



The City of La Habra
Community and Economic Development Department

2025-2029 CONSOLIDATED PLAN
July 1, 2025 to June 30, 2029

2024-25 ANNUAL ACTION PLAN
July 1, 2025 to June 30, 2026

City of La Habra
110 E. La Habra Blvd.
La Habra, CA 90631

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

The 2025-2029 Consolidated Plan serves as the City of La Habra's Strategic Plan for managing annual Community Development Block Grant (CDBG) allocations from the U.S. Department of Housing and Urban Development (HUD) for the five-year period from July 1, 2025, to June 30, 2029. These funds align with HUD's national objectives to ensure decent housing, a suitable living environment, and economic opportunities, with a focus on low- and moderate-income individuals.

Given the limited nature of these grant resources, the Strategic Plan within the Consolidated Plan prioritizes areas and population groups with the greatest needs for specific programs or activities. The goal is to direct funding towards high-impact opportunities, supported by data that indicates where the City can maximize the effectiveness of each dollar. This plan outlines the City's priority needs, justifies the allocation priorities, and sets clear, measurable goals to be achieved during the five-year period. These goals will be pursued through activities outlined in the Annual Action Plans, which will be funded through CDBG allocations.

Additionally, this Consolidated Plan includes a Needs Assessment and Market Analysis that offer insights into community needs and the market dynamics where the grant-funded programs will operate. The Needs Assessment draws on national data from the 2016-2020 American Community Survey (ACS) