the livability of the housing unit, reduces the need for on- and off-site storage, and provides homes suitable for families with children. The LHMC requires minimum sizes for multiple family units based on the number of bedrooms. Studios and one-bedroom units, suitable for single- or two-person households, have more modest unit size requirements \(480 square feet and 700 square feet, respectively\) than two- and three-bedroom units, \(900 and 1,050 square feet, respectively\) that are designed for families with children and have progressively larger requirements for unit square footage.](#)
- [Mixed Use Standards. In assessing potential constraints, two requirements for mixed-use projects have constrained residential development. To encourage lot consolidation and mixed-use projects, the General Plan included a requirement for a minimum parcel size of 1.0 acre for mixed-use projects, while multiple-family housing was limited to 20 percent of the acreage of the block in which it was to be located. In practical terms, these two requirements have constrained the development of residential uses along corridors. Program B8 in the Housing Plan proposes a zoning code amendment to remove both requirements in order to facilitate residential development.](#)

- Height Limits. The City's height limit in the R-2, R-3, and R-4 zones was historically 2.5 stories or 35 feet. During the past planning period, the LHMC was amended to allow a graduated standard with progressively higher heights for the R-3 and R-4 zones (3 stories and 35 to 40 feet), the R-5 and R-6 zones (4 stories or 40 feet), and the R-7 zone (5 stories or 50 feet). While multiple residential projects have been proposed in the City's R-3 and R-4 zones, a limited number of projects have been proposed in the R-5, R-6, or R-7 zones, and none to date have sought to achieve maximum stories.

The City has not received applications for tall residential structures to identify whether a governmental constraint exists. However, raising the height limit for stories in residential structures has merit. First, it removes a potential constraint should a developer seek to propose the maximum stories. Raising the limit for stories/heights offers developers flexibility in design concepts that may appeal to different consumers and also add project value. The Housing Plan includes Program B8 to amend the zoning code to increase the allowable height to 12 feet/story in the R-5, R-6, and R-7 zones.

- **Parking Standards.** La Habra is one of the densest cities in Orange County; many neighborhoods have an ongoing shortage of on-site parking. As such, La Habra has strived to tailor its parking standards to meet anticipated parking needs. This includes the number of visitors expected to visit residential uses and the potential number of drivers for each unit. In addition, La Habra requires covered garages, often viewed as a constraint on development. Affordable or senior housing has lower parking requirements, per the municipal code, as do projects seeking eligibility for a density bonus.

In the absence of graduated height and story allowances, the requirement for covered garages could affect lot coverage and achievable density. However, following the general plan update, the City modified the LHMC to allow for a graduated height and story allowance, with progressively higher heights and stories and tandem parking with higher density zones. As a result, three-story multiple-family projects are being built with the ground floor as a covered garage, demonstrating that parking garages can be accommodated. Examples include the Walnut Condos and Volara Townhomes described in Chapter 4.

Although often cited that covered garage spaces constrain the development of housing, La Habra staff could not recall a project where a developer cited that the requirement for a "covered" garage for a studio unit made a project infeasible, was too costly to build, or precluded the project from achieving maximum density. However, if a covered garage requirement necessitated underground structured parking or, alternatively, at-grade parking reduced density or required a different housing construction type than otherwise needed, a covered garage requirement would be a constraint.

In any case, the Housing Element includes Program B8 to amend the LHMC and remove the covered garage requirement for studio units in multiple-family residential and mixed-use projects to facilitate such projects.

Housing Incentives

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

Affordable Housing Incentives

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

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

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

The City's density bonus program was updated with Ordinance No. 1792 (2018). While the City has approved two projects with density bonuses, the program is not widely used. The Housing Plan includes a program for revising it by removing the conditional use permit requirement and updating the provisions to reflect the most recent legislative amendments, including the recent enactment of AB 2345, which became effective in January 2021. See Program B-3 for details.

Inclusionary Housing Ordinance

In April 2021, Ordinance 1833 established an inclusionary housing ordinance (IHO) to help meet the affordable housing needs of the community. For projects with 10 or more units, the developer must set aside 15 percent of the total units or provide an equivalent in-lieu fee for housing affordable to households of very low, low, or moderate incomes. Qualified ownership projects must include 15 percent of the units for moderate income households; rental projects must include 9 percent for moderate or 6 percent for lower income households.

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

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

An Inclusionary Housing In-Lieu Fee Fund was established for the deposit of all required in-lieu fees. Said fee fund shall be approved by City Resolution. Deposited fees are to be used by the City to enter into joint venture agreements with developers to build the required Inclusionary Housing Units. The IHO is not a constraint to the production of market rate or affordable housing. Prior to adoption of the IHO, the City had successfully negotiated inclusionary percentages nearly equivalent to the ones adopted under the ordinance. The City will review the IHO on an annual basis and evaluate its impact.

Administrative Deviation

The City allows developers to apply for minor deviations from development standards that are applicable to their proposed project in accordance with Section 18.08.120 of the LHMC. The City may grant a deviation from any development standard within any zone if it is determined that such a deviation improves the project design and does not exceed 10 percent of the applicable standard. However, a deviation may not be granted if the deviation would result in any changes to classification of land use or density.

Applications for administrative deviation must be made in writing to the director of community development through an administrative adjustment application. The fee for such action is minimal. Within 14 working days of the date the director issues a written determination, any person aggrieved or affected by the decision may appeal such determination in writing to the Planning Commission or to the City Council, as applicable. While infrequently requested, the administrative deviation process allows developers to request minor changes and avoid the time and costs of applying for a more formal variance and public hearing.

Building Codes and Infrastructure

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

Building Codes

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

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

The City contracts with Los Angeles County Fire Department to provide fire prevention and suppression services. The City also manages a comprehensive inspection and permit program for businesses and residential structures. The City has adopted the County of Los Angeles Fire Code, which constitutes an amended version of the California Fire Code, 2019 Edition, Chapters 1 through 80, Appendix B, BB, C, CC, and K, and excluding all other appendices of the 2019 edition of the California Fire Code with errata. The County's Fire Code has been amended to comply with CAL FIRE requirements for addressing wildfire hazards.



Before and after photos of code enforcement success

[The City's Code Enforcement Division provides service to residential, commercial, and industrial properties in the city's seven-square-mile corporate area. The vast majority of issues that Code Enforcement investigates are the result of complaints received from concerned citizens. Some of the most common concerns are: lack of landscaping maintenance, deteriorated property conditions, inoperable vehicles stored in public view, structures built without permits, signage, zoning and land use matters, graffiti, and trash container storage. Code Enforcement staff works to educate citizens to encourage voluntary compliance and is able to resolve most concerns by working with community partners. The Division works closely with the City Attorney's Office on more serious property maintenance matters that were not resolved at the administrative level. The City's building and zoning code enforcement processes are complaint based and not targeted to any specific area or residential product in the city.](#)

Reasonable Accommodation

While the City enforces accessibility requirements for new multiple-family projects, the need may arise to modify existing homes or make adjustments to standard City practices to accommodate the needs of people with disabilities. This is particularly the case as residents age and require modifications to their housing. LHMC Chapter 18.10, "Reasonable Accommodations in Housing to Disabled Individuals," was adopted to ensure the City follows state and federal law with respect to ensuring equal access to housing. Chapter 18.10 provides a process for individuals with disabilities to make requests for and be provided with reasonable accommodation from the land use, zoning, or building laws, rules, policies, practices and/or procedures of the City, where warranted (Ord. 1719).

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

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

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

La Habra receives an occasional request for reasonable accommodations, and such requests are routinely approved. Typically, requests involve the installation of ramps to the front or side doors of a home to accommodate wheelchair access. As the process for applying and securing a reasonable accommodation is straightforward, the fee is minimal, and required findings are consistent with the Fair Housing Act, the current process for seeking a reasonable accommodation has served the needs of residents and no further changes are needed. [To ensure that the filing fee of \\$81 does not prevent an individual from requesting a reasonable accommodation, Program B8 proposes an action to eliminate the fee.](#)

Energy Conservation Resources

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

- **Building Practices.** The City adopted the 2019 editions of the Green Building Standards Code and California Energy Code. These codes govern the development, improvement, and rehabilitation of housing with respect to energy efficiency and conservation. According to the California Energy Commission’s FAQs, the 2019 standards increase the cost of building a new home by \$9,500 and add about \$40 per month for the average home, but are offset over the life of a 30-year mortgage.
- **Solar Power.** The City adopted an expedited, streamlined permitting process for residential rooftop solar energy systems. The permit process, standard plan(s), and checklist(s) substantially conform to recommendations for expedited permitting in the California Solar Permitting Guidebook. La Habra has supported other solar retrofits on local facilities, such as the installation of 3,000 solar panels on the La Habra Bakery facility that will produce nearly one megawatt of clean power and 2,009 megawatt hours (MWh) annually, enough to power 240 homes for a full year.
- **Climate Action Plan.** La Habra will strive to establish development patterns consistent with the existing community character, provide multiple modes of transportation, and construct infrastructure that is more sustainable through improvements that achieve reduction of such elements as energy use, water consumption, and greenhouse gas emissions. Through the Climate Action Plan, La Habra set goals and policies that incorporate environmental responsibility into its daily management of transportation, energy, water, and solid waste to further the City’s commitment.
- **Sustainability Incentives.** The City maintains a voluntary Sustainable Development Program, which provides development incentives for eligible new construction projects. To be eligible, requirements include: exceeding state energy efficiency standards by at least 15 percent, diverting at least 50 percent of construction and job site waste, reducing water use by at least 20,000 gallons each year for a typical home, improving indoor air quality through mechanical filtration, and reduction of materials with volatile organic chemicals. Builders and developers who voluntarily obtain certification of their projects are eligible for development incentives.

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

On- and Off-Site Improvements

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

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

Table HE-3.7 Roadway Standards in La Habra

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

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

Notes: Bicycle lanes may be required by the General Plan and Bicycle Master Plan.

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

In addition to roadways, the City also requires that other types of infrastructure be provided to serve new residential development. These include water and sewer infrastructure, utilities, parks and recreational facilities, and other incidental infrastructure. The costs of infrastructure can be substantial in areas where deficiencies exist. However, for infill residential projects, which represent the majority of development opportunities remaining in the city, infrastructure is largely in place. Therefore, the City charges standard impact fees to defray the cost of extending services to new development or paying for incremental costs of making needed improvements to existing infrastructure. In either case, infrastructure and the provision of on- and off-site improvements are not considered a constraint to residential development in La Habra.

Development Permit Process

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

Plan Check Review Process

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

Design Review

Projects requiring a Design Review are reviewed by the Planning Commission for compliance with zoning, development standards, and architectural compatibility. As part of the submittal for preliminary design review, applicants must submit information regarding the project's compliance with applicable development standards, including lot size and dimensions, building size and placement, site access, and others. The applicant must also provide information on exterior colors and materials and the material and pitch of the roof. In practice, the reliance on detailed, pre-established development standards and the ability of applicants to consult in advance with City staff ensures that proposed projects are usually consistent and harmonious with the surrounding area.

Zoning Variance

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

- There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.
- The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or vicinity in which the property is located.

- That such variance is necessary for preservation and enjoyment of a substantial property right of the applicant possessed by other property in the same zone and vicinity.
- That the granting of such variance will not adversely affect the general plan.

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

Environmental Clearance

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

Conditional Use Permit

A conditional use permit is required for certain residential and group-quarter land uses where adjacency and operational requirements are needed. Applications for conditional use permits shall be accompanied by the following information: 1) plot plan and description of the property, showing the location of all existing and proposed buildings; 2) plans and descriptions of the proposed use of the property, with ground plans and elevations for all proposed buildings; and 3) a reference to the provisions of this title under which application is sought.

The Planning Commission shall make the following required findings before any conditional use permit may be approved:

1. The granting of such conditional use permit will not be detrimental to the public welfare and will not unreasonably interfere with the use, possession, and enjoyment of surrounding and adjacent properties and will not impair the character of the zone in which it is to be located.

2. The subject site is physically suitable for the type of land use being proposed.

3. The use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this title.

4. The granting of this conditional use permit is consistent with the general plan.

The decision-making body is the Planning Commission, with appeals heard by the City Council. Typical review and approval time ranges from two to three months, depending on project complexity and the required CEQA clearance review. However, because the four findings required to receive a conditional use permit are objective in nature and the total time frame is only two to three months, the CUP is not deemed to constrain the permitting of residential land uses.

3. CONSTRAINTS ANALYSIS

Table HE-3.8 lists common steps involved in processing permits for residential developments and associated time frames. Taken together, the time frame to go through the development process is 3 to 6 months for a single-family home and 6 to 12 months for multiple-family projects depending on the knowledge of the developer and their responsiveness in submitting complete applications.

Historically, the City has effectively instituted methods to fast-track all projects to alleviate time constraints. Many permits are processed concurrently at the discretion of the applicant. Other methods utilized by the City are preliminary review of proposals without charge to the applicant/developer; procedural application for clarity; prehearing development meeting with applicant and all pertinent City departments; early involvement of developer with staff to identify potential issues; and combined processing of applications.

Table HE-3.8 Typical Review for Residential Proposed Project

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

Source: City of La Habra CDD, Planning Department.

1. Concurrent with Design review

Once a project has been approved, the length of time between approval for a housing project and submittal of an application for a building permit will vary based on a wide variety of factors. If the subdivision requires infrastructure, the developer could delay submittal for a building permit until all infrastructure is in place. La Habra no longer has larger subdivision development; the majority of projects are infill on sites with supporting infrastructure in place. The City does not see the type of land speculation in the Inland Empire, where developers obtain entitlements and then wait to sell entitled land at a later date. Due to the high demand for housing, approved proposals for apartments are submitted for building permits within three months and ownership products within six months.

Design Review

Design review is established in order to ensure that site design, buildings, structures, signs, and landscaping will be in harmony with other structures and improvements in the vicinity of the proposed development and consistent with the general plan and the zoning. Design review is required for multiple-family residential uses in the R-2, R-3, R-4, R-5, R-6, and R-7 zones; commercial zones; and zones that allow for mixed residential and commercial uses.

The design review process is straightforward. Applications for design review are submitted to the City and accompanied by the following:

- Printed and digital sets of design plans, including plot plan and description of the property, location of all existing and proposed buildings, and floor and elevation plans of all the proposed building and structures.
- Materials board, color elevations, color photographs, and similar materials (photo simulations if applicable) to illustrate the proposed project to the Planning Commission.
- Sign and Landscaping Plan. One printed set and one digital set of plans showing the design, colors, and location of all signs and a conceptual landscape plan that show all the proposed landscape areas and materials.
- Environmental Assessment. An assessment of the proposed project along with any other environmental analysis that may be required under CEQA.

Staff review the materials and provide an assessment to the Planning Commission in a duly noticed public hearing. In order for the planning commission to approve a design plan, the following finding must be made on the proposed plan:

1. The project is consistent with the City's general plan.
2. The project is consistent with the City's zoning ordinance.
3. The project is in the best interests of the public health, safety, and welfare.
4. The proposed land uses and the design are appropriate for the proposed location and compatible with the surrounding land uses and improvements.
5. The project complies with all requirements of CEQA (Ord. 1719 Sec. 1, 2010)

The City approves design review in a timely manner (7 to 8 weeks); there are no lengthy and costly guidelines for project approval. City staff could not recall an instance in decades where a housing project had been disapproved due to noncompliance with design standards. Looking forward, the Housing Plan includes a program to draft objective development and design standards (ODDS) for all residential and mixed-uses projects in accordance with Gov't Code Section 65913.4 and SB 330. The program also includes an action to amend the fourth criteria in its design review "appropriate for the proposed location and compatible with the surrounding land uses and improvement" to "consistency with the City's ODDS."

C. Fair Housing

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

Overview of Key Requirements

In recent years, one of the most significant trends in state housing element law has been in the arena of fair housing. With the passage of AB 686 in 2019, all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH). Briefly stated, an AFH is a comprehensive assessment of local and regional laws, regulations, and practices that have contributed to disparities in fair housing outcomes. The AFH must be consistent with the core elements of the analysis required by the federal AFFH Final Rule of 2015.

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

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

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

This AFH analysis in this chapter is intended to be in substantial conformance with the requirements outlined in technical guidance provided by HCD.⁴

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

AFFH Guidance Memorandum, California HCD (2021)

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

Patterns of Integration and Segregation

The AFH requires that local governments address patterns of segregation that may disproportionately affect persons of protected classes. To inform this assessment, data were collected on demographic and housing characteristics in La Habra to assess the presence of patterns and trends that may suggest or result in fair housing concerns.

Household Income

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

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

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

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

3. CONSTRAINTS ANALYSIS

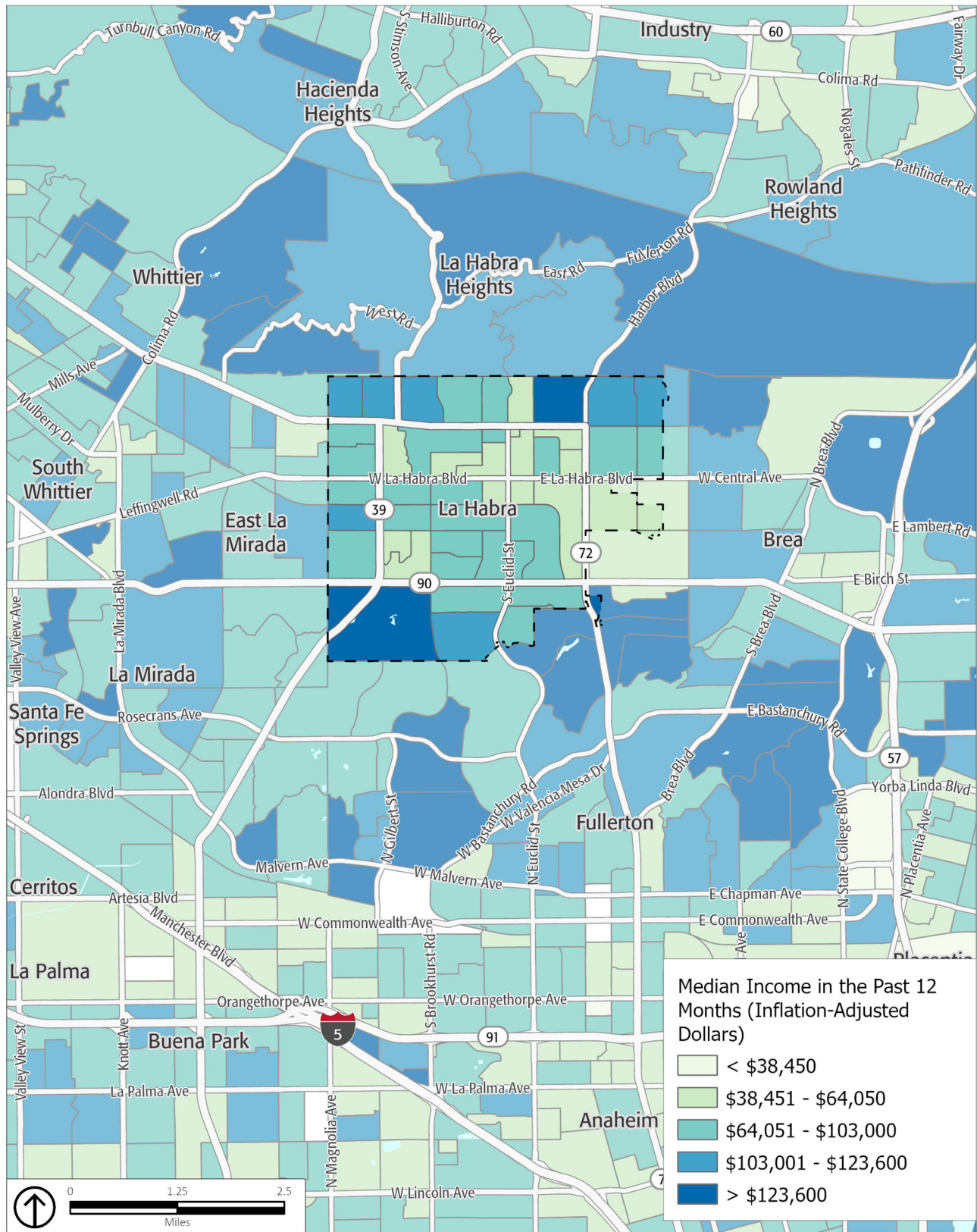


Figure HE-3.2 Household Income Patterns, La Habra and the Region

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

Like all southern California, La Habra continues to see gradual transitions in its race and ethnic composition, although more significantly than surrounding cities. Asians have been increasing and moving in a northeasterly direction from Fullerton to Rowland Heights. Whites continue to decline in number and are now concentrated on the city's periphery near La Habra Heights, Brea, and La Mirada. [Figure HE-3.3 shows the predominant population in each census block group and shows where a minority group is represented 50 percent more in that block group than citywide \(for instance, where a group with 10 percent citywide representation has more than a 15 percent representation in a tract\).](#)

[Like most communities, there are concentrations of race and ethnic groups. As shown in Figure 3.3, the greatest concentration of Asians is in southwest La Habra, specifically the La Habra Hills Specific Plan area and the Tapestry project, the most affluent areas in La Habra. In these areas, Asians make up the majority \(52 percent\) of residents—four times their representation citywide. Whites are more represented along the periphery of La Habra, north of Whittier Boulevard. There are no concentrations of African Americans or other race and ethnic groups because these groups are too small to make an assessment.](#)

[In La Habra, Hispanics are the majority group in 38 of the 42 census block groups that make up the city. This includes wealthy tracts such as North Hills, mixed race-ethnic tracts with White and Asian populations, and lower income tracts. In particular, Hispanics are most highly represented in the central core of La Habra, with several census tracts exceeding 75 percent Hispanic representation. The concentration of Hispanics in this area is due to the availability of affordable housing, proximity to employment opportunities, and cultural and faith-based organizations established in the city over the past several decades.](#)

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

3. CONSTRAINTS ANALYSIS

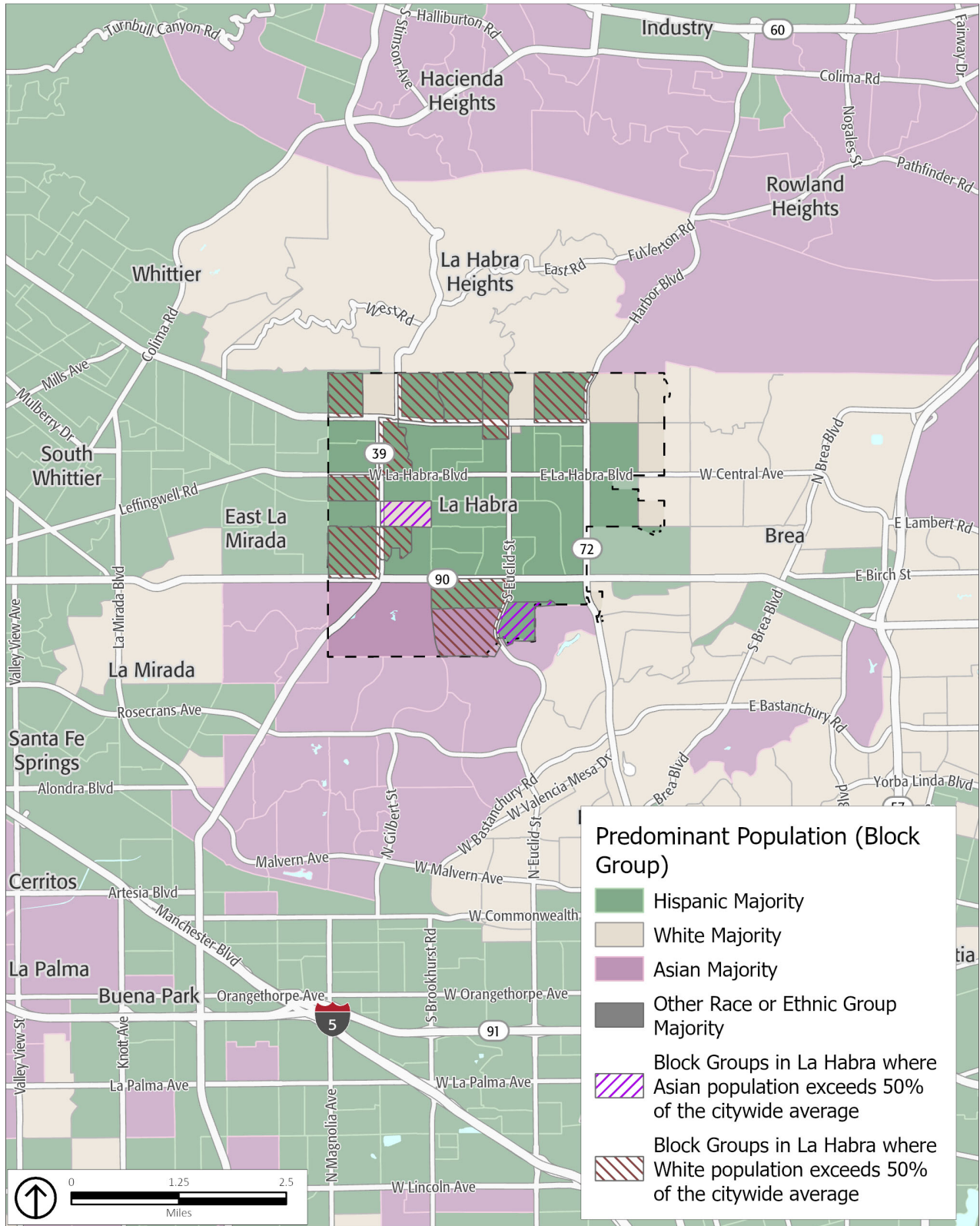


Figure HE-3.3 Race and Ethnicity Patterns, La Habra and the Region

People with a Disability

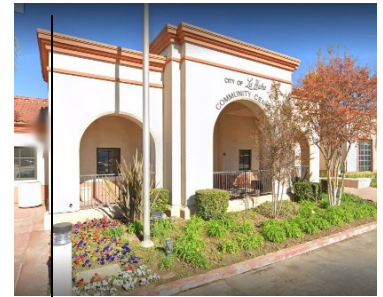
Approximately 9.6 percent of La Habra’s noninstitutionalized population has at least one disability, and 44 percent of those are seniors. [In Orange County, the proportion of residents with a disability range from a low of 6 percent \(Irvine\) to a high of 27 percent \(Laguna Woods\), with a median prevalence rate of 9.1 percent countywide. La Habra’s prevalence rate of residents with a disability, at 9.6 percent, is average. For reference, the following assessment should also be accompanied by a review of pages 2-23 and 2-24.](#)

[As shown in Figure HE-3.4, La Habra has 15 census tracts, of which 10 tracts show the prevalence of people with disabilities below 10 percent. Five census tracts show a prevalence of 10 to 20 percent disabled people, suggesting a concentration. In those five tracts, however, three tracts show a prevalence rate of 10 percent. The fourth tract, with a prevalence rate of 12.7 percent, is home to the 329-unit Friendly Village senior mobile home park. The fifth tract, which shows a prevalence rate of 13.8 percent, is split between La Habra and Brea.](#)

[Taken together, no census tract has a high concentration of disabled people. The City provides options for people with disabilities to reside and access services. The City has approved 22 residential care facilities for the elderly \(many of which provide independent- and assisted-living settings\) and 9 adult care facilities, providing a total of 850 beds. Though younger people with development disabilities most often live with their families, the City also approved many new licensed care facilities for this group during the prior housing element cycle.](#)

Altogether, because most residents with a disability live in a housing unit (rather than group setting), the goal is to enable people to living independently as long as possible through a mix of housing and supportive services, including transit, rental assistance, home repairs, and fair housing services. As seniors have the highest prevalence of disabilities, many of these programs also assist in allowing them to live independently. [While displacement risk for people with disabilities is not a significant contributing factor to fair housing, the City implements Program D2 to address their housing and supportive needs:](#)

- [Amend LHMC to define and permit state licensed care facilities serving seven or more residents as required by state and federal fair housing law.](#)
- Allow homes to be adapted through [a reasonable accommodation process](#); provide home rehabilitation grants for accessibility improvements.
- Offer La Habra transit services with reduced fares for disabled people.
- Work with [the Fair Housing Foundation](#) to promote fair housing education with landlords and property managers to avoid discriminatory action.
- [Implement City transition plan recommendations for upgrading access to City facilities, infrastructure, and services for people with a disability.](#)



La Habra Senior Center offers services to residents, including those with disabilities

3. CONSTRAINTS ANALYSIS

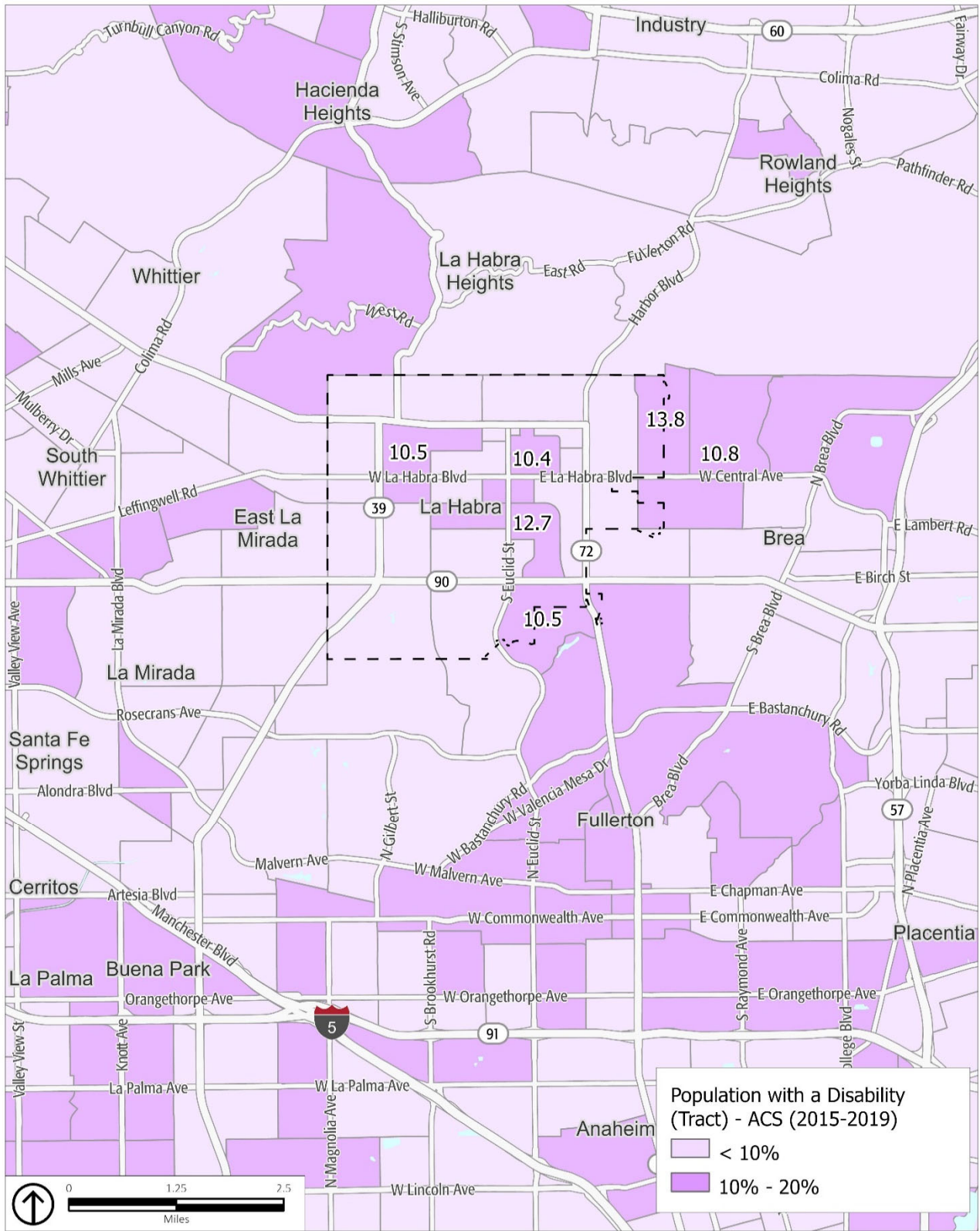


Figure HE-3.4 Prevalence of Disabilities, La Habra and the Region

Familial Status

La Habra is a family-oriented community; 78 percent of households are families compared to a slightly lower 72 percent in the 34 Orange County cities. Over the decade, however, the type of families continues to change, with a marked decline in married families with children and an increase in married families without children. This trend is the result of broader demographic changes, including the aging of the baby boomer population, and increasing empty nester families. Countywide, the median percentage of total households that are families with children is 31 percent, of which 5 percent are single-parent households.

Orange County's 34 cities vary widely in household composition. In retirement or coastal cities (Laguna Woods, Seal Beach, Dana Point, Laguna Beach, and Newport Beach) 20 percent or less of households consist of families with children. Santa Ana has the highest proportion of families with children, at 40 percent. Closely following are the south county cities of Aliso Viejo (with 36 percent) and Rancho Santa Margarita (with 37 percent). La Habra's composition is similar to the county median, with 32 percent families with children, of which 6 percent are single-parent families with children.

However, in cities throughout the region there are higher concentrations of families with their own children, including La Habra. Figure HE-3.5 shows the prevalence of total households that are families with their own children in the same home. The legend breakpoints represent the natural breaks in the distribution of households that are families with children. Generally, La Habra appears similar to surrounding jurisdictions. Of note, wealthier cities to the north (La Habra Heights and Rowland Heights) and east (Brea) have a lower proportion of family households with children. La Habra has a higher concentration of families with children in the center of the city.

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

The types of programs to serve families with children are diverse and based on the need for housing and services. These include:

- Inclusionary housing. The City passed an ordinance that requires the provision of affordable rental and ownership housing for qualified projects.
- Child development. The City has one of the largest child development operations of all cities in the county, serving income qualified residents.
- Income Support. Approximately 200 households receive housing vouchers, and affordable rental and mobile homes are available in La Habra.

3. CONSTRAINTS ANALYSIS

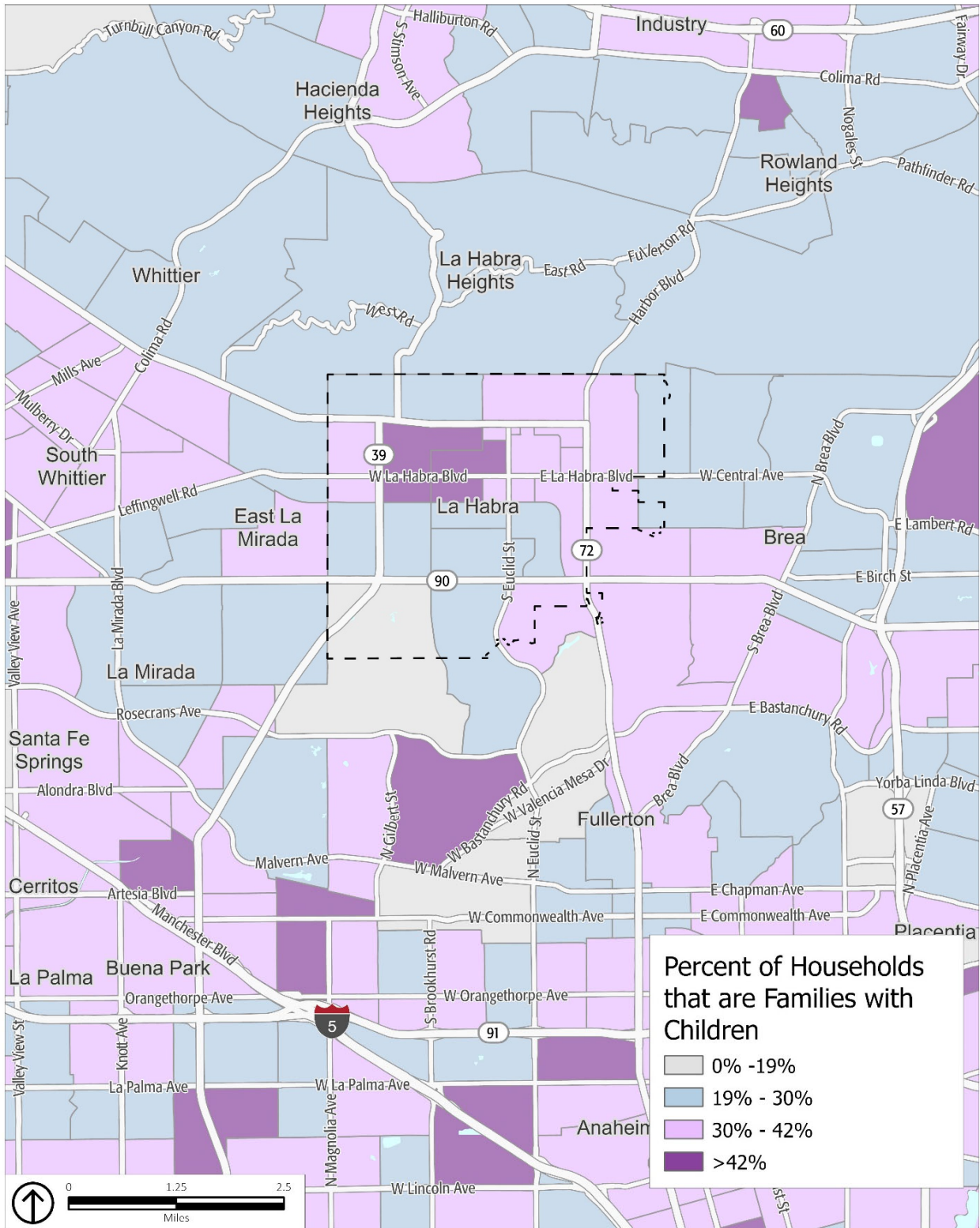


Figure HE-3.5 Prevalence of Families with Children, La Habra & Region

Disproportionate Need and Displacement Risk

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

Neighborhood and Housing Conditions

[Regionally, the American Housing Survey \(AHS\) provides insight into the prevalence of housing quality issues, physical defects to structures, and neighborhood conditions. In 2011, the latest year available, the AHS for the Santa Ana-Anaheim metropolitan area found that 2.5 percent of housing units had severe problems \(plumbing, HVAC, and other conditions\) and 6.3 percent had moderate problems. The survey provides additional measures of physical problems, but does not estimate the number of units in need of replacement.](#)

Housing and neighborhoods [in good condition](#) are essential to fair housing opportunity. La Habra is a well-established community and was founded almost a century ago. To date, almost 90 percent of the of the housing stock is older than 30 years, and nearly one-third of the units were built shortly following the World War. While many homeowners have conducted ongoing maintenance and made repairs to maintain the value of their homes, other low-to-moderate income homeowners, particularly seniors, lack the resources to maintain their homes.

[The City does not have a housing conditions survey, but estimates that up to 5 percent of the housing stock is in need of some level of repair or rehabilitation. Of that total, 1 percent of the homes would be estimated to need replacement. Based on code enforcement activity, the majority of rehabilitation and replacement need is within central La Habra, where the oldest housing exists.](#)

The Housing Element offers several programs to address the quality and condition of housing and neighborhoods:

- Program A3—commits the City to enforcing building and property maintenance codes to ensure housing and properties are well maintained and contribute to a safe and quality living environment for residents.
- Program A4—offers financial assistance to income-qualified homeowners to upgrade homes to address code compliance, accessibility, or other needs.
- Program A2—commits the City to capital improvement projects that may be neighborhood specific, focused on low- to moderate-income areas, or be spread citywide to achieve broader community benefits.
- Program A1—commits to continue the Love La Habra efforts, leveraging hundreds of volunteers each year to improve housing and neighborhoods.

Race/Ethnic Concentrated Areas of Poverty or Affluence

The goal of the Fair Housing Act is to create more balanced patterns of living and avoid disproportionate concentrations of wealth and poverty that tend to perpetuate themselves. Two measures that indicate a potential fair housing concern are racial/ethnic concentrations of poverty or concentrated area of affluence.

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

A racially or ethnically concentrated area of affluence (or “RCAA”) is the opposite of a R/ECAP, that is, an area in which 80 percent or more of the population identifies as White and has a median income greater than \$125,000 annually. [The \\$125,000 benchmark was derived from literature suggesting that twice the regional median income would constitute the income threshold for an RCAA. However, in Orange County, twice the median income is closer to \\$200,000 annually, and 1.5 times the median household income of \\$150,000 would be high. Therefore, the RCAA income threshold used in this analysis should be higher.](#)

[La Habra has two more affluent neighborhoods defined by census block groups. The first area is southwest La Habra, within the La Habra Hills Specific Plan. This 1,000-home residential subdivision is built around the Westridge Golf Course. The median household income of residents is \\$142,000, though the census margin of error is substantial. According to the 2020 Census, the area’s demographics are predominantly Asian \(52 percent\), at four times their representation citywide, followed by Hispanic and Whites at 20 percent each.](#)

[La Habra’s second more affluent neighborhood, North Hills, straddles Harbor Boulevard adjacent to the City of Brea, a wealthy community to the east. The North Hills neighborhood consists of entirely single-family homes. The median household income for this neighborhood is estimated at approximately \\$138,000, though the margin of error of this estimate is substantial. According to the 2020 Census, this neighborhood has a generally integrated race/ethnic composition that includes 53 percent Hispanics, 34 percent White, and 10 percent Asians.](#)

[In summary, using the definitions of a R/ECAP and RCAA, no census tracts or block groups in La Habra qualify under the race and ethnicity threshold. While La Habra has a few affluent areas, the median income of those areas is 150 percent of the regional average, but none exceed the 200 percent income threshold. For the affluent areas, the population is mixed, with a majority Asian presence in the Westridge neighborhood and majority Hispanic presence in in the North Hills.](#) The nearest R/ECAPs are found in central Orange County (e.g., Santa Ana). The nearest RCAA is found in Villa Park or in coastal communities in south county.

Overpayment

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

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

Overcrowding

[Overcrowding is a serious housing problem that leads to accelerated wear on the unit and poorer quality of life. In Orange County, overcrowding rates vary. Excluding retirement communities, the median prevalence of overcrowding is 12 percent in Orange County cities, with the vast majority in renter households. The prevalence of overcrowding ranges from a low of 4 percent in wealthy cities \(e.g., Newport Beach\) to 58 percent in cities like Santa Ana. La Habra's overcrowding rate of approximately 29 percent ranks the 5th highest countywide.](#)

Overcrowding is highest in the city center and southeast corner, both of which have a predominantly lower income Hispanic population (**Figure HE-3.6**). Overall, 20 percent of renters and 7 percent of homeowners experience overcrowding. Overcrowding ranges from 40 to 50 percent in the area north of W. Lambert Road, south of Highlander Avenue, west of Idaho Street, and east of N. Euclid Street. Overcrowding typically means that appropriately sized housing is unaffordable or unavailable to current residents. These areas comprise single-family homes. However, there is a shortage of apartment units with three or more bedrooms.

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

3. CONSTRAINTS ANALYSIS

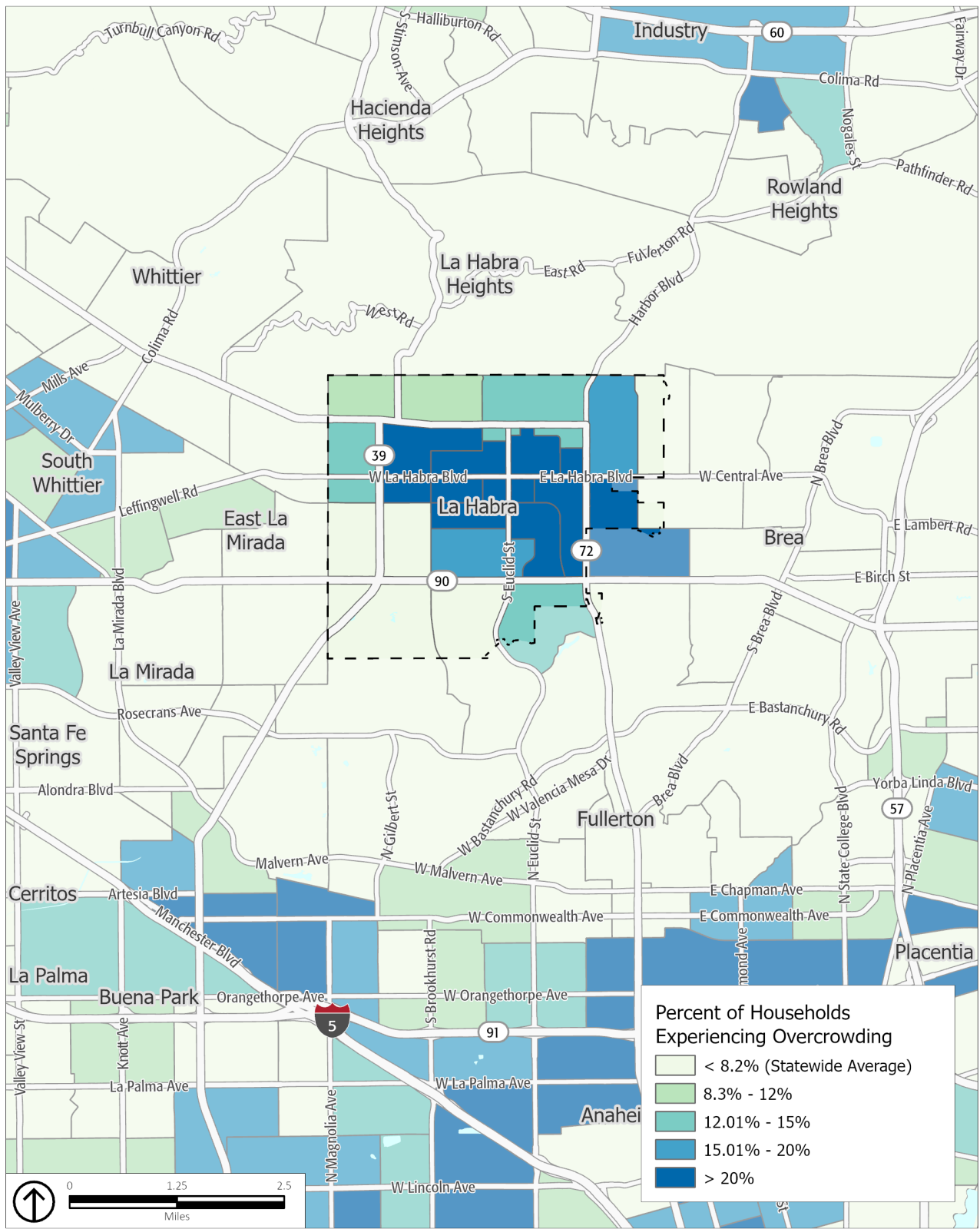


Figure HE-3.6 Overcrowding Prevalence, La Habra and the Region

Homelessness

The homeless population includes those sheltered, whose primary residence is an emergency shelter, transitional housing, a domestic violence shelter, or motel/hotel with vouchers. Unsheltered homeless people may live in a place not designated for sleeping (e.g., cars, vans, tents). The 2019 County census reported 6,860 homeless people, of which 21 percent were sheltered and 79 percent were unsheltered. Homelessness is generally concentrated in the central county cities of Santa Ana, Anaheim, Fullerton, Orange, and Huntington Beach, where county services and regionally funded shelters and health care are available.

According to the 2019 Orange County Homeless Services counts (Everyone Counts), La Habra has an estimated 45 homeless persons, of which 38 are unsheltered individuals and 7 are unsheltered families. This figure is identical to the count of homeless people in the 2018 North Orange County Homeless Census. The County is conducting a 2022 homeless census that will allow Orange County cities to assess how the pandemic and economic changes over the past several years have affected the prevalence of homelessness in cities and countywide.

La Habra participates in regional efforts to address homelessness. The City is providing funding for the development of two Navigation Center—in Buena Park and Placentia—that will provide 200 shelter beds, health resources, substance abuse services, job skills, and the opportunity to reunite with family and friends. The centers will help homeless individuals become productive members of their communities and reduce the number of homeless in public areas. The Navigation Center in Buena Park will be operated by Mercy House. The Navigation Center in Placentia is operated by People Assisting the Homeless (PATH).

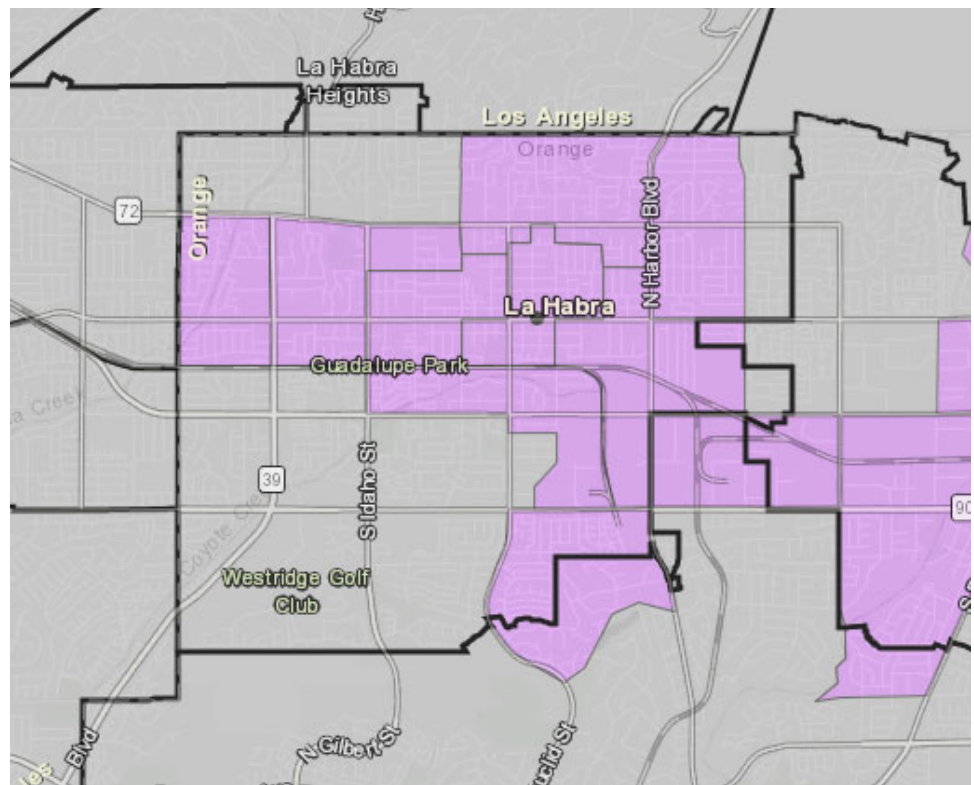
The Housing Plan sets forth a program to address the needs of homeless people in La Habra. Homelessness has become prevalent in every community in southern California. Addressing the need requires a mix of housing, health, social, and job services. Specific actions include:

- Provide funding and administrative assistance to nonprofit and government partners that address homelessness, locally and regionally. Staff a new City outreach coordinator to enhance outreach to La Habra homeless people.
- Amend LHMC to allow transitional and supportive housing as by right uses in the MHP zone. Remove 500-foot distance requirements that do not apply to other dwellings of the same type in the same zone (GC Section 65583)(a)(5)).
- Amend LHMC to allow supportive housing and low barrier navigation center as a by-right use in areas zoned for residential, mixed uses, and nonresidential zones permitting multifamily uses in accordance with state law.
- Amend parking standards for emergency shelters to mirror the requirements and limitations in accordance with AB 139.

Displacement Risk

Displacement risk refers to the potential involuntary move that a household could be at risk of making due to landlord actions, market changes, or other disruptions. Displacement risk could be caused by: 1) increasing levels of overpayment and overcrowding due to housing costs; 2) significant investment or disinvestment in housing, transportation, jobs, or physical infrastructure that results in people leaving their housing; or 3) other local market or demographic change.

The Urban Displacement Project has identified the areas at risk of displacement in north Orange County to be Buena Park, Fullerton, Anaheim, Garden Grove, and Santa Ana. More than half of La Habra (shown below) is also at risk.



Overpayment and overcrowding are indicators of displacement risk. From 2010 to 2019, the prevalence of overcrowding stayed at 6 percent for homeowners, but declined for renters (30 percent in 2010 to 21 percent in 2019). Similarly, the percentage of residents overpaying for housing declined from 53 to 41 percent for homeowners with a mortgage and from 57 to 50 percent for renters. While these indicators suggest improving local conditions, the rate of overpayment and overcrowding still presents a significant displacement risk.

The City's inclusionary ordinance will assist in mitigating displacement pressures. New residential projects will, at times, place rent pressure on neighboring areas. The inclusionary ordinance assists in mitigating these impacts because each qualified project must set aside units for low or moderate income housing.

Substandard Housing

The City considers housing in compliance with local building codes (not property maintenance codes) to be “standard” units. Any home that does not meet these building code requirements is considered substandard. However, the severity of conditions determines whether the housing unit is suitable for rehabilitation. Ascertaining this level is imprecise since code enforcement staff are not allowed to inspect the interior of units unless notified by the occupant or owner. As noted earlier, the City estimates that about 5 percent of the housing stock needs rehabilitation and approximately 200 units require replacement.

Substandard units often have housing code violations that make a unit unsafe and/or unsanitary. Common issues include problems with electrical wiring, plumbing and leaks, windows and doors, roofs and exterior facades, and the lack of or frequently failing heating and air conditioning systems. These units are considered “substandard” but are suitable for normal repair. Indeed, most homes, even newer homes, encounter these conditions on a periodic basis, but they are addressed through preventive maintenance or periodic rehabilitation.

Any property found to be structurally unsound or severely deteriorated is considered in substandard condition and unsuitable for rehabilitation. These are units that do not meet local code standards for occupancy and are uninhabitable as a working residential unit because they do not contain an enclosed, heated housing unit with working plumbing and electricity. Similarly, homes with cracked foundations, deteriorating roofing or walls, severe electrical hazards or water damage, and other serious conditions may make the home uninhabitable.

Alternatively, HUD considers the lack of a complete kitchen or bathroom to have a physical defect and is a housing problem. The Census Bureau reported that the percentage of units in La Habra that lacked complete kitchen facilities declined from 1.6 percent (2010-14 ACS) to approximately 1.3 percent (2015-19 ACS) while the percent of units lacking complete kitchens remained the same at 0.3 percent. In La Habra, these two conditions together total 288 housing units. Approximately 1,000 housing units in La Habra were recorded as not using heating.

Currently, the majority (more than 75 percent) of the City’s housing stock was built before 1980, and the median year built is 1967, meaning that the median home is more than 55 years old. The city does not have neighborhoods where there are greater concentrations of older housing needing repair and rehabilitation. Given the age of housing citywide, rehabilitation needs and any substandard units are spread throughout the city.

For this cycle, the Housing Element includes a program to significantly increase the number of code enforcement staff to identify local issues (Program A3). In addition, the Housing Plan includes a program to evaluate the feasibility of a rental housing inspection program and, if deemed feasible, develop a program for City Council consideration. Until then, the City continues to offer rehabilitation grants for owner-occupied units using federal funds. The Love La Habra program occasionally includes housing repairs. Furthermore, groups such as Habitat for Humanity and other nonprofit groups are active in the area.

Access to Opportunity

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

Opportunity Map

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

As seen in **Figure HE-3.7**, TCAC has identified most of the eastern portion of La Habra as low resource. This designation includes the neighborhoods east of Walnut Street, north of Imperial Highway, west of Palm Street, and south to the northern city limit. The area west of Walnut Street to Idaho Street, south of the railroad is also considered low resource. TCAC has identified most all other areas of the city as moderate resource. Resource indicators identified by TCAC and HCD to determine the access to opportunity include high levels of employment and close proximity to jobs, access to effective educational opportunities, low concentration of poverty, and low levels of environmental pollutants, among others. Low resource areas typically have limited access to education and job opportunities and may have poor environmental quality.

City staff and council members reviewed the TCAC maps and found that they do not accurately portray the unique characteristics of La Habra. For instance, the city is near job centers in surrounding cities (medical centers, downtown Brea and Fullerton, Brea industrial complex, etc.) However, since La Habra is a predominantly residential city it scores low on employment opportunities. While the City has areas designated as low resource, particularly in the central core, some of the outlying areas should be designated “moderate resource.” In other cases, areas of the City that are designed moderate resource, such as La Habra Hills and North Hills where high-end housing is located, could be “high resource.”

The City of La Habra is required to use TCAC Housing Opportunity Maps as part of this Assessment of Fair Housing and has therefore included them for the sites and other analyses. However, because the map is based on census tracts (as opposed to neighborhoods), among other shortcomings, the map is considered inaccurate and therefore has limitations for planning purposes.

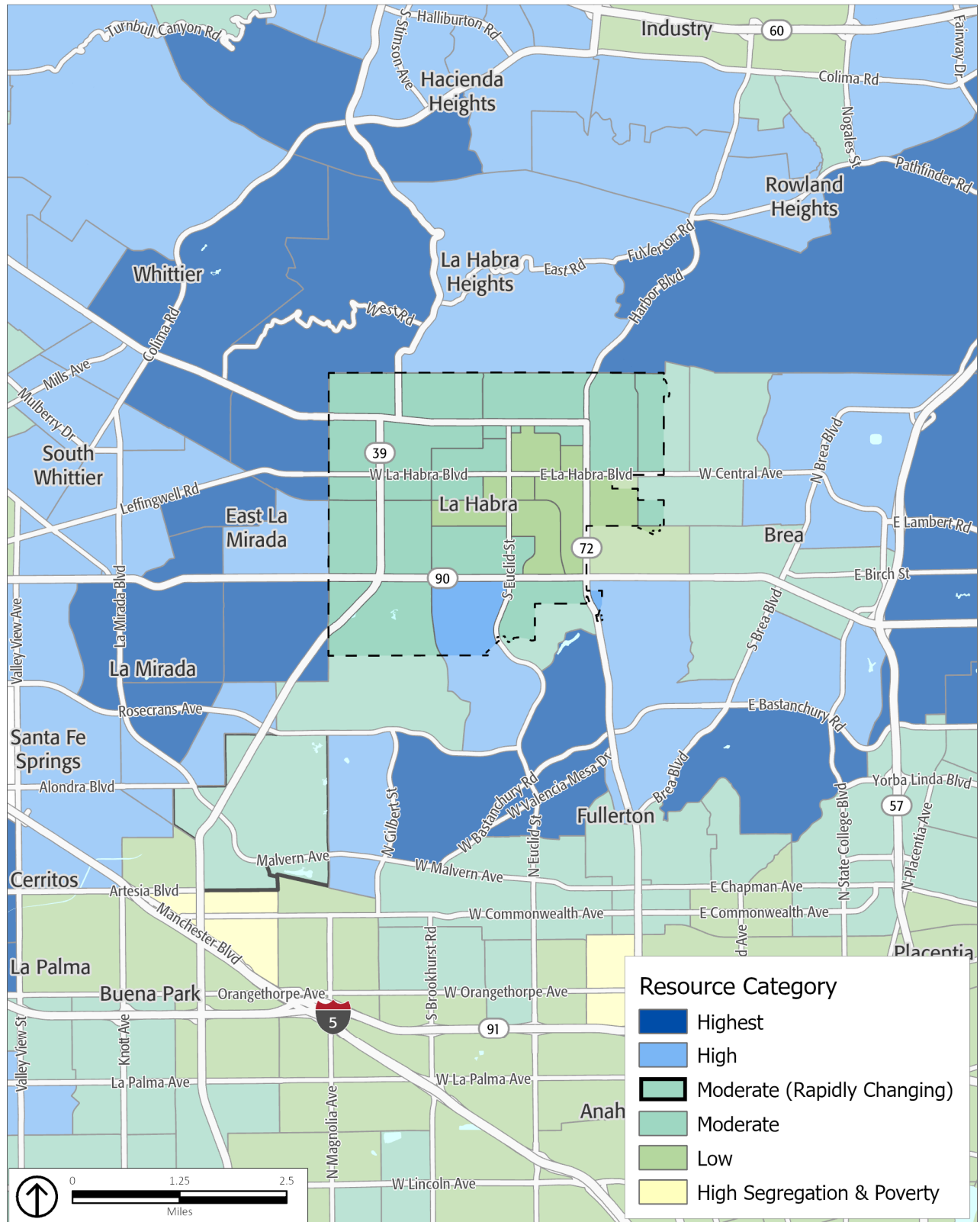


Figure HE-3.7 Resource Opportunity Areas, La Habra and the Region

Employment

Regionally, Orange County is known for its high workforce participation, high educational levels (as measured by college degrees), and low unemployment. According to TCAC maps, southern and coastal cities in Orange County have higher levels of economic attainment. While there are no singular comprehensive indicators of the health of the local economy, the TCAC maps show that La Habra economic scores are low-moderate, similar to cities in central Orange County. Figure HE-3.8 illustrates the economic scores for La Habra’s census tracts.

To make an informed assessment of employment disparities requires an analysis of an array of indicators, such as labor force participation (LFP), unemployment, education, and wages for similar jobs. The key is to determine whether similarly situated members of different race and ethnic groups have markedly different outcomes, holding all other things constant. The Census Bureau does not provide this information, but a few measures show differences in educational outcomes.

- Hispanic: 72% LFP; 8.6% unemployed, 16% with a college degree (note: the college degree prevalence is equal to the 16% Orange County average)
- Whites: 62% LFP; 7.2% unemployed, 36% with a college degree (note: the college degree prevalence is below the 49% Orange County average)
- Asians: 66% LFP; 7.1% unemployed; 60% with a college degree (exceeds countywide average of 55%)

La Habra has a strong industrial base in southeast La Habra, a retail base in southwest La Habra, and nodes of activities along its major corridors. However, due to its compact size, La Habra is a commuter economy. Employment centers are located south, east, and north in Fullerton, Anaheim, Brea, and Industry, with freeway access provided by the SR-57. According to LODES data, 45 percent of La Habra households live less than 10 miles from their place of work, with an additional 32 percent less than 25 miles from their work. This suggests that access to jobs is not a significant barrier to economic opportunity for La Habra residents.

La Habra offers several programs to assist in meeting the needs of its residents and business in economic growth and educational attainment.

- Employment Center. The City operates the La Habra Community Employment Center that serves 500 La Habra residents annually and offers a variety of services for underemployed residents.
- Youth Center. The City has long administered the OC Youth Center, which provides career and educational assistance, vocational training, and work experience for youth, ages 14 to 24, through the Ready S.E.T. OC program. With a new award of \$2.6 million, this program will expand to serve 32 of the 34 Orange County cities and will increase its staff from 5 to 20 employees.
- Economic Development staff. The City’s Economic Development Division provides full-time staff empowered with the mission to foster growth in existing businesses and to assist new businesses with locating to La Habra.

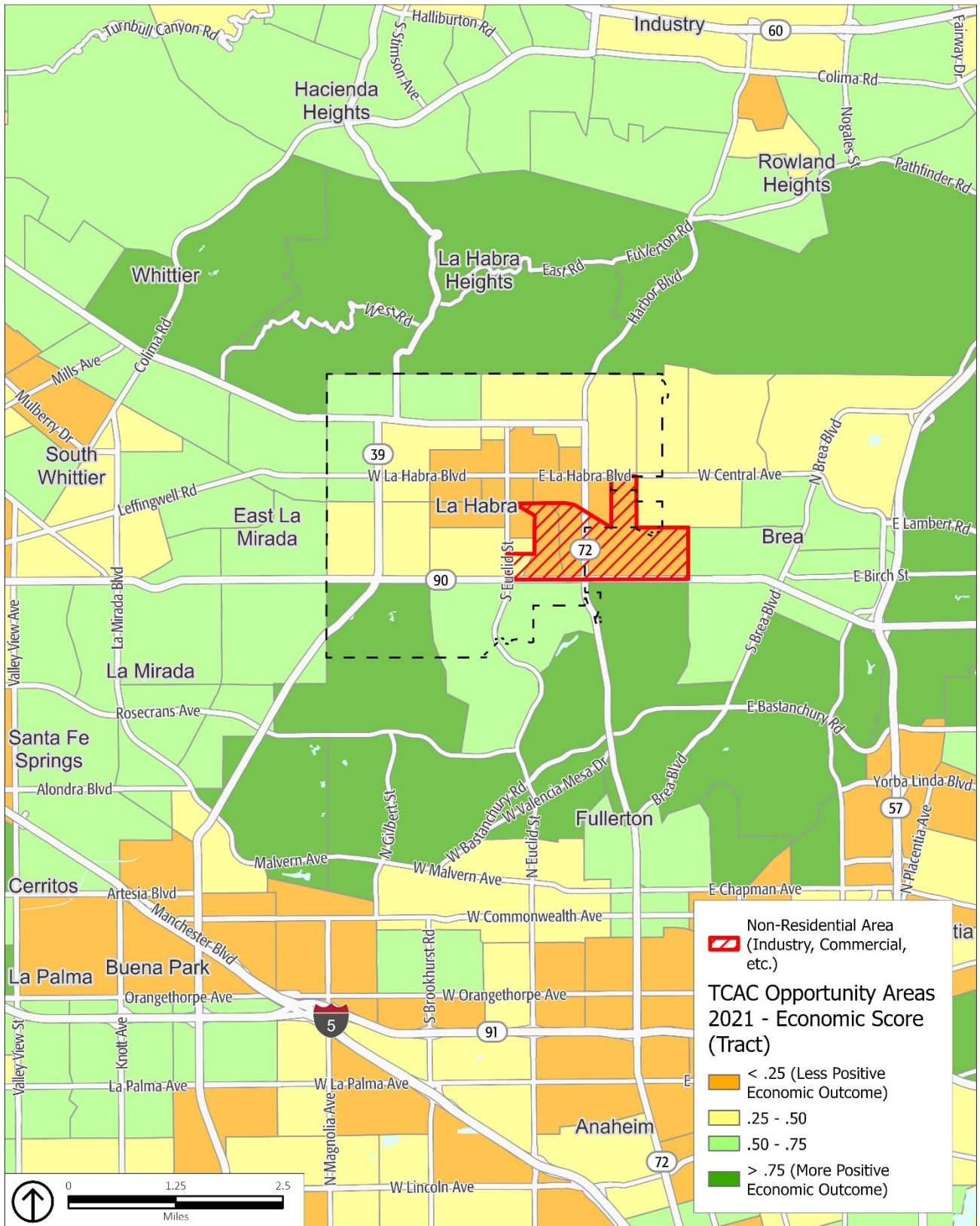


Figure HE-3.8 Economic Opportunity Score, La Habra and the Region

Educational Opportunity

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

Table HE-3.9 shows the rankings of all schools in the Lowell, La Habra City, and Fullerton Joint Union districts that serve La Habra children, youth, adolescents.

School Name	School District	TCAC Resource Category	English	Math
El Portal Elementary	Lowell	Mod	Blue	Green
Macy Elementary	Lowell	Mod	Yellow	Yellow
Olita Elementary	Lowell	Mod	Yellow	Yellow
Ladera Palma Elementary	La Habra City	Mod	Orange	Yellow
Las Lomas Elementary	La Habra City	Low	Yellow	Green
El Cerrito Elementary	La Habra City	Mod	Orange	Orange
Las Positas Elementary	La Habra City	High	Green	Green
Arbolita Elementary	La Habra City	Mod	Orange	Orange
Sierra Vista Elementary	La Habra City	Mod	Yellow	Green
Walnut Elementary	La Habra City	Mod	Orange	Orange
Imperial Middle	La Habra City	High	Yellow	Yellow
Washington Middle	La Habra City	Low	Yellow	Orange
La Habra High	Fullerton Joint	Mod	Green	Yellow
Sonora High	Fullerton Joint	Low	Green	Yellow

Source: California Department of Education, 2019
Tax Credit Allocation Committee Housing Opportunity Maps, 2021

Best performing (Blue) Middle Range (Yellow) Lowest Performing (Red)

As shown above, students at elementary schools generally performed the same, regardless of whether the school was in a low or moderate resource area. The only exceptions were Las Positas Elementary and El Portal Elementary, but they are in different parts of the city and served by different school districts. Similarly, the two middle schools—one in a high resource area and another in a low resource area—showed similar achievement levels. Finally, both local high schools showed the same level of educational achievement even though one high school was in a low resource area and the other in a moderate resource area.

Educational performance is challenging to assess since no single indicator can encompass the quality of a school or the educational attainment of students. Using the CDE data and ranking system, Orange County schools in the southern and coastal part of the county tend to score better than other areas. However, when scores are tallied by race and ethnic groups, countywide trends appear. Asians and Whites score almost exclusively in the blue and green scores, and Hispanics score in the yellow to orange rankings. These rankings are countywide regardless of community, median income, location, or other factors.

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

The City supports nonprofits that assist La Habra high schoolers in attending college. Advance! assists 600 to 700 students each year, with hundreds attending workshops. Services focus on preparation of financial and scholarship forms. This service has resulted in the reduction of the college dropout rate among students, particularly Hispanics. Advance! is located across La Habra Boulevard from City Hall.



Advance! Seminar

La Habra’s Children’s Museum, located in the city core, provides nearly 100,000 visitors each year with hands-on exhibits about the arts, sciences, cultures, and everyday life. Through the power of play, children can increase sensory/motor interaction, art, science, math, English literacy, creativity, and analytical skills. The museum offers activities to disadvantaged children—including free school tours, community festivals, and family workshops and education. The City provides staffing and up to \$800,000 annually for the museum.



La Habra Children’s Museum

Environmental Health

Environmental pollution directly influences the health of residents. The California Office for Environmental Health Hazard Assessment’s CalEnviroScreen tool ranks environmental, health, and socioeconomic indicators against statewide data to determine a relative rank for areas in California affected by environmental pollution. This information is also used by state and local planners. An area with a score in the 75th percentile or above is considered “disadvantaged” due to its pollution and socioeconomic conditions.

As shown in **Figure HE-3.9**, La Habra has “disadvantaged areas” in the central and southeastern parts of the city. In assessing these areas, the majority of the southeast sector that shows as a disadvantaged community (e.g., area bounded by Cypress, Imperial Highway, railroad tracks, Harbor Boulevard, and Imperial Highway) is actually an exclusively nonresidential area. Other disadvantaged communities are within one mile of the industrial core. Neighborhoods around this industrial and commercial core have more affordable housing than other areas of the city.

Regionally, La Habra is bordered by many cities (e.g., including La Mirada, Brea, La Habra Heights, and north Fullerton) with limited heavy industry and, as such, more positive environmental scores. To the north, the City of Industry has environmental pollution due to industry, freeways, rail lines, and associated pollution. To the south, heavily industrialized portions Anaheim and La Palma, and the industrial complexes in south Fullerton (most of which are around the juncture of the I-5/SR-91) show higher rates of environmental pollution.

The City recognizes the importance of a healthful environment, so it is conducting a Health and Environmental Justice (HEJ) Assessment and Vulnerability Assessment (VA) to support an update to the Safety Element of the general plan to be completed in 2022. Among other items, both the HEJ and VA will identify neighborhoods disproportionately affected by pollution and other hazards that contribute to negative health outcomes and environmental degradation.

The City actively promotes a healthier community. New health facilities (Kaiser and PIH Urgent Care) have opened, joining Whittier Hospital Medical Center and Providence St. Jude, Friends of the Children Health Center Medical Clinic, etc. Also, during the COVID-19 pandemic, the City, in conjunction with St Jude, offered free testing and vaccinations at the La Habra Community Center and at the Friends of the Children Medical Clinic. Additionally, over the last several years the City, in conjunction with La Habra Collaborative and St Jude, has engaged in the “Move More Eat Healthy” campaign, which targets child obesity in the city core. La Habra’s Community Services Department is active in providing educational, health, recreation, childcare, and other services to residents. In 2020, the City held a “Celebrating Health in La Habra” series of events that promote healthy living through healthy choices for residents. These are just a few examples of the many local programs being implemented to improve resident health.

3. CONSTRAINTS ANALYSIS

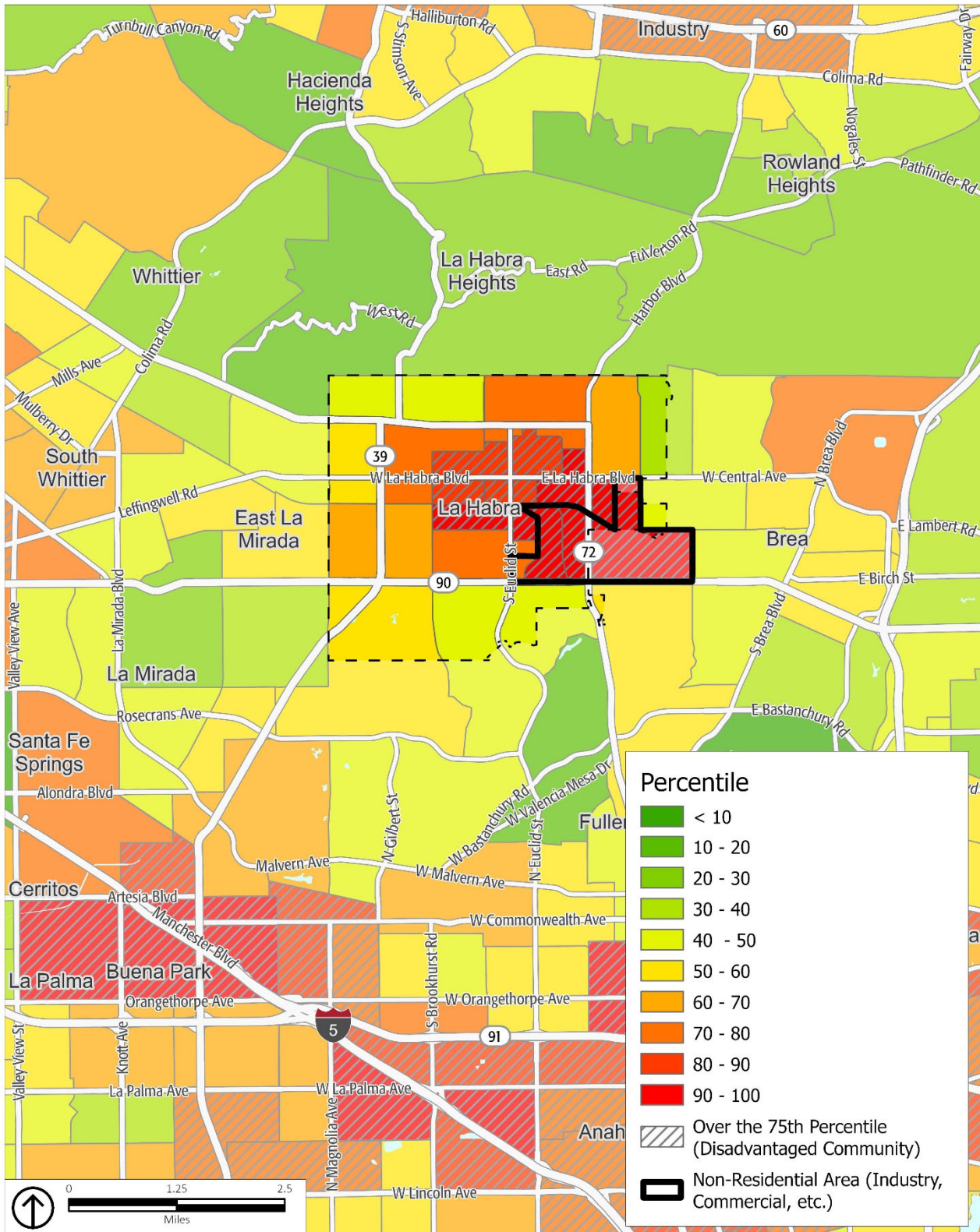


Figure HE-3.9 Environmental Health, La Habra and the Region

Housing Mobility

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

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

Perhaps the most beneficial housing program has been the adoption of an inclusionary housing ordinance (IHO) program. The IHO requires that at least 15 percent of all housing units in projects with 10 or more units must be affordable as follows: for rental projects, 9 percent for moderate income households or 6 percent for lower income households and, for ownership projects, 15 percent must be affordable to moderate income households (Program C2). The GPAC and participating stakeholders strongly advocated for this program, and it was subsequently adopted by the City Council during the Housing Element update.

The Orange County Housing Authority issues 160 housing vouchers to residents of La Habra. Of that total, 37 percent are for families, 28 percent are for disabled people (including veterans), and 35 percent are for elderly residents. By subgroup, 6 percent are for homeless, predominantly with a disability. Most tracts have between 2 to 5 percent of rental units accepting rental vouchers. Though well distributed, the total percentage is relatively low given the unmet need. The City will continue to work with the County Housing Authority to advocate for additional vouchers as they become available (Program C5).

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

Transportation Mobility

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

Citywide Bus Routes

La Habra is served by the Orange County Transportation Authority (OCTA). Two routes with 15-minute headways or less connect La Habra to Huntington Beach and Fountain Valley, where residents can transfer to additional routes. Community routes operate between La Habra, Brea, Fullerton, and Whittier, with headways from 45 to 60 minutes, many of which run seven days per week. [Transit routes run along most major arterials, with arterials spaced no more than one-half mile apart. Bus stops are spaced one-quarter mile apart, with the greatest cluster of bus stops along La Habra, Beach Boulevard, and Whittier Boulevard covering the lowest income neighborhoods in the city and the commercial and industrial core.](#) As such, transit is not considered a barrier to fair housing. The City meets regularly with OCTA during their five-year, SRTP update to assess if unmet transit needs have developed and options for addressing unmet needs.

Special Needs Transit

Transit options are available for seniors and people with disabilities who have difficulty driving or choose not to drive a vehicle. The La Habra Car Service provides transit service in wheelchair-accessible vehicle for residents to medical appointments anywhere in Orange County, and to Presbyterian Intercommunity Hospital and Urgent Care (in Whittier), locally to grocery stores, and to City programs and City special events. OC ACCESS, operated by OCTA, offers a share-ride service for eligible riders with a disability that limits their ability to use regular bus service. OC ACCESS is available up to three-quarters of a mile from local fixed routes and operates during the same time frame as standard bus service. [It also provides service throughout Orange County and into parts of LA County, including the VA Medical Center in Long Beach for Veterans. OCTA also offers subsidized and lower-cost fares to ensure seniors and disabled people can use transit.](#)

School Transit

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

Local Data and Knowledge

La Habra's history harkens back to agriculture. Like many of its surrounding communities, the city's economy was originally driven by agricultural uses, specifically walnuts, citrus, avocados, and other products. In 1908, the completion of the Pacific Railroad line through the center of La Habra opened the city to local and regional markets. In 1912, Standard Oil discovered oil in the Coyote Hills just southwest of the city's original boundaries.

For a community of under 3,000 residents in the early part of the 1900s, housing was in short supply. In 1913, the La Habra Valley became known as a "tent city" due to the influx of oil-extraction and agricultural laborers. While there were no dedicated labor camps for oil laborers, three agricultural housing camps—Campo Colorado (Red Camp), Campo Corona, and Barrio Alta Vista—were developed southwest of the city's borders.



After decades of production, the Murphy-Coyotes fields were eventually closed and, decades later, would make way for the Westridge neighborhood and golf course. Similarly, the La Habra Citrus Association, once the largest association of growers in California, gradually disbanded. The Sunkist Packing House for citrus products was demolished, and the last campo replaced in the 1960s with a mobile home park.



As was common in the early to mid-1900s, Orange County cities employed discriminatory practices. In La Habra, Mexican children living in the campos were required to attend the segregated Wilson Elementary until it closed in 1950. Restrictive covenants were a topic of discussion at City Council meetings according to the *La Habra Star*. Oral histories of discriminatory practices in north Orange County that affected African Americans, Japanese, Chinese, and Mexicans are maintained by Cal State University at Fullerton. While these practices have long been abolished, they are part of the history of southern California.

In the early years of La Habra, the City remained small, with a population of less than 5,000 residents until 1950. There was some expansion in the downtown along Central Avenue (now La Habra Boulevard) in response to the needs of the growing population. However, the economic depression of the 1930s hit La Habra hard. Among the businesses of this period in downtown La Habra was former President Richard Nixon's first law office, established in 1939. However, there was not much other building until the late 1940s, after World War II.

La Habra's heyday of growth and development followed the world war years and was fueled by the demand for housing. Between 1950 and 1970, the city's population increased nearly tenfold, from under 5,000 residents in 1950 to more than 41,350 residents by 1970. Residential subdivisions rapidly replaced many of the former citrus agricultural uses. The City gradually annexed adjacent lands, increasing in size to 7.3 square miles. Retail and commercial uses sprung up along the city's major corridors (Whittier Boulevard and Harbor Boulevard), while industrial uses converged along Lambert Road and Imperial Highway.

La Habra's development, like many suburbs of the day, was largely influenced by transportation infrastructure. In the 1950s and 1960s, Imperial Highway was proposed to be a part of the nation's freeway system. Whittier Boulevard, Beach Boulevard, and Harbor Boulevard were also intended to be major highway routes. Over time, however, these proposals did not materialize. State Route 57 (to the east), SR-60, and SR-90 were constructed, and Brea built one of the largest indoor malls along SR-57. These highways and commercial developments cemented La Habra's role as primarily a bedroom community.

During the mid-1970s, the City of La Habra began to address the need for urban revitalization. The City's Redevelopment Agency was formed in 1975, followed by the La Habra Civic Improvement Authority in 1982, the Housing Authority in 1992, and Utility Authority in 2007. These entities would also assist the City to address revenue needs due to Proposition 13, passed in 1978, which limited the City's primary source of revenues. These entities were formed to make long-term financial investments in the City's water, sewer, housing, and other community infrastructure needed to support La Habra's growing needs and to position the City for long-term development and financial sustainability.

During the 1980s and 1990s, La Habra saw economic and residential development, at Beach Boulevard, Imperial Highway, and other locales. The La Habra Fashion Mall was redeveloped into the La Habra Marketplace. The La Habra Hills Specific Plan area was built, providing 400 new homes in the former Coyote Oil field. Transportation improvements included the conversion of Imperial Highway into a super street, the widening and extension of Harbor Boulevard, and improvements to Whittier and Harbor Boulevards.



La Habra Marketplace

Today, La Habra is a full-service city, providing police protection, water and sanitation services, street maintenance, and animal control. The City's water supply is now diversified to provide a more flexible delivery system to customers. The City continues to focus on public safety, economic enhancement, redevelopment, beautification, infrastructure improvements, and providing meaningful opportunities to invest in the community's children and youth.

Central La Habra

While reinvestment efforts continue, La Habra has many census tracts that are designated low-moderate income concentrations. Within the center area of La Habra, residents have a higher proportion of lower income households and environmental conditions, housing overcrowding, and overpayment. The area where this confluence of demographic, socioeconomic, and housing conditions exists is within La Habra’s two-square-mile boundary established in 1925.

Public Services

La Habra, known as a “Caring Community,” continues to provide for the service needs of all its residents, including residents within the older central core. Within the original La Habra downtown core, service agencies have established offices to serve thousands of residents each year, including lower income families and people with special needs. The following agencies are located in central La Habra:

City Services

- Community Center
- Senior Center
- Children’s Museum
- La Habra Civic Center
- Orange County Library
- Police Department
- La Habra Chamber

Service Agencies

- Vista Clinic: The Gary Center
- Family Resource Center
- Boys and Girls Club at each school
- Orange County Youth Center
- Child Development Center (3 sites)
- La Habra Collaborative
- Friends of Family Health Care

The City of La Habra is active in assisting many of the City’s nonprofit agencies by providing low-cost land or building leases. Local churches around the downtown also play an important role in providing services to residents. In recognition of the role of faith-based organizations in the city, the Community Services Department is reestablishing the Ministerial Council in 2023. This group will include executive City administrators, pastors, local schools, and others who can meet regularly, communicate their needs, and collaborate on initiatives to address them.

The American Rescue Plan Act of 2021 (ARPA) was adopted by the federal government in 2021. ARPA is a \$1.9 trillion federal economic stimulus package that provides a wide variety of public health and financial assistance programs intended to address the economic impacts created by the COVID-19 pandemic. The City of La Habra’s City Council adopted an ARPA Allocation Plan that includes \$500,000 for assistance to local nonprofits. This plan will be implemented through one-time grants that will be implemented over the planning period.

Outreach and Engagement

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

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

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

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

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

Enforcement and Outreach Capacity

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

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

Table HE-3.10 Discrimination Cases, 2016–2020		
Fair Housing Allegations	Number of Cases	Percentage
Physical Disability	11	37%
Mental Disability	7	23%
Familial Status	5	17%
Race and Ethnicity	3	10%
Gender, Religion, Income, Other	4 (1 each)	12%
Total	30	100%

Source: Fair Housing Foundation, 2020.

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

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

Compliance with Existing Law

La Habra endeavors to be fully compliant with fair housing laws and to affirmatively further fair housing consistent with state and federal law. **Table 3.11** provides a summary of how the City complies fair housing law.

Table HE-3.11 City Compliance with Fair Housing Laws	
Requirement	Housing Element reference
California Fair Employment and Housing Act, Cal Gov't Code, § 12900 et. seq.	<ul style="list-style-type: none"> • FEHA prohibits discriminatory housing actions based on protected status, such as landlord eviction, discrimination, or harassment; advertisement of rental or for-sale housing; conducting real estate or financial transaction; or selection of occupancy; etc. • Goal HE-4 states: (The City shall) ensure housing opportunities are available to all with regard to ... protected status and arbitrary factors.
FEHA Regulations, CCR, Title 2, §§ 12005–12271)	<ul style="list-style-type: none"> • FEHA sets forth the basic responsibilities of the fair employment and housing act that applies statewide. • Program D6 commits the City to seek to contract with a fair housing provider to address landlord-tenant issues, provide educational services, pursue discrimination cases, prevent evictions, ...
Cal Gov't Code § 8899.5	<ul style="list-style-type: none"> • Policy HE 4-7 states: (The City shall) continue to administer municipal programs and activities relating to housing and community development in a manner that is consistent with the obligation to affirmatively furthering fair housing.
Housing Accountability Act (GC § 65589.5.)	<ul style="list-style-type: none"> • GC § 65589.5 establishes limitations to a local government's ability to deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards. • The Element includes programs to allow farmworker and employee housing by right, draft objective development and design standards, and priority permitting process.
Net-Loss (GC § 65863)	<ul style="list-style-type: none"> • GC § 65863, known as the "no net loss" provision, requires housing elements to have sufficient sites at all times to address each unmet income category specified by the RHNA. • Program B1 requires the maintenance and monitoring of the City's land inventory. The City's General Plan identifies up to 5 times the capacity needed to address the 6th cycle RHNA and additional sites can be evaluated for addition to the list if needed.
Least Cost Zoning (GC § 65913.1)	<ul style="list-style-type: none"> • GC § 65913.1 requires local agencies to designate sufficient land for residential use with "appropriate standards to meet the housing needs of all segments of the population" and that such standards allow production of housing "at the lowest possible cost." • Program B8 commits to a periodic update of the zoning code to incorporate density bonus law, analyze development codes and processes, and make changes to address constraints to housing.
Limitations on growth controls (GC § 65302.8.)	<ul style="list-style-type: none"> • SB 330 prohibits downzoning, adopting development standards, or changing land-use in residential and mixed-use areas if the change results in less-intensive uses UNLESS certain actions are taken. • The City does not implement growth control of any kind nor have policies in place that would indirectly reduce potential growth.
California Housing Element Law GC § 65583, sub. (c)(5), (c)(10).)	<ul style="list-style-type: none"> • The Housing Element proposes an extensive plan for meeting the full housing needs for people of all income levels, ages, levels of abilities, and protected classes to foster an inclusive community. Codes will be amended to increase the options available.

Contributing Factors

As required by AB 686, all housing elements must now include an identification and prioritization of significant contributing factors to fair housing issues, such as segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing need identified in the AFH. [The housing element must also include meaningful actions that affirmatively further fair housing—actions that will assist in overcoming current patterns of segregation and foster inclusive communities. Among others, examples of strategies include those that: 1\) enhance housing mobility; 2\) encourage development of affordable housing in high resource areas; 3\) implement place-based strategies to encourage revitalization and improve opportunity, 4\) preserve affordable housing; and 5\) protect residents from displacement.](#)

Through a series of noticed public meetings with the General Plan Advisory Committee (GPAC), discussions with stakeholders, fair housing advocates, and this assessment of fair housing, the City identified and prioritized the following fair housing issues to be addressed with implementation of the housing element:

- [Supply and production of affordable housing. Cities throughout the southern California region have a limited supply of affordable housing due in part to limited land for residential development and the need to remove regulatory constraints in municipal codes to encourage new residential uses.](#)
- [Housing instability and displacement. High levels of housing cost burden and overcrowding, loss of affordable housing units due to expiration of affordability controls, and increasing rents and sales prices contribute to housing insecurity and increase the risk of displacement.](#)
- [Displacement risk due to housing conditions. The City is well established and has an older housing stock densely concentrated within seven square miles. There is an ongoing need for code enforcement, housing maintenance, and housing rehabilitation to ensure the quality of housing and neighborhoods.](#)
- [Health, economic and educational opportunity. Educational achievement leads to economic opportunity, higher wages, and a more secure future. A healthy community supports more positive outcomes as well. The City desires to continue building on its success in these areas.](#)

Table HE-3.12 highlights each priority fair housing issue, contributing factors, and meaningful actions proposed to address fair housing issues.

Table HE-3.12 Contributing Factors and Meaningful Actions to Address Fair Housing			
Fair Housing Issues	Contributing Factors	Meaningful Actions (Programs shown by Letter/Number)	Metrics and Timeframe
1. Supply and Production of Affordable Housing	<p>Zoning Code regulations and land use controls that constrain/ restrict housing opportunities</p> <p>Historic limited available land for new development of multiple-family housing</p> <p>General lack of affordable housing for low and moderate income residents</p>	+ Adopt streamlined ministerial approval process to expedite the development of housing (B2)	<p>Adopt 9 ordinances</p> <p>Timing:</p> <p>Within one year of HEU adoption</p>
		+ Revise density bonus ordinance and remove CUP requirement to facilitate higher density housing (B3)	
		+ Remove 1-acre minimum for mixed use projects and 20% standard for multiple-family on a block (B5)	
		+ Adopt objective design standards per state law to facilitate housing production (B6)	
		+ Remove CUP neighborhood compatibility finding in the design review process (B6)	
		+ Allow ADUs to encourage affordable housing in high resource areas and address special needs (B8)	
		+ Adjust height and parking requirement to facilitate the production of multiple-family housing (B8)	
		+ Allow transitional, supportive housing, and low barrier navigation centers in accordance with state law (D3)	
		+ Allow residential care facilities req. by state law and remove filing fee for reasonable acc. request (D2)	
2. Housing Instability + Displacement	<p>High levels of overcrowding and overpayment; mismatch with housing needs</p> <p>Rising prices and rents for housing far exceed recent increases in incomes</p> <p>Several affordable housing projects remain at risk of conversion.</p> <p>Lower income renters have been particularly impacted adversely by COVID</p>	+ Encourage ADUs to expand the housing supply and support multi-generational households (B4)	<p>Permit at least 30 ADUs annually</p> <p>Maintain use of 160 HCVs annually</p> <p>Assist 200 hhlds as funding permits</p> <p>Preserve 324 city-owned mobile homes + affordable multifamily units</p> <p>As projects are proposed</p> <p>75 inclusionary units from 2021-2029</p>
		+ Participate, support, and advertise County HCV program; advertise program to increase participants	
		+ Assist up to 200 lower income households over the planning period with ARPA-funded bill assistance.	
		+ Retain affordability and condition of mobile home parks via rehab assistance and city investments (C3)	
		+Take actions, to the extent feasible, to preserve publicly assisted multiple family housing (C4)	
		+ Require replacement units per Gov't Code 65915 (C)(3) for lower income units demolished (C8)	
		+ Implement inclusionary housing ordinance and prioritize funding (fees) for affordable housing (C2)	
3. Displacement risk due to housing condition	<p>Age of housing stock; most homes were built more than 50 years ago</p> <p>Housing rehabilitation and repairs are expensive, especially for retirees</p> <p>Limited staff for building/ code compliance make it difficult to address needs</p>	+ Hold regular Love La Habra events to assist income-qualified residents with home repairs (A1)	<p>Hold 2 events annually</p> <p>Hire 2 CE staff for FY 2022-2023</p> <p>Acquire + implement LMS by end of 2023</p> <p>Issue 3 grants/loans annually</p> <p>Complete Study by end of 2023</p> <p>Annual</p>
		+ Hire additional code enforcement staff to address backlog and provide capacity for proactive work (A3)	
		+ Purchase Land Management System (LMS) to track code compliance, building and planning permits (A3)	
		+ Issue housing rehabilitation grants/loans for 25 households over the planning period (A4)	
		+ Evaluate feasibility of a rental housing inspection program and, if deemed feasible, develop program (A4)	
		+ Seek collaborative partnership which can assist in addressing local housing rehabilitation needs (C1)	

Source: City of La Habra, 2021.

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Table HE-3.12 Contributing Factors and Meaningful Actions to Address Fair Housing			
Fair Housing Issues	Contributing Factors	Meaningful Actions (Programs shown by Letter/Number)	Metrics and Timeframe
4. Health, education & employment	<p>Lower ranking schools compared to wealthier school districts in the county</p> <p>Lower graduation rate among Hispanics and other race and ethnic groups compared to county results</p> <p>Lower incomes due to either under-employment and or unemployment</p> <p>Need to make continued investments in the children and youth of La Habra</p>	<p>Continue to operate the Child Development Division programs and assist up to 600 La Habra children from lower-income families (D4)</p> <p>Administer City workforce training and employment programs for a total of 600 participants in Orange County; increase staffing fourfold (D5)</p> <p>Continue to support La Habra Boys and Girls Club, serving 3,000 La Habra residents each year</p> <p>Continue to work with current housing, employment, and community service partners and, as needed, evaluate and expand partnerships to augment resources (C1)</p> <p>Continue to support the children's museum, accommodating nearly 95,000 visits each year</p>	<p>600 children Annual</p> <p>600 Enrollees Annual</p> <p>3,000 youth Annual</p> <p>Annual</p> <p>95,000 visits Annual</p>
5. Central Downtown	<p>Central La Habra has a confluence of demographic, economic, and social issues.</p> <p>The Downtown is considered a disadvantaged area due to environmental pollution</p> <p>Older housing has a high prevalence of lead-based paint hazards</p>	<p>Update the safety element to address climate change, resiliency, and environmental justice and provide proactive programs to address hazards (D6)</p> <p>Continue to operate the Hillcrest Health and Wellness Center to serve residents in need, including those in the surrounding neighborhood (D6)</p> <p>Continue to retrofit parks and recreation facilities (e.g., Vista Grande, Greenwood, El-Centro-Lions) serving the broader central downtown (D6)</p> <p>Restart the Ministerial Council as a vehicle to identify city needs and develop programs to address them. (D6)</p> <p>Prioritize service deliveries to eligible lower income residents to the extent feasible through affirmative marketing and brochures citywide and at Hillcrest (D6)</p>	<p>Adopt Element End of 2022</p> <p>Annual</p> <p>Complete retrofit of three parks by 2025</p> <p>Restart Council in 2023; meet quarterly with City staff</p> <p>Objectives stated above in the Fair housing Issue #4</p>

Source: City of La Habra, 2021.

4. HOUSING RESOURCES

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

A. Regional Housing Needs

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

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

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

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

4. HOUSING RESOURCES

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

Table HE-4.1 2021–2029 Regional Housing Needs			
Household Income Levels	Definition (Percent of County MFI)¹	Total Units	Percent of Units
Extremely Low ²	0-30%	96	12%
Very Low ²	31% to 50%	96	12%
Low	51% to 80%	116	14%
Moderate	81% to 120%	130	16%
Above Moderate	Over 120%	366	46%
Total		804	100%

Source: Adopted Regional Housing Needs Assessment, SCAG, 2021.

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

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

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

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

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

Development Credits

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

In reviewing these projects, nine of the eleven projects are proposed on underutilized sites. Existing nonresidential uses that will be replaced include: industrial land uses, contractor yards, church building, and commercial structures. Moreover, a wide variety of residential projects are proposed in zones of varying densities (including the newly created R-6 and C-2 mixed-use zones).

Table HE-4.2 lists projects that are approved for development or working through the entitlement process **and** are anticipated to be built during the planning period. Key projects are described along with the affordability of the projects.

Project Site and Site Address	Project Detail			Affordability Level			
	Prior Use	New Use	Zone	Low	Mod	Above	Total
1) E. Electric ¹	Industrial	Condo	R-4	0 ⁴	0	58	58
2) 508 S. Walnut St ¹	Church	Condo	R-4	0	0	3	3
3) 1101 N. Harbor ¹	Vacant	SFRs	R-1	0	0	7	7
4) 431 W. Lambert ²	Church Bldg	Apts	R-4	0	5 ⁵	0	5
5) 700 N. Harbor ³	Com/Church	Condo	C-2	0	5*	43	48
6) 251-351 Imperial ²	Comm. Bldg	Twnhm	R-4	0	12*	105	117
7) 970 N. Walnut St ³	Duplex	Condo	R-4	0	0	6	6
8) 331 S. Cypress ²	Contractor Storage Yard	Condo	R-6	0	0	16	16
9) 318 S. Cypress ²		Condo	R-6	0	0	10	10
11) 1000 Stearns	Auto Dealer	Sr. Apt	MU-3	7	39	0	46
Total Units				7	61	248	316

Source: City of La Habra, 2021.

Notes:

1. Approved projects under construction.
2. Approved projects authorized for building permits and construction.
3. Pending projects, in which applications are being reviewed and entitlements are pending.
4. Project providing \$580,000 in in-lieu fees for affordable housing
5. Apartments are assumed to charge moderate income rents because the highest value, newly built Class A luxury Valentia La Habra charges rent affordable to the midrange of moderate income.

Affordability Notes: *Project providing deed-restricted "inclusionary" housing.

4. HOUSING RESOURCES

Volara Townhomes



Volara Townhomes

Volara is a 58-unit townhome project at 104–118 Electric Avenue adjacent to the former railroad right-of-way. The project covers four parcels (2.9 acres) of industrial yards previously occupied by construction yards, storage, industrial uses, and other miscellaneous nonresidential uses. The approved housing project includes 26 two-bedroom units and 32 three-bedroom units built at a density of 28 units per acre. The project received a GPA and Zone Change (redesignation from M-1 to R-4), PUD Master Plan, and Development Agreement. The project will be affordable to above moderate income households and will contribute \$580,000 of in-lieu fees for off-site affordable housing.

Single-Family Housing

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

Walnut Condominiums



Walnut Condos

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

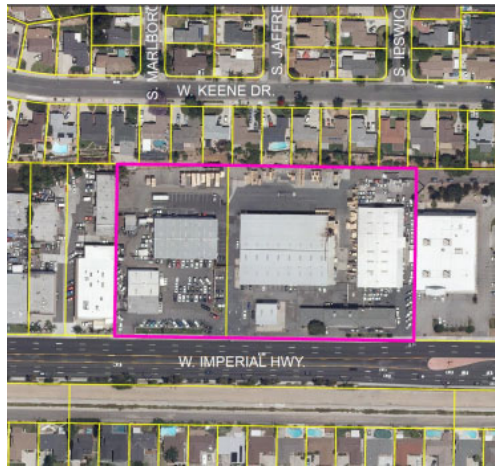
Lambert Road Apartments

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

251–351 W. Imperial Highway

On January 10, 2022, the City approved the application for a 117-unit townhome project, with 12 deed-restricted, moderate-income units. The 5.6-acre site consists of two parcels that are currently improved with six commercial and industrial buildings (e.g., Pomona Box, Eric Wills Gymnasium, Mac Auto).

The project will include a mix of two- and three-story buildings, with housing units varying in size from 1,103 to 1,803 square feet. The Olson Company will be developing this site. The unit mix will include 40 two-bedroom, 66 three-bedroom, and 11 four-bedroom units. All units will have two-car garages. To provide a livable project for families, more than 30,000 square feet of land will be devoted to open space. The City facilitated the project by approving a concurrent conditional use permit for this project.



Aerial of Imperial Hwy Townhome project

700 North Harbor

The City is processing an application for a 48-unit mixed-use condo project along Harbor Boulevard at the intersection of Whittier Avenue. Seven of the units will be live-work. The site is zoned C-2, and the density of the proposed residential project is 17 du/ac. The site previously housed the American Credit Union, a church, and other uses.



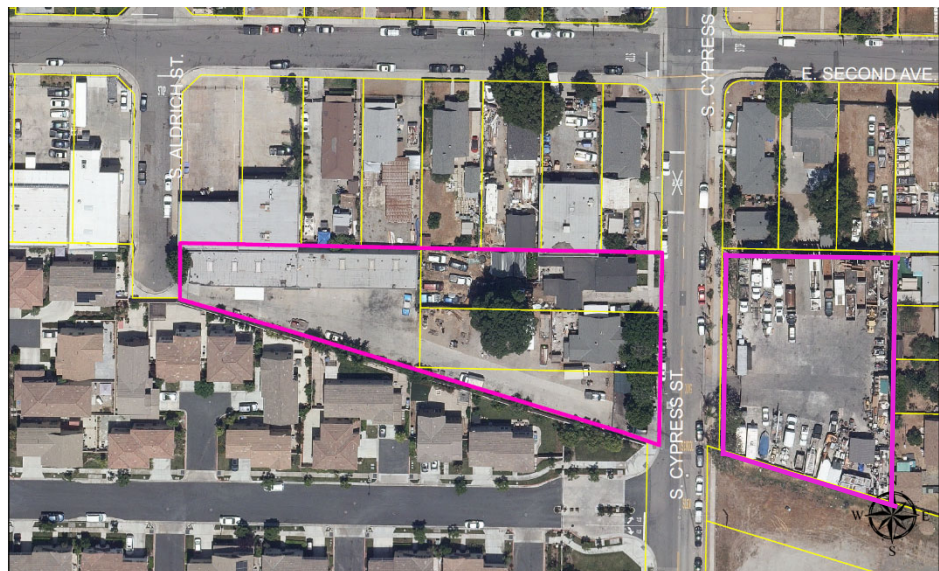
Former Credit Union and Church

The current improvement-to-land ratio of 1.75 is very high, and exceeds typical ratios for projects on underutilized sites, but demonstrates the value of housing in the community. In terms of project status, the project is under environmental review for underground hazardous materials but is anticipated to be built during the planning period. The project will include 3-story row townhomes of 3- and 4-bedroom units varying from 1,342 to 1,740 square feet. A total of 120 parking spaces (2.5 per unit) will be provided. Again, this type of residential project is representative of typical projects in La Habra and further demonstrates the feasibility of recycling sites.

Contractor Yard Sites

DE Investments was approved to build two projects on MF-3-designated and R-6-zoned sites. These projects exemplify how the City facilitates small site development on underutilized land—in this case contractor yards.

- A 16-unit townhome project. The property would combine four lots to create a one-acre site. The project features 14 three-bedroom units and 2 small-family two-bedroom units ranging in size from 1,400 to 3,050 sf. The project provides 55 on-site parking spaces, 2,760 sf of private space, and meets all other standards (height, setbacks, usable yard, etc.).
- A 10-unit townhome project. The project features 14 three-bedroom and 2 two-bedroom units with units ranging in size from 2,100 to 2,350 square feet. Total private yard space is 1,490 square feet. The project provides 35 spaces, which includes 2-space garages per unit, 1,490 sf of private open space, and meets all other standards (height, setbacks, usable yard, etc.).



Aerial of Contractor Storage Yard sites

Taken together, La Habra has a demonstrated track record of facilitating the recycling of nonresidential sites for new housing. Eight of the nine residential projects will be developed on underutilized sites. Many of the projects had existing uses, even higher-value structures that will be demolished. Assemblage of parcels was common. Projects also had a range of residential uses, including ownership and rental projects of varying densities, including mixed use, condominiums, townhomes, and apartments. In short, the high demand for housing continues to demonstrate the feasibility of recycling sites to build apartments, condominiums, townhomes, and other housing products.

Accessory Dwelling Units

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

In accordance with Ordinance 1835 (adopted 2020), the City allows two types of accessory dwellings.

- **Accessory Dwelling Unit (ADU).** An attached or a detached unit that provides complete independent living facilities and is located on a lot with a proposed or existing primary home. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the dwelling is or will be situated. An ADU also includes an efficiency unit and a manufactured home, as defined in the Health and Safety Code
- **Junior Accessory Dwelling Unit (JADU).** A JADU is created out of space entirely within an existing single-family residence. According to the Government Code Section 65852.2, a JADU means a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.

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



Accessory Dwelling Unit Survey

In 2020, SCAG surveyed 50 ADUs in Orange County to provide a basis for the preparation of housing element and claiming credit toward the 2021-2029 RHNA. However, since the survey did not include La Habra nor account for its substantially different housing market and demographics, the City conducted its own survey of ADUs to provide more representative data. In 2020, City staff surveyed owners about their ADUs when they applied for permits, and 20 applicants responded, of which 16 have built their ADUs. Items included the unit type, characteristics (e.g., beds, baths, kitchen, and size), and intended rents.

Key findings of the survey were:

- **Unit Type.** The predominant types of applications proposed for ADUs were for garage conversions, which make up half of all ADU applications. This is due, in part, to the residential development standards that require covered garages for single-family homes and therefore that allow homeowners to convert them into accessory dwellings. ADU proposals submitted were equally distributed between detached and attached structures.
- **Characteristics.** The size of ADU units ranged from 250 square feet to 1,200 square feet, typically based on the number of bedrooms. In terms of distribution of bedrooms, 55 percent of the units were one-bed units, 25 percent were two-bed units, and 20 percent were three-bed units. One-bedroom units averaged 515 square feet in size, 2 bedroom units averaged 683 square feet, and three-bedroom units averaged 1,120 square feet.
- **Occupancy.** Occupancy is naturally fluid and depends on the market and immediate family needs. The City surveyed property owners as to the intent of the ADUs. None of the property owners indicated that the ADU was to be used for purposes other than as a rental unit. Approximately one-half of the applicants indicated that the ADU would be reserved for family members, which is generally consistent with the demographic patterns in La Habra and its proportion of intergenerational families.
- **Rent Levels.** The average rent varies by number of bedrooms and unit type. Overall, the average rent for all ADUs is \$1,135 or \$1.76 per square foot. Average rents range as expected, from a low of approximately \$950 for a one-bedroom unit, to \$1,307 for a two-bedroom unit, and \$1,500 for a three-bedroom unit. Unlike SCAG's survey, which did not include utilities in the monthly rent, the City's survey counted rents and utilities combined.
- **Affordability.** Housing affordability should consider household income and size. Rather than estimate how many people could theoretically occupy a unit and how it relates to different affordability thresholds, the City made a simplifying assumption that all ADUs would be occupied by only one person, even though half the units exceed one bedroom. Even with these conservative allowances (rent + utilities and maximum of 1 person per ADU), all ADU rents were affordable to lower income households.

Table HE-4.3 includes a summary of the ADUs permitted for development during 2020 and the physical and financial characteristics of the units. [As further evidence of the low rents, the City zip code \(90631\) has the lowest fair market rent established by the federal government of any of the 145 zip codes in the county, further demonstrating the lower rents than SCAG’s survey.](#)

Sample	Type of Units			Financials		Occupied
	Size (sq.ft.)	Bed/Ba	Type	Rent + Utilities	Affordability of Rent	
1	499	1+1	A	\$-	EL	Family
2	726	1+1	A	\$-	EL	Family
3	800	1+1	A	\$900	VL	Renter
4	449	1+1	A-G	\$1,000	VL	Renter
5	1200	3+2	D	\$-	EL	Family
6	486	1+1	A-G	\$1,200	LOW	Renter
7	560	1+1	D	\$-	EL	Family
8	642	2+2	D-G	\$1,050	VL	Renter
9	250	1+1	A-G	\$-	EL	Family
10	706	2+2	A-G	\$1,700	LOW	Renter
11	497	1+1	D	\$855	VL	Renter
12	960	3+2	D-G	\$1,650	LOW	Renter
13	385	2+2	A-G	\$800	VL	Renter
14	500	1+1	D	\$-	EL	Family
15	1000	2+2	A	\$1,680	LOW	Renter
16	399	1+1	D-G	\$-	ELI	Family
17	1198	3+2	D	\$-	ELI	Family
18	492	1+1	D	\$900	VL	Renter
19	930	2+2	D	\$-	EL	Family
20	425	1+1	A-G	\$1,500	LOW	Renter
Total		Bed/Ba			Afford. Level	Percent of Sample
		1bd – 11			9 ELI	45%
		2bd - 5			6 VL	30%
		3bd - 4			5 LOW	25%

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

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

Type: D = Detached ADU; A=Attached ADU; D-G denoted Garage Conversion

Affordability: Low = Low Income; ELI = Extremely Low Income; VL = Very Low Income

4. HOUSING RESOURCES

In 2020, the City updated its ADU ordinance (Ord. 1835) to reflect the more permissive regulations required to be implemented by state legislation. In addition, the City also carefully reexamined its Annual Progress Reports and cross-checked the entries with its PermitCity database entries for ADUs for 2018 through 2022. The following trends were observed:

- Prior to adoption of the City’s Accessory Dwelling Unit ordinance, the City of La Habra averaged approximately seven ADUs permitted each year. The low number of ADUs in 2018-2019 was similar to many other jurisdictions in southern California, when ADUs were rarely proposed or built due to local restrictions in municipal ordinances that discouraged this type of housing.
- The City adopted its ADU Ordinance in January 2020 and published materials on the City’s website clarifying how such units are to be permitted. See: <https://www.lahabraca.gov/DocumentCenter/View/11690/ADU-Ordinance-Summary-?bidId=>. Since then, the City has permitted an average of 28 ADUs annually—a fourfold increase from 2018-2019 (see Appendix A). The 2022 figures shown are based on January to June 2022 figures annualized. July figures also show an additional four ADUs permitted as well.

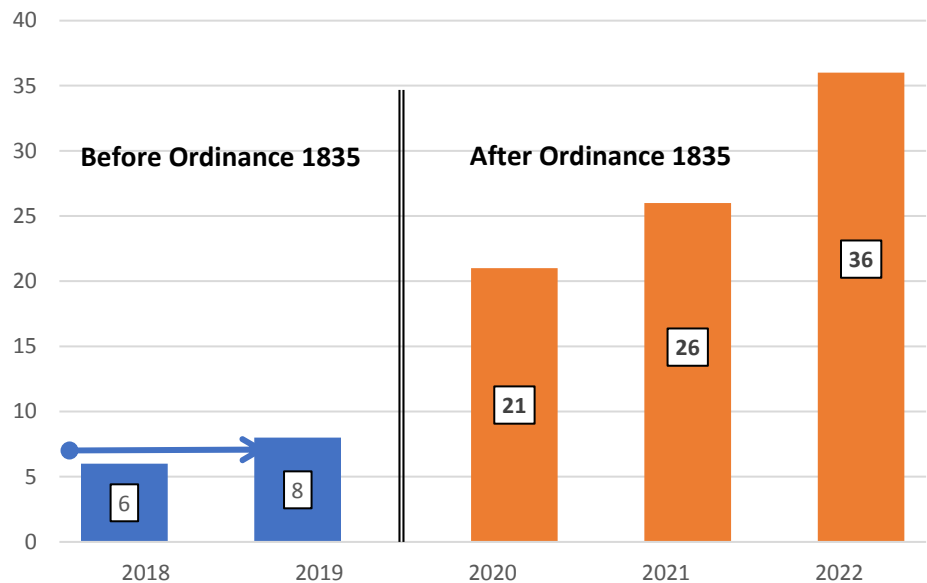


Figure HE-4.1 Accessory Units Permitted, 2018–2022

In terms of projecting the development of ADUs over the planning period, the City’s adoption of Ord. 1835 has resulted in a *fourfold* increase in ADUs permitted—a trend that continues to increase each year. Based on the foregoing data, it is accurate to assume that 30 ADUs or more would be permitted annually, which translates into 240 ADUs over the 2021-2029 planning period. As required by state law and to ensure ADU production and affordability trends continue, the Housing Plan contains a monitoring plan and future incentives that are expected to increase the number of ADUs issued permits and built through 2029.

B. Housing Sites Inventory

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

Site Identification

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

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

The sites shown in Table 4.4, mapped in Figure 4-4, and listed on pages 4-16 and 4-17 were required to meet at least six criteria:

- The site(s) must be relatively free of environmental [hazards and have ready access to water, sewer, road, drainage, and dry utility](#) infrastructure.
- The site(s) must have general plan land use designations and zoning in place, and residential or mixed use must be allowed by right.
- [Any site included must have received repeated inquiries and interest from realtors, builders, and the broader development community.](#)
- The site must be of adequate size and not need significant consolidation with adjacent parcels owned by different property owners.
- [No sites were included in the land inventory that were vacant or underutilized and that were identified in the prior housing element.](#)
- [Sites affirmatively further fair housing and are spread throughout the city without exacerbating existing concentrations or disproportionate need.](#)

[In addition, City staff has no information to suggest that there are long term-leases on any of the identified sites that would limit their development potential for housing during this eight year housing element cycle.](#)

4. HOUSING RESOURCES

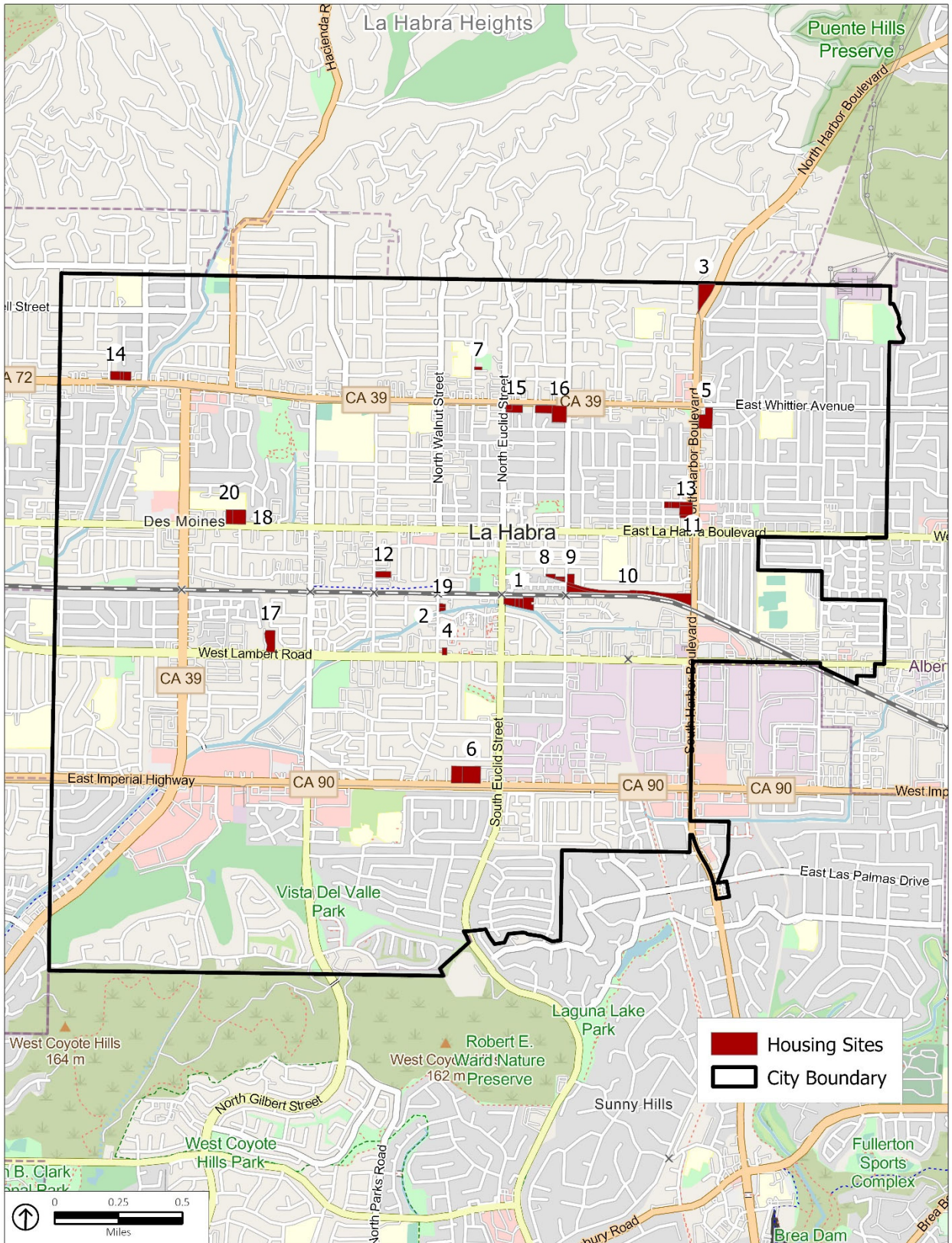


Figure HE-4.2 Housing Sites Inventory

4. HOUSING RESOURCES

Table HE-4.4 RHNA Production and Sites Credit

Site	Address/APN	Acre	GPLU / Zone	Current Use	Anticipated Use	Density Range	Max DU Allowed	Actual Units	RHNA Affordability	
Approved/Planned Projects (Table 4-2)										
1	104-18 E. Electric Av APNs:022-193-01, 02, 03, 056	2.92	Res MF 1 Zone: R-4	Underused industrial uses, commercial uses, and contractor/storage yards	Condos	15-24	70	58	Above	
2	508 S. Walnut St APNs:298-071-37	0.20	Res MF 1 R-4 Zone	Closed Church on vacant site	Condos	15-24	5	3	Above	
3	1101 N. Harbor Bl APNs:303-191-02	2.70	Low Density R-1 Zone	Vacant site	Single-Family Homes	0-8	12	7	Above	
4	431 W. Lambert Rd APNs:298-091-38	0.34	Res MF 1 R-4 Zone	Closed Church on vacant site	Apartments	15-24	8	5	Moderate	
5	700 N. Harbor Bl APNs:303-231-02	2.83	Corridor MU 1 C-2 Zone	Commercial Building (former savings and loan) and church	Condos	15-24	68	48	43 AM; 5 Moderate	
6	251-351 W Imperial Hwy APNs:019-042-21 & -024	4.91	Res MF 1 R-4 Zone	Closed commercial uses	Condos	15-24	118	117	105 AM; 12 Moderate	
7	970 N. Walnut St APNs:017-261-24	0.37	Res MF 1 R-4 Zone	Duplex	Condos	15-24	9	6	Above	
8+	331 S. Cypress St APNs:022-181-21 thru-024	0.70	Res MF 3 R-6 Zone	Underused contractor yard with surface storage	Condos	31-36	25	16	Above	
9+	318 S. Cypress St APNs: 022-205-14	0.60	Res MF 3 R-6 Zone	Underused contractor yard with surface storage	Condos	31-36	22	10	Above	
11+	1000 Block E. Stearns APNs 303-113-01 thru -03	0.93	MU Center 3 SP-1 Zone	Former auto dealer	Apartments	37-50	46	46	39 Mod; 7 Low; (Subj to IHO)	
								Production Credits	316	

4. HOUSING RESOURCES

Table HE-4.4 RHNA Production and Sites Credit

Site	Address/APN	Acre	GPLU / Zone	Current Use	Anticipated Use	Density Range	Max DU Allowed	Actual Units	RHNA Affordability
Vacant/Underutilized Sites									
10+	461 Harbor Bl & 400 Cypress St APN 298-145-22; 022-200-01/-11	5.8 acres	Res MF 3 Zone R-6	Vacant lot – unimproved	Apartments	31-36	188	169	169 Low (Subj to IHO)
12+	330 S. Monte Vista St APNs 298-022-56 & -57	0.94	Res MF 1 R-4 Zone	Abandoned dilapidated single-family home; site is vacant. Was once approved for apartments.	Apartments	15-24	22	20	Moderate (Subj to IHO)
13+	201 N. Harbor Bl APNs 303-113-13, -14, -04	1.80	MU Center 3 SP-1 Zone	Vacant lot with –unused building shell. Parking area is pavement and is not used by other entity.	Multiple Family Residential	37-50	88	66	Above (Subj to IHO)
14+	2271 W. Whittier Bl APNs 017-044-23, -26, -27	1.75	Corridor MU 1 C-2 Zone	Abandoned commercial center. Closing Design Warehouse – pending application submittal	Multiple Family Residential	15-24	42	32	Above (Subj to IHO)
15+	100-140 E. Whittier Bl APNs 022-501-26 thru -27	1.21	Corridor MU 1 C-2 Zone	Shuttered boat yard; small smog station. Development interest pending application submittal	Multiple Family Residential	15-24	29	22	Above (Subj to IHO)
16+	310-340 E. Whittier Bl APNs 022-503-20 thru -21	1.26	Corridor MU 1 C-2 Zone	Underutilized marginal uses – developer interest in project. Pending application submittal	Multiple Family Residential	15-24	30	23	Above (Subj to IHO)
17	1451 W. Lambert Rd APNs 018-511-61	1.99	Res MF 2 R-5 Zone	Fire Sprinkler Company. Large unused parking lot, surrounded by high density condominiums	Multiple-Family Residential	25-30	60	54	Lower (Subj to IHO)
18	1601 W La Habra Bl APN 018-070-10	1.88	Res MF 2 SP-1 Zone	Church Lot; underused land. Three church sites (Site #2, #4, and #5) are under development.	Apartments	25-30	56	51	Lower (Subj to IHO)
19+	504 S. Walnut St APNs 298-071-36	0.23	Res MF 1 R-4 Zone	Vacant Site; ready for immediate development	Condos	15-24	6	4	Above Exempt IHO
20	1701 W. La Habra Blvd APNs 018-070-11	0.95	Res MF 2 SP-1 Zone	Underused Lodge	Apartments	25-30	28	26	Lower (Subj to IHO)
Development Capacity								465	

Source: City of La Habra, 2020.

Actual units projected are based on historic densities achieved and assume realistic capacity of 75% for condos/townhomes and 90% for apartments + City has received multiple inquiries from developers and/or property owners regarding developing these properties with housing

Fair Housing and Sites

The AFH requires an evaluation of potential housing sites proposed for future development and their potential impact on existing disparities in a community—be it undue concentrations of high or lower incomes, disproportionate needs, and access to opportunities among others. Using TCAC’s “opportunity area map” and various indicators of segregation, displacement risk, and access to opportunity as overlays to the City’s housing sites inventory, the City analyzed whether the sites would affirmatively further fair housing.

An assessment of housing sites by income category found the following patterns with respect to location, local schools, and other characteristics.

- **Lower Income Sites.** Three lower income housing sites (#17, #18, #20) are in west La Habra, designated by TCAC as a moderate resource area. All three sites are within the attendance boundaries for the Las Positas Elementary School (which scores in the above-average category) and Imperial Middle School (which scores in the average performance category). All of the sites have grocery, services, and transit access within a half - to one-mile radius.

- **Moderate/Above Moderate Income Sites.** The “above-moderate income” housing sites (typically would accommodate condominiums and single-family homes) and the approved projects are located throughout the city in both moderate and lower income areas. The moderate income housing sites (e.g., apartments) are generally located in the lower resource areas of La Habra. All of the sites have grocery, services, and transit access within half a mile.

The sites proposed for residential development will result in increased and needed investments within lower resource areas, in particular by replacing underutilized and marginal commercial areas and adding new housing. At the same time, the inclusionary ordinance will ensure that 15 percent of the units are affordable to either lower or moderate income residents, helping to mitigate displacement and other impacts associated with new development.

- **Accessory Dwellings.** The City has approved a significant number of accessory dwelling units. These housing units are located in residential neighborhoods of all types, income levels, and TCAC resource categories. ADUs will facilitate mixed-income neighborhoods and will reduce displacement risk by: 1) providing supplementary income for homeowners; and 2) providing options for households, particularly multigenerational families.

In furthering fair housing outcomes, it is important to note the inclusionary ordinance will also assist in dispersing affordable housing in all areas of the city. This will provide mixed income housing opportunities for residents and further reduce the overconcentration of income levels within all neighborhoods.

Figure HE-4.3 shows the location of existing housing sites that are under development, entitled, or slated for development during the 2021-2029 period.

4. HOUSING RESOURCES

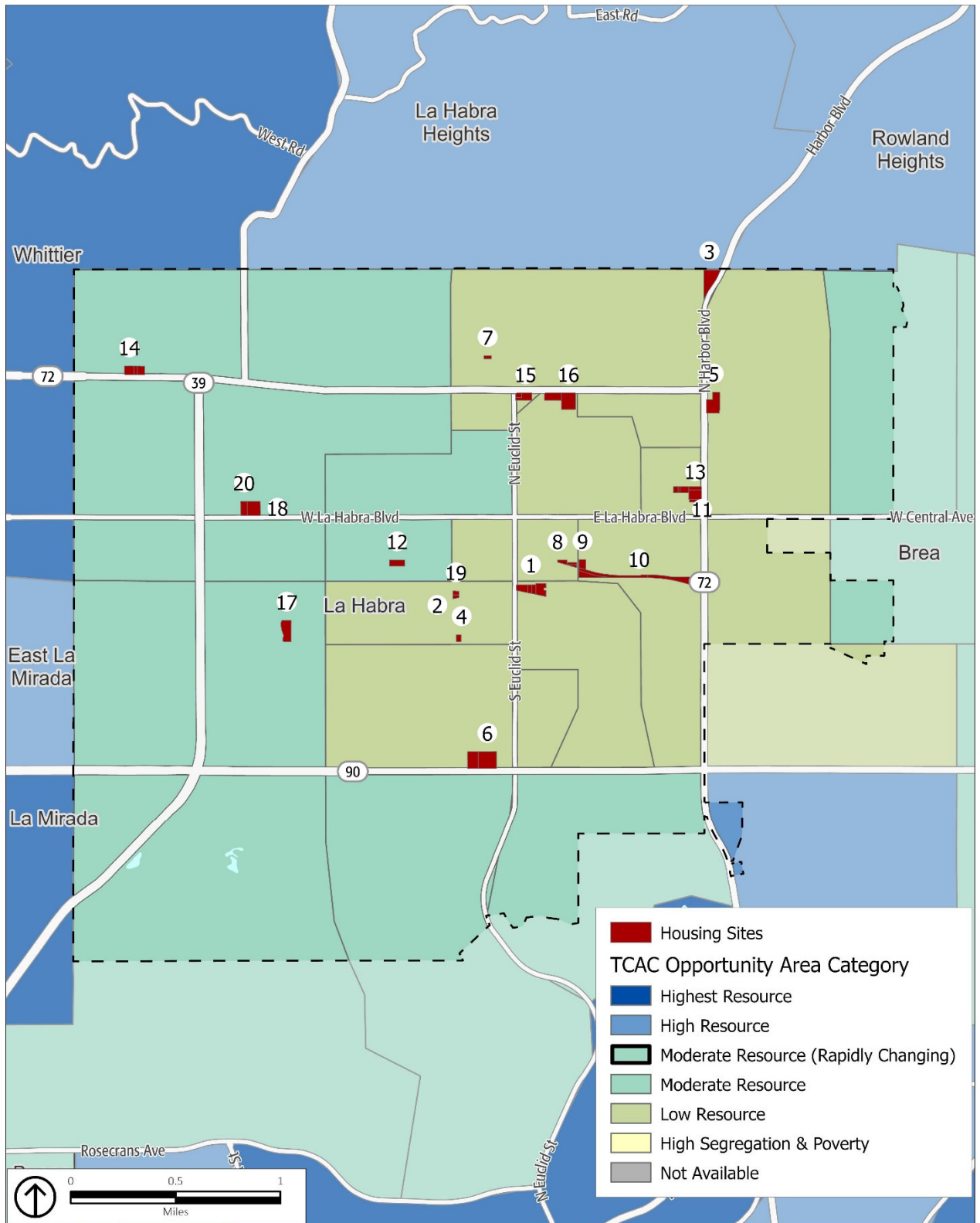


Figure HE-4.3 Housing Sites Overlaid by Resource Category

Adequacy of Zoning

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

Table HE-4.5 provides a list of recent projects and affordability associated with different densities levels. Residential projects with densities from 15 to 24 units per acre are yielding affordable housing units, including lower income units on apartments and moderate income units on ownership projects.

Table HE-4.5 Affordability of Recent Housing Projects				
Project Details	Housing Projects			
	Monte Vista	Volera	Lambert	Olson
Year Approved	2019	2020	2020	2022
Zoning District	R-4	R-4	R-4	R-4
Density Range	15-24	15-24	15-24	15-24
Housing Type	Apartment	Condos	Apartments	Condos
Prior Use	Vacant	Industrial	Church	Commercial
Project Units	30	58	5	117
Acreage	0.94 ac	2.9 ac	0.32 ac	4.9 ac
Project Density	30 du/ac	20 du/ac	15 du/ac	24 du/ac
Affordable Units	3 VLI	In-Lieu	none	12 mod
Density Bonus	Yes	No	No	No

Source: City of La Habra, 2021.

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

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

While 30 du/ac remains the default for density lower income units, the City’s adoption of inclusionary housing in April 2021 (effective July 2021) means that all projects of 10 units or more will be required to provide affordable housing units.

Recycling, Realistic Capacity, Typical Densities

The City of La Habra is a mature community—one which is predominantly built out with limited vacant land. As a result, the City’s housing growth has occurred due to the recycling of land. Existing uses that have been recycled include motels, churches, medical offices, contractor yards, commercial sites, industrial uses, and even governmental agencies, including a federal postal office and City Hall. Table HE-4.6 shows the last 10 housing projects that have been built or approved and their various characteristics, density, and status.

Table HE-4.6 Key Housing Projects Built or Approved on Nonvacant Sites since 2014					
Project Examples	Housing Projects			Approved/Built vs Allowed Units and % Capacity	
	Prior Use	Zone	Acres Density		
Luna Condominiums	City Hall and US Post Office	MF-1	15-24 3.8 ac	71 du. 91 du	78% Built
Valentia Apartments	Medical Buildings & Sunset Inn	MU-2	31-36 10.5 ac	335 du. 377 du.	89% Built
Portola Walk Condominiums	Commercial Building - 30K sf.	MF-2	25-30 2.4 ac	50 du. 72 du.	69% Built
Skylark Condominiums	Market and Misc. Uses	MU-1	15-24 2.2 ac	32 du. 51 du.	63% Built
700 N Harbor Condominiums	Multi-tenant Comm. Structure	MU-1	15-24 2.8 ac	48 du. 68 du.	71% Apprvd
Volara Townhomes	Blighted housing-industrial mix	MF-1	15-24 2.9 ac	58 du. 70 du.	82% Built
251-351 Imperial Condominiums	Auto dealer + Comm. Uses	MF-1	15-24 4.9 ac	117du. 118 du.	99% Apprvd
331 Cypress Condominiums	Dilapidated Contractor Yards	MF-3	31-37 0.70 ac	16 du. 25 du.	63% Apprvd
Monte Vista Apartments	Single-family residence	MF-1	15-24 0.94 ac	24 du. 24 du.	100% Apprvd
Monte Vista Garden Condos	Single-family residences	MF-1	15-24 0.60 ac	12 du. 14 du.	82% Built
Summary				Range	Average
Apartments	Approved/Built to Maximum Density Allowed Under General Plan + Zoning-->			89–100%	95%
Condominiums				63–99%	75%

Source: City of La Habra, 2022.

From this analysis, three conclusions are drawn: 1) housing has replaced virtually every type of land use in La Habra; 2) the average development-capacity ratio is 95 percent for apartments and 75 percent for condominiums; and 3) the market for new housing has and continues to be robust enough to provide sufficient financial incentives to recycle existing land uses to residential uses.

Mixed Use Development Patterns

Though the 2014 La Habra General Plan redesignated sites for mixed use, the concept is relatively new for the city. Adjacent cities like Brea and Whittier have seen mixed use and residential development in commercial and mixed use zones, and this trend is increasing in La Habra. To demonstrate feasibility of nonresidential sites being developed for residential development, the City surveyed projects in mixed use zones since the adoption of the 2014 general plan.

Over the past several years, more than 600 apartments, condos, and townhomes have been built, approved for development, or are in the development pipeline.

The following trends were observed on six sites that allowed mixed uses:

- Valentia Apts. – Built on a MU-2 site, this project is 100% residential
- Skylark Condos – Built on a MU-1 site, this project is 100% residential
- Site 11: 1000 Stearns– Pipeline project on a MU-3 site is 100% residential
- Site 5: 700 N Harbor – Pipeline project on a MU-1 site is 100% housing
- Site 15: Whittier Blvd – Pipeline project on a MU-2 site is 100% residential
- Site 16: Whittier Blvd – Pipeline project on a MU-1 site is 100% residential

Since the general plan update, the City has not received or approved applications for nonresidential development in mixed use zones. Instead, existing trends indicate that mixed use sites are being developed with 100 percent residential. Residential developments continues to outperform mixed and commercial uses. This is due, in part, to incentives in the housing element and general plan, but primarily due to the very high demand for residential land uses. Given the forecast slowdown in the state economy and the oversupply of underperforming commercial sites citywide, it is unlikely that commercial uses would supplant housing on mixed use sites in the near future.

Similarly, “mixed use” designated sites locally have excess vacancies. Along Harbor Boulevard where four sites are located, a 2-acre car lot is for sale and a 1.5-acre site north of former Burch Ford is more than 50 percent vacant. Site #14 in the land inventory (to the right) is nearly abandoned. These and other “mixed-use” sites typify the condition of sites proposed to address the 2021-2029 RHNA. Given these market conditions, the City is confident that mixed use sites will be built with 100 percent residential uses through 2029.



Site #14 at 2271 W. Whittier Boulevard

Infrastructure Availability

State law requires that the sites proposed for development have sufficient existing or planned water, sewer, or other dry utilities, including the availability of and access to distribution facilities, to accommodate the RHNA. The City's General Plan, updated in 2014, planned for an additional 5,000 units of residential development. A program EIR certified that adequate infrastructure was in place or planned to be in place to accommodate projected residential development.

While individual proposed projects will still require to be cleared through CEQA when such projects are proposed, several plans are in place to ensure that infrastructure will be available for new development.

■ **Urban Water Management Plan.** The City relies on water imported from regional entities and on local groundwater to meet its needs. The City owns local conveyance infrastructure, but not the regional water facilities. The City's 2020 UWMP planned for water needs generated by the City's RHNA and the General Plan. Modeling found that the City had adequate water supplies through 2045 for normal years, single, and multiple drought years. The EIR concluded that existing and planned water supply and delivery systems are adequate to meet the buildout anticipated by the general plan.

■ **Sewer System Plan.** As one of the oldest cities in the county, all areas except small former county islands in northern La Habra are fully sewered. The 2014 General Plan EIR found that only 3 percent of the sewer system network was capacity deficient. The EIR found that needed improvements are being planned for through the annual capital improvement plan. Furthermore, the Orange County Sanitation District has adequate available capacity to treat expected wastewater flows from the City at buildout.

■ **Storm Drainage Master Plan.** The EIR found that existing storm drains are adequate to serve drainage needs of land uses at general plan buildout. While each development project approved under the proposed General Plan Update and housing element would be required to install and maintain on-site storm drainage improvements pursuant to Orange County requirements. Such improvements are not unique to the city and do not constrain the development of housing commensurate with the 2021-2029 RHNA.

■ **Dry Utility Plans.** The General Plan EIR did not find any constraints or lack of ability for existing dry utilities to serve existing and proposed development. This includes gas, electricity, refuse service, communications, or other dry utilities. The city is served by SoCal Gas and SoCal Edison. Each of these entities are required under state law to meet the needs of communities they serve by addressing the generation and transmission needs for utilities. The Public Utilities Commission regulates the plans submitted by these agencies.

As a result of these efforts, existing and planned infrastructure is sufficient for the housing sites and is not an actual constraint to the development of the sites.

Summary of RHNA Compliance

As summarized in the prior analysis and below, the City of La Habra’s strategy for addressing its 2021-2029 RHNA requirement takes into account three credits: 1) approved and pending projects; 2) accessory dwelling units; and 3) housing sites that can accommodate the RHNA. Approximately 970 new units are anticipated to be built—higher than the 2021-2021 RHNA goals.

As such, RHNA credit will occur as follows:

- **Approved and pending projects.** This includes single- and multiple-family projects in the pipeline (Table HE-4.2).
- **Accessory dwelling units.** This includes a projected 240 ADUs based on citywide trends and affordability patterns (Table HE-4.3).
- **Site inventory.** This includes development capacity on vacant and underused sites, not counting inclusionary units (Table HE-4.4).

Taken together, the City has a surplus among its lower and above moderate income RHNA goals for the 2021-2029 RHNA. The surplus of 238 low income units will be used to cover the 49-moderate income unit deficit. With this adjustment, all income categories of the 2021-2029 RHNA will have been met.

Table HE-4.6 Summary of RHNA Strategy

Credit Categories	Housing Affordability			
	Lower	Moderate	Above	Total
RHNA Credits				
Production Credits (Table HE-4.2)	7	61	248	316
ADUS (projected 2021-2029)	168	72	0	240
Site Capacity (Table HE-4.4)	299	20	146	465
Sub Total of Credits	474	153	394	1,021
RHNA Requirement (Units)	308	130	366	804
Unmet Need	-0-	-0-	-0-	-0-

Source: City of La Habra, 2022.

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

The Housing Plan includes a program to track progress made toward the 2021-2029 RHNA and make any adjustments as necessary to achieve the goals set forth therein.

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

C. Implementation Resources

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

Administrative Resources

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

Habitat for Humanity

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

Jamboree Housing Corporation

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

National Community Renaissance

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

Orange County Housing Authority

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

NeighborWorks

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

Financial Resources

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

Community Development Block Grant

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

Low Income Housing Tax Credits

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

Section 8 Housing Voucher

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

Certificates of Participation

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

Inclusionary Housing In-Lieu Fees

In 2021, the City adopted its inclusionary housing ordinance, which requires developers of certain qualified projects to set aside 9 percent of new rental units as affordable to moderate income households or 6 percent as affordable to lower income residents or 15 percent of ownership units affordable to moderate income residents. Developers may also pay an in-lieu fee or dedicate land as an alternative to building the units. The City estimates that the IHO will generate revenues that can be used to purchase land or facilitate the development of affordable housing in the community. An IHO fund will be set up to accrue future revenues for affordable housing purposes. A

5. HOUSING PLAN

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

A. Housing Accomplishments

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

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

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

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

Quantified Objectives

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

Housing Production

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

Key housing projects that were built included:

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

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

Special Needs Households

The 2014-2021 Housing Element did not contain a goal for special housing needs. Under the Housing Assistance and Balance Goal, Policy C-4 contained a commitment to “recognize the special needs of certain segments of the community including the elderly, disabled and persons with developmental disabilities, large families, homeless, and low-and moderate-income families and make provisions for housing that is supportive of these special needs.”

The City’s Consolidated Annual Performance Evaluation Report provides an accounting of the City’s use of federal funds for special needs households. According to the most recent five years (2015 through 2019) CAPER and other program expenditures, the City used its funds to:

- Provide assistance to the Gary Center, a social service agency that has provided a variety of programs to lower income and special need residents, including medical and dental services, for more than 40 years.
- Fund Mercy House to provide housing, opportunities, programs, and supportive services to very low income residents at risk of homelessness.
- Fund the Fair Housing Foundation that provides fair housing services to hundreds of lower income households and people with special needs.
- Make code amendments to allow for the siting of emergency shelters in the Emergency Shelter Overlay Zone.
- Fund senior health and wellness services and the Vista Community Clinic to serve hundreds of seniors and very low and low income residents.
- Provide subsidized childcare and job training to hundreds of eligible low income families (including large families), female headed households, etc.

La Habra has been active in the development of new homes or conversion of homes into residential care facilities. From 2014-2021 period, the City approved nine state-licensed adult residential facilities and nine residential care facilities for the elderly—providing needed housing for 100 La Habra seniors and adults with physical or development disabilities. Photographs of two examples of residential projects approved and developed are shown in the side column.

The City has been active in addressing special needs groups. In accordance with the City’s Transition Plan, the City continues to make significant improvements to its parks, public facilities, and infrastructure to allow access for disabled people. Subsidized transit is provided to allow seniors and disabled people access to City community services, schools, and public facilities. The City continues to lease land for \$1.00 a year to a local 501c3 state-licensed, nonpublic school (The Cleto Harter Developmental School) that serves children with a wide range of developmental and intellectual disabilities and has served hundreds of students over the last 50 years. Looking forward, the City will be expanding its special needs programs to address AB 686 and local need, which requires housing elements to affirmatively further fair housing for all residents, including people with special needs.



New care facilities for seniors + developmentally disabled

Housing Rehabilitation

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

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

Housing Preservation

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

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



Code enforcement efforts leading to housing repairs.

Table HE-5.1 Progress Toward Quantified Objectives			
	Household Income Levels		
	Lower	Moderate	Above Moderate
2014–2021 Goal			
Housing Construction	160	64	171
Housing Rehabilitation	32	0	0
Housing Preservation	389	3	0
2014–2021 Progress			
Housing Construction	31	16	497
Housing Rehabilitation	20	0	0
Housing Preservation	168	3	0

Source: City of La Habra.

Program Accomplishments

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

Table HE-5.2 Program Accomplishments and Review, 2014-2021		
Program	Program Status and Evaluation	
	Objective	Evaluation
A1. Density Bonus (DBO) Ordinance	Inform developers about the DBO by: 1) distributing information at the City's permit counter; 2) including informal solicitations for developers; 3) discussing with for profit and nonprofit developers, and 4) posting information on the City's website	<p>Progress: The City continues to offer the density bonus program and has issued density bonuses for two projects—a moderate income condo project and 30-unit apartment project.</p> <p>Effectiveness: The program can help developers finance affordable housing. As part of the City's housing plan, the City will remove the conditional use permit requirement from the program.</p> <p>Appropriateness: The City will carry forward this program to the 2021-2029 Housing Element.</p>
A2. Priority Processing	Continue to expedite the entitlement process for affordable housing projects and make available information about priority processing at the City's one-stop planning counter and on the City's planning website.	<p>Progress: The City's development process is straightforward and allows for priority processing of affordable housing as required per state law.</p> <p>Effectiveness: With the adoption of Inclusionary Housing in 2021, the option for seeking expedited review will be an important aspect of the City's development review process. The City will need to make necessary code amendments to accommodate SB 35 requirements for an expedited permit process.</p> <p>Appropriateness: This program will be continued for the 2021-2029 Housing Element.</p>
A3. Accessory Dwelling Units	Continue to permit accessory dwelling units by right in R-1 zones pursuant to AB 1866 and waive processing fees for lower-income second units."	<p>Progress: The City amended its ADU provisions in accordance with state law and has continued to permit such units.</p> <p>Effectiveness: The City's efforts have resulted in an increase from only 5 or 6 in 2018-2019 to 43 ADUs in 2020. The City is anticipating additional ADU production for the 2021-2029 period. The program will be expanded for consistency with state law and to create appropriate incentives.</p> <p>Appropriateness: ADUs are an essential part of the City's affordable housing strategy and will be continued to the 2021-2029 Housing Element.</p>
A4. Nonprofit Development Partnership	Annually meet with nonprofit housing developers and the La Habra Housing Authority (HA) to review resources, incentives, and City goals/ objectives; initiate RFQ process for 1 project annually.	<p>Progress: The City pursues partnerships with nonprofit developers, such as Habitat for Humanity, Jamboree, and others.</p> <p>Effectiveness: The City approved one project at 520 E. La Habra Bl. in 2013 and permits were issued in 2014. The City intends to continue developing collaborative partnerships.</p> <p>Appropriateness: Maintaining / expanding partnerships continue to be important, and will be continued for the 2021-2029 Housing Element.</p>

Table HE-5.2 Program Accomplishments and Review, 2014-2021		
Program	Program Status and Evaluation	
	Objective	Evaluation
A5. Inclusionary Housing Ordinance (IHO)	Increase the supply of affordable housing by approving the ordinance within five years of adoption of the Housing Element	<p>Progress: The City considered and adopted an IHO in 2021, which will be a key part of the City's housing strategy.</p> <p>Effectiveness: The IHO was adopted in 2021; therefore, the program's effectiveness will take at least year to determine and monitor. Monitoring will be done once a year concurrent with the preparation of the Annual Progress Report.</p> <p>Appropriateness: This program will be continued to the 2021-29 Housing Element with a periodic review and revise action on an annual basis.</p>
A6. RHNA Sites Inventory	Rezone housing element sites to accommodate at least 77 units of housing affordable to lower income households.	<p>Progress: The City rezoned Site 4 parcels and permits at least 30 du/ac, creating capacity for the sites at densities suitable for low income housing.</p> <p>Effectiveness: This action was completed; no further action is necessary. This program will be retooled to meet the new requirements of state law for the 2021-2029 planning period. No rezoning will be required.</p> <p>Appropriateness: The City will carry forward a sites inventory program for the 2021-2029 Housing Element without a rezone action.</p>
B1. Land use controls and community preservation	Enforce the Zoning Code, Uniform Housing Code, and International Property Maintenance Code via the City's Community Preservation Program.	<p>Progress: The City continues to enforce the zoning code, Uniform Housing Code, and International Property Maintenance Code</p> <p>Effectiveness: This is an ongoing activity monitored by inspections and permitting process.</p> <p>Appropriateness: This action will be continued for the 2021-2029 Housing Element with no amendments planned.</p>
B2. Single-family Rehabilitation	Assist four homeowners per year with home rehabilitation loans, subject to the award of future HOME funds (competitive grant).	<p>Progress: City has a waiting list of over 50 residents and continues to review applicants for eligibility for residential rehabilitation.</p> <p>Effectiveness: This program has been effective in maintaining and improving 20 single-family homes. Given limitations in funding, the program will be retooled for the planning period.</p> <p>Appropriateness: This program remains relevant and will be continued for the 2021-2029 Housing Element.</p>
B3. Neighborhood Cleanup	The City will organize a neighborhood cleanup annually to improve housing and conditions in the City's neighborhoods.	<p>Progress: The City conducts the "Love La Habra" event where neighborhoods are targeted for cleanup, and qualified households provide paint and accessories.</p> <p>Effectiveness: This program is exceptionally successful, drawing more than 100 volunteers each year, and is a model of success statewide.</p> <p>Appropriateness: This program remains relevant and will be continued for the 2021-2029 Housing Element.</p>
B4. Energy Conservation through Green Planning	Provide energy conservation information on the City's website and maintain the quality of the city through the development review process.	<p>Progress: The City continues to enforce the California Green Building Standards. The City also revised its Solar Energy Permit in 2015.</p> <p>Effectiveness: This program is effective; more than 100 permits are issued annually for solar permits on residential structures.</p> <p>Appropriateness: This program will continue for the 2021-2029 Housing Element.</p>

Table HE-5.2 Program Accomplishments and Review, 2014-2021		
Program	Program Status and Evaluation	
	Objective	Evaluation
B5. Infrastructure Improvement	Continue to improve community infrastructure in residential neighborhoods.	<p><u>Progress:</u> The City continues to implement an annual capital improvements program.</p> <p><u>Effectiveness:</u> The is effective in maintaining and improving the quality and condition of the City's physical environment.</p> <p><u>Appropriateness:</u> This program will continue for the 2021-2029 Housing Element.</p>
B6. HCD/High Risk Revolving Loan Fund	Continue to seek funds for the High Risk Revolving Loan Fund.	<p><u>Progress:</u> No projects have been implemented to date, and this program appears to no longer be offered by the State of California.</p> <p><u>Effectiveness:</u> This program has proven to be infeasible for implementation in La Habra.</p> <p><u>Appropriateness:</u> This program will be discontinued for the 2021-2029 Housing Element</p>
B7. Senior SRO Facility	Maintain the 70-unit La Habra Inn as a senior SRO facility and maintain a list of candidate motels and hotels for SRO conversion.	<p><u>Progress:</u> New owners of the La Habra Inn decided to opt out of restricted rents midway through the planning period, though the rents are still more affordable than market rate units.</p> <p><u>Effectiveness:</u> No funds were available to assist in preserving the projects. Property owners were not interested in preserving the long-term affordability of the La Habra Inn.</p> <p><u>Appropriateness:</u> This program will be discontinued and wrapped into a senior housing or at-risk preservation program.</p>
B8. Preservation of Assisted At Risk Housing	Conduct at-risk housing monitoring program activities and maintain contact with owners of at-risk units as the expiration dates approach.	<p><u>Progress:</u> Las Lomas Gardens, a 93-unit project, notified HUD that they do not intend to extend their contract after 11/30/21. The Senior SRO opted out of restricted rent covenants.</p> <p><u>Effectiveness:</u> Without a dedicated funding source, this program has not been effective. However, property owners have indicated interest in maintaining long term project affordability. The program will be strengthened as required.</p> <p><u>Appropriateness:</u> This program will be continued for the 2021-2029 Housing Element with an emphasis on financial resources.</p>
B9. Reprogramming of Surplus Housing Authority Revenue	Purchase and substantially rehabilitate affordable units in the city.	<p><u>Progress:</u> One mobile home was purchased by the Housing Authority in FY 20-21 and will be leased to an extremely low income household.</p> <p><u>Effectiveness:</u> This program has been significantly constrained by limited funding and is not deemed to be feasible at this time.</p> <p><u>Appropriateness:</u> The program is discontinued in the 2021-2029 Housing Element.</p>
B10. Rental Inspection Program	Establish a rental housing inspection program to maintain and improve the quality of the city's rental housing stock.	<p><u>Progress:</u> The City considered the program, but determined it was infeasible at that time due to budget constraints</p> <p><u>Effectiveness:</u> This program was not implemented due to lack of funding and staffing constraints at that time. However, the need remains.</p> <p><u>Appropriateness:</u> The City will be reconsidering the feasibility of a rental housing inspection program for the 2021-2029 Housing Element.</p>

Table HE-5.2 Program Accomplishments and Review, 2014-2021		
Program	Program Status and Evaluation	
	Objective	Evaluation
C1. Fair Housing	Implement the Fair Housing Program and assist 200 households per year with Fair Housing services.	<p>Progress: La Habra continues to provide CDBG funding for Fair Housing Programs</p> <p>Effectiveness: The program assists more than 200 households each year and continues to be effective in affirmatively furthering fair housing.</p> <p>Appropriateness: This program will be continued for the 2021-2029 Housing Element.</p>
C2. Section 8 Rental Assistance Program	Assist 170 lower income households per year.	<p>Progress: The City promotes the OCHA rental voucher program and certifies that their Public Housing Plan continues to consistent with the Consolidated Plan.</p> <p>Effectiveness: This program remains effective in assisting and facilitating the use of approximately 160 Section 8 vouchers in La Habra. Many of the vouchers go to female headed households, seniors, and other special needs groups.</p> <p>Appropriateness: This program will be continued for the 2021-2029 Housing Element with enhanced level of marketing as needed.</p>
C3. Special Needs of the Disabled	Enforce Title 24 during plan check on all multi-family housing; implement reasonable accommodations for people with disabilities.	<p>Progress: Building Division regularly reviews for Title 24 during Plan-Check process. City has approved 9 small residential care facilities for developmentally disabled residents.</p> <p>Effectiveness: This program is mandated by state and federal law. Reasonable accommodations are granted as submitted.</p> <p>Appropriateness: This program will be continued and augmented as needed for the 2021-2029 Housing Element.</p>
C4. Outreach for Persons with Developmental Disabilities	Assist organizations serving persons with developmental disabilities and individuals with disabilities.	<p>Progress: The City leases land to Help for Brain Injured Children (The Clela Harter Developmental School), which serves children and young adults.</p> <p>Effectiveness: This program has been successful in assisting HBIC to operate and serve approximately 35 to 50 students each year.</p> <p>Appropriateness: This program will be continued for the 2021-2029 Housing Element, but will be folded into the program for disabled residents.</p>
C5. Permit Emergency Shelters and Transitional Supportive Housing	House homeless populations and others in housing crisis situations.	<p>Progress: The City adopted an Emergency Shelter Overlay Zone. Staff refers those in need to shelters in North Orange County, including navigation centers funded by the City. The City has funded Mercy House, who assists about 25 homeless people annually from La Habra.</p> <p>Effectiveness: This program has been effective in serving the community. To improve effectiveness, the Housing Plan proposes municipal code amendments to address transitional and supportive housing and low barrier navigation centers consistent with state law. The City has also funded a new city-homeless services liaison to enhance outreach efforts.</p> <p>Appropriateness: This program will be continued for the 2021-2029 Housing Element.</p>

Table HE-5.2 Program Accomplishments and Review, 2014-2021		
Program	Program Status and Evaluation	
	Objective	Evaluation
Program C7. Child Development and Job training	Operate the Child Development Care and Head Start program to assist children from lower-income families.	<p>Progress: The City operates child development center at four sites throughout the City; La Habra Unified School District offers the Head Start program and other child development services.</p> <p>Effectiveness: For more than 45 years, the City has offered child development services and is one of the four Delegate Agencies of Orange County Head Start, Inc. to administer a Head Start and Early Head Start program.</p> <p>This program has served hundreds of children each year and is valued by the community.</p> <p>Appropriateness: This program will be continued for the 2021-2029 Housing Element.</p>
Program C8 Job Training Services	Continue workforce development program	<p>Progress: The City operates child development center at four sites throughout the City; La Habra Unified School District offers the Head Start program and OC Youth provides job training.</p> <p>Effectiveness: This program remains effective in addressing the education and employment needs of La Habra residents. Annually the program serves 200 youth, of which 80% are enter post-secondary education/vocational training, and 50 at-risk youth receive direct work experience.</p> <p>Appropriateness: This program will be continued for the 2021-2029 Housing Element. In 2020, the City was awarded a \$2.6 million dollar contract to provide workforce training services to 32 of the 34 cities in Orange County.</p>
Program C9 1st-Time Homebuyers Assistance and Housing Services	Refer households to NeighborWorks for financial assistance or other housing services.	<p>Progress: The City regularly refers interested persons to NeighborWorks for down-payment assistance and other housing needs.</p> <p>Effectiveness: This program remains effective, but its full use is hindered by the high price of single-family homes in La Habra.</p> <p>Appropriateness: This program will be continued for the 2021-2029 Housing Element.</p>

B. Public Outreach

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

- Resident Comment

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

- Resident Comment

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

General Plan Advisory Committee

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

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

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

The City invited additional stakeholders to participate in GPAC meetings. A sample of comments received are provided in **Table HE-5.3**. Agencies invited included developers, fair housing agencies, advocacy groups, health care agencies, and local organizations. Groups participating included:

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

Table HE-5.3 Comments Received

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

Table HE-5.3 Comments Received	
Goal C: Provision of Affordable Housing	
C-1: Collaborative Partnerships	<p>A vision statement defined by the city and community will help developers understand what the community wants and needs. The City must work with diverse partners, including CBOs and affordable housing developers to bring in their expertise and knowledge. (GPAC #4)</p> <p>Is the City taking advantage of State and Federal funds to help with housing, and did La Habra join the Orange County Housing Finance Trust (OCHFT)? (GPAC #5)</p> <p>Possible solutions include working with a land trust or a community-based nonprofit that can hold and preserve properties, such as Huntington Beach's Orange County Affordable Housing Corporation (OCCHC), Orange County Supervisors' Housing Finance Trust, and Avanath Capital Investment Firm. (Public comment sent via email).</p>
C-2: Inclusionary Housing	<p>Look at inclusionary housing ordinances and housing opportunity ordinances as a way to address the critical need of affordable housing. (GPAC #2)</p> <p>City should consider a housing overlay zone and consider affordable inclusionary processes with changes in zoning. (GPAC #2)</p> <p>Though the City supports inclusionary housing, there should be a policy for preferences for existing residents to have priority for the new units.</p>
C-3: Mobile Home Preservation	No comments received.
C-4: Preservation of Affordable Housing	<p>The City should have a strong policy and program to preserve its existing affordable units that are at risk of conversion to market rents. (GPAC #4)</p> <p>An affordable housing preservation ordinance will preserve housing projects at risk of market-rate conversion. An affordable housing ordinance would meet Housing Goals, identify ways to mitigate an ongoing crisis in affordability, and maintain residential character while integrating state and county requirements. It prevents the elimination of existing affordable housing while building responsibly for future housing needs. (Public comment sent via email).</p> <p>Reject market rate housing and support more affordable housing in the City; eliminate parking requirements; and mixed use development for infill lots. (Public comment sent via email)</p> <p>The City needs a housing preservation ordinance goal and provide funding mechanisms and programs of how the ordinance might work. (GPAC #4)</p> <p>It is scary that La Habra will potentially lose 40% of their affordable units this year. (GPAC #2 and public comment sent via email)</p>
C-5: Housing Choice Voucher	<p>Does the housing application have a section to list accommodations needed for people (with disabilities) within your family? How would people get onto the list of housing, and is there a limit of eight years for housing? (GPAC #5)</p> <p>The City should attempt to obtain more vouchers for veterans through the VASH program from the County Housing Authority. (GPAC #3)</p>
C-6: Emergency Rental Assistance	No comments. Emergency rental assistance will continue as long as federal funds are available for individuals hurt by the pandemic.
Goal D: Affirmatively Further Fair Housing	
D-1: Equal Housing Opportunity	Would like to see an effort of housing development that helps all residents, especially those in need, to live in dignity. Stop refusing members of our labor force with low incomes. This project is aligned with my faith and personal values. (GPAC #5)
D-2: Fair Housing Services	Fair housing should be an important part of the goals, policies, and programs so that the housing element affirmatively furthers fair housing. (GPAC #4)
D-3: Special Need Households	<p>The City should change policies on special needs to include a broader range of households in the City with special needs, including veterans. (GPAC #3 and #4)</p> <p>Broader spectrum of affordability, especially for seniors. (GPAC #2)</p> <p>Make policy language more general when referring to certain populations or use the phrase "as stated by state law." This will keep developers from arguing that certain populations should not be considered. (GPAC #4)</p>
Spanish Interpretation	The community wants to get involved, but do not know what is going on. The Spanish-speaking community requests translation for all materials, and interpretation at meetings and events relevant to the Housing Element update.

As a result of the GPAC meetings, input from key stakeholders and residents, and changes to state law, significant changes were made to the element itself. Translation services were not requested until during the final GPAC meeting, so bilingual GPAC members facilitated Spanish translation at that meeting. The draft element was reviewed and vetted, and efforts were made to engage groups in the city, especially lower income and special needs residents. The draft was available to the public more than 30 days before submitting it to HCD for review.

Of the many changes, the element was modified as follows:

- **Inclusionary Housing.** As a result of direct feedback from residents and the Kennedy Commission, the City Council boldly adopted an inclusionary ordinance mandating that 15 percent of all units in projects with 10 or more units be affordable to lower and moderate income households.
- **Housing Security Programs.** The City adopted new programs—emergency rental assistance and mobilehome preservation—to address concerns regarding rising rents, loss of affordability of housing, and need for rental assistance. An expanded menu of fair housing actions were also included.
- **Housing Policies.** The City held two sessions where each housing policy was reviewed and modified. Extensive input was provided by Innovative Housing Opportunities, the Kennedy Commission, GPAC members, YIMBY, and residents—resulting in modifications to the vast majority of policies.
- **State law.** The State Legislature has passed dozens of new laws affecting housing elements. As a result of this update, at least a dozen housing programs were added/updated in accordance with state law, and many of them affirmatively further fair housing. Among others, these included:
 - > Accessory dwelling units and incentives
 - > Farmworker and employee housing
 - > Emergency shelters, transitional housing, and supportive housing
 - > Removal of constraints to mixed uses
 - > Priority processing for affordable residential projects
 - > Objective residential development and design standards
 - > Housing replacement program
 - > Stronger housing preservation program
 - > Strengthening of all fair housing programs

Following these changes and before sending the draft Housing Element back to HCD for a second review, the City held one additional noticed public hearing, recirculated the draft to the GPAC and participating stakeholders, and posted the revised draft online with instructions on how to provide further comments 10 days prior to the meeting.

Consolidated Plan

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

Agencies consulted included:

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

Source: 2020-2024 Consolidated Plan.

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

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

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

Fair Housing Assessment

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

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

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

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

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

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

C. Goals and Policies

The Housing Plan is La Habra’s statement of priorities for addressing its housing needs. It contains a series of goals, policies, and implementation programs to address local housing needs in accordance with Housing Element law.

GOAL HE-1: HOUSING AND NEIGHBORHOOD QUALITY

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

Policies

- HE 1.1 Neighborhood Character.** Protect and improve the character and quality of single-family residential areas by engaging in collaborative relationships with nonprofits, stakeholders, faith-based organizations, and residents to improve housing, public facilities, and neighborhoods.
- HE 1.2 Neighborhood Involvement.** Support and foster the involvement of interested individuals, citizens’ groups, and organizations to identify issues and voice policy and program recommendations for addressing the housing needs of the community.
- HE 1.3 Supportive Public Facilities.** Provide for or cause the provision for the development of schools, parks, streets, sewers, storm drains, utilities, and other public facilities and capital improvements to support the conservation and maintenance of the city’s housing stock.
- HE 1.4 Supportive Capital Improvements.** Maintain a long-term capital improvement plan, as funding permits, that identifies areas in La Habra and schedules projects that support the conservation and maintenance of the city’s housing and neighborhoods.
- HE 1.5 Housing Rehabilitation and Improvement.** Continue to provide rehabilitation and home improvement assistance to low and moderate income households to ensure safe and sanitary housing that is healthful for residents and maintains neighborhood quality.
- HE 1.6 Regulation and Enforcement of Municipal Codes.** Administer, maintain, and require compliance with building, health, and safety codes and City regulations; administer code enforcement procedures as needed to ensure proper maintenance and repair of housing.
- HE 1.7 Energy Conservation.** Require the design, construction, and rehabilitation of homes to incorporate sustainable building practices, building codes, and energy-saving criteria adopted by the City.

GOAL HE-2: HOUSING OPPORTUNITIES

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

Policies

- HE-2.1 Adequate Sites.** Provide adequate housing sites through appropriate General Plan land use designations, zoning, development standards, and specific plan land use designations to accommodate the development of the city's fair share of the regional housing needs.
- HE-2.2 Variety of Housing.** Encourage and facilitate opportunities for a variety of housing types at different scales, affordability levels, and locations carefully selected to accommodate local needs while protecting and conserving residential neighborhoods.
- HE-2.3 Balanced Strategy for Development.** Balance development of new housing with commercial services and industry, provision of public facilities and services, and the creation of workforce opportunities. Require appropriate actions to reduce environmental hazards.
- HE-2.4 Housing Production Need.** Achieve, to the extent feasible, the production of new housing in sufficient quantity and with varied affordability levels to meet the full housing needs required by the city's share of the regional housing needs allocation.
- HE-2.5 Mixed Use.** Support and facilitate mixed-use residential development that has appropriate on-site amenities, is compatible with adjacent land uses, offers a cohesive and high-quality design, and is at the appropriate scale for its location.
- HE-2.6 Accessory Dwellings.** Facilitate the development of well-designed accessory dwellings as a means to expand housing opportunities for families, students, seniors, and others seeking affordable rental housing.
- HE-2.7 Housing Design.** Require housing developers to incorporate design elements in site planning, landscaping, and architectural features of buildings that are consistent with the General Plan, adopted design standards, and community context.
- HE-2.8 Development Review.** Maintain an efficient entitlement process with clear objectives, coordinated permit processing, objective design review and standards, and environmental clearance procedures.

GOAL HE-3: PROVISION OF AFFORDABLE HOUSING

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

Policies

- HE-3.1 Rental Housing Assistance.** Support and participate, where feasible, in the provision of rental assistance to allow residents to afford, secure, and retain rental housing.
- HE-3.2 Homeownership Opportunities.** Support efforts to expand and retain opportunities for homeownership to allow long-term residency in the community for residents of all income levels.
- HE-3.3 Collaborative Partnerships.** Support collaborative partnerships that provide financial and practical experience in the maintenance and repair of existing homes and development of affordable housing.
- HE-3.4 Preservation of Affordable Housing.** Preserve and maintain existing affordable housing and pursue efforts to extend, where feasible, long-term affordability covenants on assisted housing at risk of conversion.
- HE-3.5 Mobile Home Preservation.** Assist in the improvement, preservation, and retention of the affordability of mobile homes for seniors, families, special needs groups, and households of low and moderate incomes.
- HE-3.6 Inclusionary Housing.** Encourage the integration of affordable housing in individual projects and throughout the city to promote an equitable distribution of affordable housing and further fair housing goals.
- HE-3.7 Flexibility in Standards and Review.** Provide flexibility in design and development standards to accommodate new approaches to encourage mixed uses, live-work, and other types of housing.
- HE-3.8 Regulatory Assistance.** Use land use regulations, development controls, and regulatory concessions to accelerate and incentivize the development of all types of housing for all income levels.
- HE-3.9 Financial Assistance.** Consider providing financial assistance when new housing projects are affordable, confer communitywide benefits, or help achieve the city's share of the low and moderate income goals.

GOAL HE-4: AFFIRMATIVELY FURTHER FAIR HOUSING

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

Policies

- HE 4-1 **Fair housing services.** Support provision of fair housing services, tenant/landlord mediation, and case resolution; support education of tenants, landlords, property owners, and realtors on fair housing rights and responsibilities.
- HE 4-2 **Homeless services.** Address the needs of La Habra’s homeless population by supporting regional efforts to address the needs of the homeless and the delivery of a range of social, health, and other supportive services to them.
- HE 4-3 **Senior housing services.** Support the development of affordable senior housing and provision of supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or the community.
- HE-4-4 **People with disabilities.** Promote greater universal access to housing for people with disabilities and promote local efforts that give people with disabilities the opportunity to remain in their homes and/or the community.
- HE-4-5 **Supportive family services.** Support the provision of supportive family services, child development services, employment training, and other services designed to assist families in attaining self-sufficiency and furthering the well-being of their family.
- HE-4-6 **Assisted care.** Allow development of senior daycare facilities, assisted living facilities, hospice, and other care facilities in areas where they can be located, designed, and managed to ensure compatibility with and the safety of adjoining uses in accordance with state legislation.
- HE-4-7 **Municipal practices.** Continue to administer municipal programs and activities relating to housing and community development in a manner that is consistent with affirmatively furthering fair housing for all residents regardless of protected status.

D. Housing Programs

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

Housing and Neighborhood Quality

A1. Love La Habra

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

Objective(s):

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

A2. Capital Improvements

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

Objective(s):

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

A3. Land Use/Community Preservation

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

Objective(s):

- Enforce Zoning, Uniform Housing, and International Property Maintenance Codes; hire additional staff to increase code compliance efforts.
- [Purchase and implement new LMS to improve Code Enforcement process.](#)

A4. Residential Rehabilitation Program

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

Objective(s):

- Assist 25 households, subject to funding availability, with a projected mix of 100 percent lower income households.
- [Evaluate the feasibility of a rental housing inspection program and, if deemed feasible, develop program for council consideration.](#)

A5. Energy Conservation

The City is charged with ensuring that energy conservation features are incorporated into the design of residential developments. Through the development review process, the City encourages builders and developers to obtain the US Green Building Council's Leadership in Energy and Environmental Design, the California Building Industry Association's California Green Builder, and other nationally recognized sustainable development certifications. The City also implements the 2019 CALGreen Building Code, has a streamlined approval process for rooftop solar panels, and implements the City's Climate Action Plan.

- Require incorporation of energy conservation devices and improvements in housing as projects are proposed for development/improvement.

Housing Opportunities

B1. Adequate Housing Sites

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

Objective(s):

- Maintain an inventory and map of sites for residential development and make available, upon request, at the Planning Division.
- Monitor the availability of sites [no less than on an annual basis concurrent with the preparation of the Annual Progress Report](#) to ensure there is no net loss in the development capacity needed to accommodate the RHNA.
- If residential sites are insufficient for the RHNA, rezone appropriate sites within 180 days to ensure sufficient sites are available [to meet unmet need](#).

B2. Priority Processing

Generally, the cost of developing housing increases as the time for securing permits increases. Cities have adopted priority permits to address this issue. In addition, per SB 330, developers can submit a preliminary application for a housing project. Upon submittal of an application and a payment of fees, a housing developer is allowed to "freeze" the fees and development standards that apply to their project while they complete the full application submittal. The City has adopted a priority permitting process that provides the following priority: 1) rental or ownership projects with inclusionary or affordable units; and 2) projects that use sustainable building, site planning, and landscaping practices. [However, new state law also requires a streamlined ministerial approval process for "qualified projects" in accordance with GC Section 65913.4.](#)

Objective(s):

- Expedite the entitlement process for affordable housing projects consistent with local priorities and publicize to prospective developers.
- [Adopt streamlined ministerial approval process for qualified projects and use HCD template approval process in accordance with GC Section 65913.4.](#)

B3. Affordable Housing Ordinance

The Affordable Housing Incentives Ordinance establishes a process to implement the State density bonus law. Generally, the City offers a density bonus up to 35 percent of the total units in a project, depending on the level of affordability. Density bonuses are also permitted for housing projects that transfer land to the city for development of very low income units or that provide a child care facility. Additional incentives are available on a project-by-project basis, including expedited processing, relaxed development standards, fee waivers, financial assistance with land acquisition, and other cost-reducing development incentives. To facilitate and encourage residential development and affirmatively further fair housing, the City will review and revise the Affordable Housing Incentives Ordinance for consistency with state law.

Objective(s):

- Revise the density bonus code consistent with recent state law; remove the conditional use permit requirement from the density bonus ordinance.

B4. Accessory Dwelling Units

An ADU is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. ADUs can provide intergenerational housing, reduce overcrowding, and encourage affordable housing in high resource areas. In 2019, the City adopted Ordinance 1835 to address changes in State law. These changes allowed ADUs and JADUs to be built concurrently with a single-family dwelling, allowed ADUs in all zoning districts that allow single-family and multifamily uses, modified utility fees, and reduced parking requirements. Based on current building permit trends, 240 ADUs will be built by 2029.

Objective(s):

- Record progress in ADU production and affordability by April 1 each year and frequently monitor (e.g., every year throughout the planning period) to ensure that ADU production and affordability levels meet desired goals.
- Review and implement options for providing programs to encourage ADUs, such as prototype plans, permit fee waivers, expedited procedures, and affordability monitoring programs.
- If after the first year, ADU production or affordability is below the projected annual average, staff will market the program in the City's newsletter for 1 year, or until production exceeds the projected annual average, whichever is longer.
- If after the second year, ADU production is 25 percent below the projected annual average, staff will identify sites to meet the City's RHNA obligation in proportion to the expected deficit, and process General Plan Amendments/ Zone Changes within one year of determination of the shortfall.
- For the remaining years, monitor ADU affordability and production and make required changes to the land inventory if a shortfall in the RHNA occurs.

B5. Mixed Use Development

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

Objective(s):

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

B6. Residential Design Standards and Process

Well-designed residential projects create a desirable living environment for residents, preserve or add value to surrounding properties, and maintain community acceptance of new housing. Currently, design standards are dispersed throughout the General Plan, specific plans, and the municipal code. The City recognizes the need for more consistency in design guidelines citywide, while still addressing unique issues and objectives for specific plans and/or focused uses. State law also requires that local governments create objective development and design standards to give developers greater certainty regarding requirements. These include site planning, building location, relationships to other structures on a site, public streetscapes and plazas; architectural design; landscape; parking and structure design; and application of sustainable site and design practices. The City’s design review process has been an efficient tool to facilitate development, though certain provisions require updating for new state law.

Objective(s):

- Continue to implement residential design standards through architectural review of residential projects.
- [Replace the neighborhood compatibility finding for design review approval with “consistency with objective development and design review standards.”](#)
- [Adopt objective development and design standards for all residential and mixed uses in accordance with Gov’t Code Section 65913.4 and SB 330.](#)

B7. Water and Sewer Priority Policy

Water and sewer service providers are required to establish specific procedures to grant priority water and sewer service to residential developments with units affordable to lower-income households, in accordance with Gov. Code Section 65589.7. Local governments are also required to deliver the housing element to water and sewer service providers. The City’s 2020 Urban Water Management Plan explicitly accounts for the anticipated development of 804 housing units in accordance with the 2021-2029 RHNA. This production level is incorporated into water planning needs. However, the water provider has not adopted a formal policy. The Orange County Sanitation District (OCSD) has adopted Resolution OCSD 11-02 for “Providing Priority Service to Affordable Housing Projects,” but the policy should be updated every five years as required by state law.

Objective(s):

- Route the City’s Housing Element to water and sewer planning agencies to ensure that water and sewer infrastructure and supply are available.
- Work with regional agencies to update their water and sewer priority policies to comply with requirements of the Government Code Section 65589.7.

B8. Zoning Code and General Plan Amendments

Due to state legislation, the housing planning field continues to rapidly change. The city staff reviews the zoning code for compliance with state statutes and local changing conditions on an ongoing basis and considers amendments needed to further housing goals and maintain consistency with state law. General Plan amendments were also reviewed as potential constraints to the achievement of its stated vision and housing goals. The Housing Element proposes a variety of zoning code and general plan amendments. Where housing programs exist, see the homeless program (D3), fair housing (D7), and mixed use (B5), and housing for disabled people (D2) to address zoning code updates to remove constraints.

Objective(s):

- Amend the municipal code to allow ADUs by right in all zoning district that allow single- and multiple-family housing, including the MHP zone.
- Amend the LHMC to allow, as a by-right use, employee housing for six or fewer employees in accordance with the Health and Safety Code Section 17021.5 and to treat such uses like any other residential uses in the same zone.
- Amend the LHMC to raise the story height limit for multiple-family and mixed use projects from the current 10 feet to a maximum of 12 feet per story in the R-5, R-6, and R-7 zones and the overall structure height limit accordingly.
- Amend the LHMC to eliminate the residential development standard requirement for a covered garage for studio units in all zones allowing for multiple-family residential and/or mixed use residential projects.

Assist in the Provision of Affordable Housing

C1. Collaborative Partnerships

The City participates in collaboratives partnerships to address local housing and community service goals. The City is an active member of OCHFT and encourages developers contemplating housing development to apply for financing through organizations including OCHTF. The City meets regularly with nonprofit and for-profit developers as projects are contemplated and proposed for La Habra. Collaborations also include CBOs that provide education, employment, childcare, and other services for La Habra residents, such as St. Jude, Healthy Smiles, Vista Clinic, Gary Center, etc. The Housing Authority meets bimonthly to address City-owned mobile home parks. The City also refers residents seeking homeownership assistance to NeighborworksOC. Through these and other partnerships, the City proactively stays in front of its local housing and community service needs, work with local developers and nonprofits, and obtain insight and direction from these and other partnerships on where funding opportunities may exist.

Objective(s):

- Work with current housing, employment, and community service partners and, as needed, expand partnerships to augment resources.
- Report on progress and the effectiveness of the nonprofit development partnership program annually to City Council.

C2. Inclusionary Housing

The need for affordable housing, the RHNA sites no-net loss requirement, and the difficulty of financing affordable housing has led cities in California to adopt inclusionary housing ordinances. In April 2021, the City adopted an IHO to help meet the housing needs of the community and provide for more affordable housing. For projects with 10 or more units, the developer must set aside 15 percent of the total units or provide an equivalent in-lieu fee for housing affordable to households of very low, low, or moderate incomes. Rental housing developments are required to address the requirement through either 9 percent moderate income or 6 percent lower income units; ownership developments can address the inclusionary by providing 15 percent of the units affordable to moderate income households. In-lieu fee payments or acquisition and rehabilitation of units can be used to satisfy inclusionary requirements.

Objective(s):

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

C3. Mobile Home Preservation

La Habra Housing Authority owns and maintains two mobile home parks in the city—Park La Habra and View Park—which provide 250 spaces for mobile home units, with a percentage set aside as affordable to lower income residents. However, because the City owns the park, rents are generally affordable to lower income households. Space revenues from these parks are used to maintain and improve the mobile home parks and retire service debt on the associated loans. [In 2021/2022, the City recently improved the pavement and utilities and reduced trip hazards on its parks and plans to make playground improvements as well. The City advertises its rehabilitation grants on its website and notifies La Habra Family Resources Center and CRCC, who inform residents about City programs.](#)

Objective(s):

- [Periodically review existing conditions and identify improvements needed to maintain the quality and condition of mobile home parks.](#)
- Offer home improvement grants to eligible homeowners in mobile home parks [\(see Program A4\).](#)
- [Preserve and](#) retain the long-term affordability [and quality](#) of the Park La Habra and View Park mobile home parks [owned by the City.](#)

C4. Preservation of Assisted Housing

[La Habra has six affordable apartment properties with deed-restricted units for lower income households. Two projects are technically at risk of conversion to non-low income uses due to the requirement that the contract for project-based vouchers must be renewed periodically with HUD. The property owners have expressed their intent to keep the projects affordable for the long-term. Las Lomas Gardens has been renewing its housing assistance payment contract every five years. Casa El Centro Apartments is committed to maintaining the property as affordable to lower income seniors.](#) While the City has limited funds to assist in preserving these projects, the City will assist, where feasible, facilitate the preservation of [all projects, and improve housing security,](#) as follows:

Objective(s):

- [Contact property owners within one year of the affordability expiration date to discuss the City's desire to preserve the units.](#)
- [Jointly explore funding sources/options with the property owners to preserve the affordability of the units with long-term covenants.](#)
- [Coordinate with property owners to ensure notices to tenants are sent out at 3 years, 12 months, and 6 months as required by state law.](#)
- [Work with tenants or contact specialists, if needed, to provide education regarding tenant rights and conversion procedures.](#)
- [Provide other technical assistance, as feasible, to assist in developing, financing, or supporting preservation efforts.](#)

C5. Housing Choice Voucher

The Housing Choice Voucher program is a federal program that provides rental assistance to lower-income persons. The program offers a rent “voucher” equal to the difference between the current fair market rent and what a tenant can afford to pay (e.g., 30 percent of their income). A tenant may choose housing that costs above the payment standard or pay more than 30 percent of income for rent if they pay the extra rental cost. Housing vouchers can be allocated to specific projects or allocated to renters (tenant-based voucher), who can use the voucher for any home registered with the County Housing Authority. [State law requires that vouchers be accepted at all apartments, and property owners cannot discriminate against source of income. Approximately 160 residents benefit from the program, including 131 extremely low income households.](#) The City’s Housing Authority has an agreement with the Orange County Housing Authority for the administration of Housing Choice Vouchers in La Habra.

Objective(s):

- Continue to participate in the Housing Choice Voucher program [and maintain 160 vouchers in use in La Habra.](#)
- Advertise the program at the City Hall, front counter, and website; make available a housing resource brochure at City Hall.
- Encourage landlords to register units with the County Housing Authority.

C6. Emergency Rental Assistance

In late 2020, La Habra established an Emergency Rental Assistance Program to provide grants to income-eligible individuals and families residing in La Habra who were economically impacted during the COVID-19 pandemic through job loss, furlough, or reduction in hours or pay. Program eligibility is restricted to lower income households. Emergency grants are rental payments determined by the City for a maximum period of three consecutive months, to maintain housing and/or to reduce rental delinquency in arrears due to the economic downturn during the COVID-19 pandemic. The City will provide up to \$3,000 in rental assistance per month for up to three consecutive months, not to exceed \$9,000. [The City also allocated up to \\$500,000 in ARPA funds to provide payments to or on behalf of eligible households for rent, utilities, mortgage payments, property taxes, health insurance payments, childcare, vehicle payments, credit card payments, etc. The proposed payments would be a one-time payment of \\$2,500 per household once household eligibility has been determined.](#)

Objective(s):

- Assist up to 30 lower income households over the Housing Element planning period with CDBG-CV emergency rental assistance.
- [Assist up to 200 lower income households over the housing element planning period with ARPA-funded bill assistance.](#)
- Advertise the program at the City Hall, front counter, and website.

C7. Extremely Low Income (ELI) Households

La Habra prioritizes the provision of rental housing, community services, fair housing, and other services to meet the needs of ELI residents. Approximately 131 ELI households benefit from project-based or receive tenant-based rental assistance. Fair housing caseload consists primarily of ELI households (47 percent) and very low income households (34 percent). The City provides funding for Mercy House to target services only for ELI households. ELI households are a third of beneficiaries for employment services. Approximately one-third of all recipients of emergency rental assistance (COVID-related) are ELI households. Regarding housing availability, the City's inclusionary housing program requires qualified rental projects to set aside 15 percent of the units for lower income households. The City's ADU production program has also and continues to provide new units affordable to ELI households. City housing preservation efforts are targeted to properties proving ELI units.

Objective(s):

- Continue to prioritize provision of rental assistance, job services, fair housing, and housing production for extremely low income households.
- Continue to provide at-risk preservation services and consider in-lieu fee priorities to address the needs of ELI households.

C8. Replacement Housing

La Habra has limited vacant land remaining for development. As such, the City relies on the recycling of underutilized sites, primarily nonresidential sites, to accommodate any new residential development needed to accommodate the 2021-2029 RHNA. In accordance with the California Government Code Section 65915 c(3), however, replacement requirements are required for sites identified in the inventory that have residential uses, or within the past five years have had residential uses that have been vacated or demolished, and:

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- Were subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- Were occupied by low or very low-income households on sites that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

This requirement applies to nonvacant sites and vacant sites with previous residential uses that have been vacated or demolished. The City will therefore need to make an evaluation of each site and adjustment as needed in order to credit future housing production toward the 2021-2029 RHNA.

Objective(s):

- Evaluate each new residential project and, if needed, require replacement housing units subject to the requirements of Gov't Code Section 65915 (c)(3).

Affirmatively Furthering Fair Housing

D1. Seniors

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

Objective(s):

- Pursue opportunities to attract new senior housing; reach out to developers annually, concurrent with the APR and as opportunities arise.
- Continue to offer health and social services to senior residents through the various community service programs.
- Preserve deed-restricted senior housing when feasible (Program C4); offer home grants to assist in making improvements to their homes (Program A4).

D2. People with Disabilities

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

Objective(s):

- Implement the City's reasonable accommodation process, eliminate the \$81 filing fee, and publicize process availability on the City's website.
- Amend LHMC to define and permit large, State-licensed RCFs serving seven or more residents, as required by state and federal fair housing law; treat unlicensed residential care facilities like any other residential use of the same type in the same zone; such uses shall operate as a single housekeeping unit.
- Require developers to adhere to accessibility requirements in local, state, and federal law; offer grants for home accessibility modifications (Program A4).

D3. Homeless Services

Homelessness has become prevalent in every community in southern California. Addressing the need requires a mix of housing, health, social, and job services. The City and Our Lady of Guadalupe parish fund emergency services and resources to over 7,000 adults and children each year, [referring](#) people to shelter, to the City's Employment and Training Center for job training, and to other service agencies. The City funds "Navigation Centers" in Placentia and Buena Park to address the needs of homeless people. Finally, the City works with the North Orange County Public Safety Task Force to engage homeless individuals, support local community-based organization, and serve the needs of homeless people.

Objective(s):

- [Provide funding and administrative assistance to nonprofit and government partners that address homelessness, locally and regionally. Continue to participate in regional partnerships. Staff a new City coordinator to provide enhanced outreach to homeless individuals and families in La Habra.](#)
- [Amend LHMC to allow transitional and supportive housing as by-right uses in the MHP zone. Remove 500-foot distance requirements that do not apply to other dwellings of the same type in the same zone \(GC Section 65583\)\(a\)\(5\)\).](#)
- [Amend LHMC to allow supportive housing and low barrier navigation center as a by-right use in all areas zoned for residential, mixed uses, and nonresidential zones permitting multifamily uses, as required by state law. Amend parking standards for emergency shelters per AB 139.](#)

D4. Child Development Services

[The Department of Community Services has long administered a comprehensive child care and development program, one of the largest in Orange County, with approximately \\$6 million received annually in state and federal grants.](#) The Child Development Program provides quality child care and/or development services to children while their parents are working, in training, or are meeting some other need for services as approved by the California Department of Education. [The Child Development Division implements five programs—Early Head Start \(EHS\) home based, State Preschool School-Age \(CSPP\), General Child Care \(CCTR\), and Family Child Care \(FCC\) Home program. The City funds quality child care and/or development services to approximately 600 children up to 12 years old and serves more than 1,500 youth registered in the FCC Home food program.](#)

Objective(s):

- [Continue to operate the Child Development Division programs and assist up to 600 La Habra children from lower-income families.](#)
- [Continue to implement programs and services to improve the health and welfare of families with children, including funding the Children's Museum.](#)
- [Continue to support La Habra Boys and Girls Club, serving 3,000 La Habra residents each year.](#)

D5. Job Training

Under the Workforce Opportunity Innovation Act, La Habra offers several programs to assist residents in obtaining work. La Habra's Community Employment Center provides job seekers with a career center for underemployed residents, where a Career Coach helps develop an employment plan. The City operates the Orange County Youth Center (OCYC), which exclusively serves at-risk youth, ages 17 to 24. In 2012, John Muir Charter School joined as an on-site partner, providing an accredited high school diploma program. In 2020, the City Council approved a \$4.6 million contract with Orange County to expand the City's Youth Employment Program to serve 32 of Orange County's 34 cities. Services will include work readiness training, resume development, development of interview and job search skills, occupational skills training, and job placement and paid work experience for 600 Orange County residents, including 40 from La Habra. La Habra's Employment and Training Division will increase staff from its current 5 employees to a total of 20 employees in 2021 to augment services.

Objective(s):

- Administer City workforce training and employment programs for a total of 600 participants in Orange County; increase staffing fourfold.
- Consider additional partnerships and expansion of efforts to better achieve program goals and objectives.

D6. Place-Based Program for Central La Habra

While reinvestment efforts continue, La Habra has many census tracts that are designated as low-moderate income concentrations. Within the center area of La Habra, there is a higher prevalence of lower income households, environmental conditions, housing overcrowding, and overpayment. The area where this confluence of demographic, socioeconomic, and housing conditions exist is within La Habra's two-square mile boundary established in 1925. As noted, the City has approximately two dozen service points operating within the general vicinity of the city's original core. These agencies provide a wide range of infrastructure, housing, recreational, educational, and social services.

Objective(s):

- Update the safety element to address climate change, resiliency, and environmental justice and provide proactive programs to address hazards.
- Continue to operate the Hillcrest Health and Wellness Center to serve residents in need, including those in the surrounding neighborhood.
- Continue to retrofit parks and recreation facilities (e.g., Vista Grande, Greenwood, El-Centro-Lions) serving the broader central downtown.
- Restart the Ministerial Council as a vehicle to identify city needs and develop programs to address them.
- Prioritize service delivery to eligible lower income residents to the extent feasible through affirmative marketing citywide and at Hillcrest Center.

D7. Fair Housing

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

Objective(s):

- Continue to implement and administer City fair housing services in a manner consistent with affirmatively furthering fair housing.
- Conduct periodic training and education sessions for residents, landlords, property owners, tenants, and realtors.
- Provide ongoing technical assistance on landlord-tenant issues and investigate complaints of fair housing discrimination.
- [Develop affordable housing resource list for residents seeking options in La Habra and neighboring cities.](#)
- [Amend the municipal code to revise the definition of a family and single-family home to remove references to relationship of occupants and include a new reference as a single housekeeping unit.](#)

5. HOUSING PLAN

Table HE-5.4 Housing Program Summary

#	Housing Program	2021-2029 Objective	Funding Source	Agency	Time Frame	Housing Policy
A1	Love La Habra	Annually hold Love La Habra events to beautify the community. Periodically solicit for projects	General Fund	Com Services	Annually	HE-1.1
A2	Capital Improvement	Prepare and implement the CIP to improve community infrastructure in neighborhoods	General Fund	Public Works	Annually	HE-1.3 1.4
A3	Land Use/Community Preservation	Enforce Zoning, Uniform Housing, and International Property Maintenance Codes	General Fund	Building + Safety	Ongoing	HE-1.6
		Purchase and implement Land Management System to expedite processing of permits and code enforcement	Same	Same	End of 2023	Same
		Hire additional code enforcement staff as funding permits to expand code compliance efforts	Same	Same	End of 2022	Same
A4	Residential Rehab	Assist <u>25</u> households subject to funding, with a projected mix of 100 percent lower income households	CDBG	Housing Division	Annual	HE-1.5
		Evaluate feasibility of a rental housing inspection program and, if deemed feasible, develop program for council consideration	Same	Same	End of 2023	Same
A5	Energy Conservation	Require incorporation of energy conservation devices and improvements in housing	TBD	Com Dev Dept	As projects proposed	HE-1.7
B1	Adequate Sites	Maintain inventory and map of sites for housing and make available, upon request, at the Planning Division	General Fund	Com Dev Dept	Ongoing	HE-2.1 HE-2.2 HE-2.4
		Monitor availability of sites no less than an annual basis concurrent with APR preparation to ensure no net loss in development capacity to accommodate the RHNA	Same	Same	Annual	
		If residential sites are insufficient for the RHNA, rezone appropriate sites within 180 days to ensure sufficient sites are available to meet the unmet need (shortfall)	Same	Same	As projects proposed	
B2	Priority Processing	Expedite the entitlement process for affordable housing projects consistent with local priorities and publicize to prospective developers	General Fund	Com Dev Dept	As projects proposed	HE-2.8
		Adopt streamlined ministerial approval process for qualified projects and use HCD template approval process in accordance with GC §65913.4	Same	Same	Within one year of HEU adoption	Same
B3	Aff. Housing Ordinance	Revise the density bonus code; remove the conditional use permit requirement in accordance with state law	General Fund	Com Dev Dept	End of 2023	HE-3.7
B4	Accessory Dwellings	Record progress in ADU goals on the housing element APR by April 1 each year and frequently monitor (e.g., every two years) ADU production and affordability levels and adjust assumptions to meet desired goals	General Fund	Com Dev Dept	Annually	HE-2.6
		Review and implement options to encourage ADUs, such as prototype plans, permit fee waivers, expedited procedures, and affordability monitoring programs	Same	Same	Annually	HE-2.6
		If ADU production or affordability is below the projected annual average, market the ADU program in the City's newsletter for one year, or until production exceeds the projected annual average, whichever is longer	Same	Same	After annual review	HE-2.6
		If after the first 2 years, ADU production is 25% below the projected annual average, staff will identify sites to meet the City's RHNA obligation, in proportion to the expected deficit and process required GPA/ZCs within one year of determination of the shortfall	Same	Same	After biennial review	HE-2.6

Table HE-5.4 Housing Program Summary						
#	Housing Program	2021-2029 Objective	Funding Source	Agency	Time Frame	Housing Policy
B5	Mixed Use Development	Include a FAR standard of 1.5 for mixed use along corridors and clarify the mixed-use land use designation to allow for a minimum of 20% nonresidential uses	General Fund	Com Dev Dept	Within one year of HEU adoption	HE-2.5
		Eliminate one-acre site size requirement for projects that incorporate affordable housing beyond minimum 15% req'd	Same	Same	Within one year of HEU adoption	HE-2.5
		Monitor progress in mixed-use projects; review ordinance and requirements every three years and revise as needed	Same	Same	Every three years	HE-2.5
B6	Residential Design Standards	Continue to implement residential design standards through architectural review of residential projects	General Fund	Com Dev Dept	As projects proposed	HE-2.7
		Replace the neighborhood compatibility finding for design review approval with "consistency with objective development and design standards"	General Fund	Com Dev Dept	Within one year of HEU adoption	HE-2.7
		Adopt ODDS for all residential and mixed uses in accordance with Gov't Code §65913.4 and SB 330	Same	Same	Within one year of HEU adoption	HE-2.7
B7	Water and Sewer Priority	Route Housing Element to water and sewer agencies to ensure that needed infrastructure and supply is available Work with regional agencies to update their water and sewer priority policies to comply with Gov't Code §65589.7	General Fund	Public Works	Upon HEU adoption	
B8	Zoning Code and General Plan Amendment	Amend the municipal code to allow ADUs by right in all zoning districts that allow single- and multiple-family housing, including the MHP zone	General Fund	Com Dev Dept	Within one year of HEU adoption	HE-2.7
		Amend the LHMC to allow, as a by-right use, employee housing for six or fewer employees in accordance with the HSC §17021.5 and to treat such uses like any other residential uses in the same zone	General Fund	Com Dev Dept	Within one year of HEU adoption	HE-2.7
		Amend the LHMC to raise the story height limit for multiple-family and mixed use projects from 10 feet to a maximum of 12 feet per story in the R-5, R-6, and R-7 zones and structure height accordingly	Same	Same	Within one year of HEU adoption	Same
		Amend LHMC to eliminate development standard requirement for a covered garage for studio units in all zones allowing for multiple-family residential and/or mixed use residential projects	Same	Same	Within one year of HEU adoption	Same
C1	Collaborative Partnership	Continue to work with current housing partners and, as needed, expand partnership to augment administrative and financial resources	General Fund	Housing Division	Annual	HE-3.3
		Report on progress and its effectiveness of the nonprofit development partnership program annually to City Council	Same	Same	Annual	HE-3.3

5. HOUSING PLAN

Table HE-5.4 Housing Program Summary						
#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame	Housing Policy
C2	Inclusionary Housing	Implement the IHO; periodically review impact on affordable housing production; develop guidelines for resident preferences	General Fund	Com Dev Dept	Annually	HE-3.6
		Consider review and development of expenditure policies as in-lieu fees are received	Same	Same	By end of 2024	Same
		Review the program annually, concurrent with the preparation of the APR and, as needed, revise program parameters to ensure effectiveness in meeting objectives	Same	Same	Annual	Same
C3	Mobile Home Preservation	Periodically review existing conditions and identify improvements needed to maintain the quality and condition of mobile home parks	CDBG	Com Dev Dept	By end of 2023	HE-3.5
		Offer home rehabilitation grants to eligible homeowners in mobile home parks.	Same	Same	Annual as funds available	Same
		Preserve and retain the long-term affordability and quality of the Park La Habra and View Park Mobile Home Parks owned by the City	Same	Same	Annual	Same
C4	Preservation of Assisted Housing	Contact property owners within one year of the affordability expiration date to discuss the City's desire to preserve units Explore funding options with property owners to preserve the affordability of the units with long-term covenants Coordinate with property owners to ensure notices to tenants are sent out at 3 years, 12 months, and 6 months required by state law Work with tenants or contact specialists, if needed, to provide education regarding tenant rights and conversion procedures Provide other technical assistance, as feasible, to assist in developing, financing, or supporting preservation efforts	General Fund	Housing Division	1 year before project covenant expires	HE-3.4
C5	Housing Choice Voucher	Continue to participate in the Housing Choice Voucher program; maintain 160 HCVs	HUD	County Housing Authority	Annual	HE-3.1
		Advertise the program at the City Hall, front counter, and website; make available a resource brochure at City Hall	Same	Same	By end of 2023	
		Encourage landlords to register units with the County Housing Authority	Same	Same	By end of 2023	
C6	Emergency Rental Assistance	Assist up to 30 lower income households over the Housing Element planning period with CDBG-CV emergency rental assistance	CDBG	Housing Division	Annual as funding is available	HE-3.1
		Assist up to 200 lower income households over the housing element planning period with ARPA-funded bill assistance	ARPA	Same	Annual as funding is available	
		Advertise the program at the City Hall, front counter, and website	Same	Same	By end 2022	

Table HE-5.4 Housing Program Summary

#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame	Housing Policy
C7	Extremely Low Income Housing	<p>Continue to prioritize rental assistance, job services, fair housing, and housing production for ext. low income households</p> <p>Continue to provide technical at-risk preservation services as feasible</p> <p>Consider priorities for expending in-lieu fees to address the needs of ELI households</p>	General Fund	Housing Division	<p>As projects submitted</p> <p>As fees become available</p>	
C8	Replacement Housing	<p>Evaluate each new residential project and, if needed, require replacement units subject to the requirements of Govt Code §65915c(3)</p>	General Fund	Com Dev Dept	As projects submitted	
D1	Seniors	<p>Pursue options to attract new senior housing; reach out to developers annually, concurrent with the APR and as opportunities arise</p> <p>Continue to offer health and social services to senior residents through the various community service programs</p> <p>Seek to preserve deed-restricted senior housing when feasible (C4); offer home grants to assist in making improvements and modifications to their homes (A4)</p>	CDBG General Fund	Com Dev Dept	<p>As sites become available</p> <p>Annual as funding is available</p> <p>Annual</p>	HE-4.3
D2	People with Disabilities	<p>Implement City's reasonable accommodation process, eliminate the filing fee, and publicize its availability on the City's website</p> <p>Amend LHMC to define and permit large State licensed RCFs serving seven or more residents as required by state and federal fair housing law; treat unlicensed residential care facilities like any other residential use of the same type in the same zone</p> <p>Require developers to adhere to accessibility requirements in local, state, and federal law; Offer improvements grants for home accessibility modifications (Program A4)</p>	General Fund	Com Dev Dept. Planning Division	<p>As projects proposed; eliminate fee by 2023</p>	HE-4.4
		<p>Amend LHMC to define and permit large State licensed RCFs serving seven or more residents as required by state and federal fair housing law; treat unlicensed residential care facilities like any other residential use of the same type in the same zone</p>	Same	Same	Within one year of HEU adoption	HE-4.4
		<p>Require developers to adhere to accessibility requirements in local, state, and federal law; Offer improvements grants for home accessibility modifications (Program A4)</p>	CDBG	Building & Safety and, Housing Divisions	As projects proposed	HE-4.4
D3	Homeless Services	<p>Provide funding and administrative assistance to nonprofit and government partners addressing homelessness. Participate in regional partnerships. Allocate and staff a new City homeless outreach coordinator to provide enhanced outreach services</p> <p>Amend LHMC to allow transitional and supportive housing by-right in the MHP zone. Remove 500-foot distance requirements that do not apply to other dwellings of the same type in the same zone (GC §65583)(a)(5))</p> <p>Amend LHMC to allow supportive housing and low barrier navigation center as a by-right use in all areas zoned for residential, mixed uses, and nonresidential zones permitting multifamily uses as required by state law. Amend parking standards for emergency shelters per AB 139</p>	General Fund	Com Dev Dept	Annual and Ongoing	HE-4.2
		<p>Amend LHMC to allow transitional and supportive housing by-right in the MHP zone. Remove 500-foot distance requirements that do not apply to other dwellings of the same type in the same zone (GC §65583)(a)(5))</p>	General Fund	Com Dev Dept	Within one year of HEU adoption	HE-4.2
		<p>Amend LHMC to allow supportive housing and low barrier navigation center as a by-right use in all areas zoned for residential, mixed uses, and nonresidential zones permitting multifamily uses as required by state law. Amend parking standards for emergency shelters per AB 139</p>	General Fund	Com Dev Dept	Within one year of HEU adoption	HE-4.2

5. HOUSING PLAN

Table HE-5.4 Housing Program Summary

#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame	Housing Policy
D4	Child Development Services	<p><u>Operate the Child Development Division programs to assist up to 600 La Habra children from lower-income families</u></p> <p><u>Continue to implement programs and services to improve the health and welfare of families with children</u></p> <p><u>Continue to support La Habra Boys and Girls Club, serving 3,000 La Habra residents each year</u></p> <p><u>Continue to support the Children's Museum</u></p>	<p>State and federal grants</p> <p>Same</p> <p>Same</p> <p>Same</p>	<p>Community Services</p> <p>Same</p> <p>Same</p> <p>Same</p>	<p>Annual</p> <p>Same</p> <p>Same</p> <p>Same</p>	HE-4.5
D5	Job Training	<p><u>Administer City workforce training and employment programs for 600 clients; increase staffing fourfold</u></p> <p>Consider additional partnerships and expansion of efforts to better achieve program goals and objectives</p>	CDBG	Community Services	Annual	HE-4.4
D6	Place based Program	<p><u>Update the safety element to address climate change, resiliency, and environmental justice and provide proactive programs to address hazards</u></p> <p><u>Continue to operate the Hillcrest Health and Wellness Center to serve residents in need, including those in the surrounding neighborhood</u></p> <p><u>Continue to retrofit parks and recreation facilities (e.g., Vista Grande, Greenwood, El-Centro-Lions) serving the broader central downtown</u></p> <p><u>Restart the Ministerial Council as a vehicle to identify city needs and develop programs to address them</u></p> <p><u>Prioritize service delivery to eligible lower income residents to the extent feasible through affirmative marketing citywide and at the Hillcrest Center</u></p>	<p>General Fund</p> <p>State and federal n grants</p> <p>State and federal n grants</p> <p>General Fund</p> <p>General Fund</p>	<p>Community Services</p> <p>Same</p> <p>Same</p> <p>Same</p> <p>Same</p>	<p>By 2022</p> <p>Annual</p> <p>Complete 3 parks by 2025</p> <p>By 2023</p> <p>Annual – see objectives above</p>	
D7	Fair Housing	<p>Continue to implement and administer City fair housing services in a manner consistent with affirmatively furthering fair housing</p> <p>Conduct training and education for residents, landlords, property owners, tenants, and r10407ealtors</p> <p>Provide technical assistance on landlord-tenant issues and investigate complaints for fair housing discrimination</p> <p>Develop affordable housing resource list for residents seeking options in La Habra and neighboring cities</p> <p><u>Revise the definition of a family and single-family home to remove references to relationship of occupants</u></p>	CDBG	Com Dev Dept	Ongoing	HE-4.4

Source: City of La Habra, 2020.

Quantified Objectives

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

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

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

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

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

Table HE-5.5 Objectives for the 2021-2029 Housing Element				
Housing Unit Goal Areas	Household Income Levels			
	Extremely Low and Very Low	Low	Moderate	Above Moderate
<u>Housing Construction¹</u>	<u>96 ELI 96 VL</u>	<u>116</u>	<u>130</u>	<u>366</u>
<u>Housing Rehabilitation¹</u>	<u>4 ELI 21 VL</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<u>Housing Preservation¹</u>	<u>256 apts; 249 mobile homes</u>		<u>-0-</u>	<u>-0-</u>

Source: [City of La Habra](#).

[1. Extremely low income objective is assumed to be half the very low income goal.](#)

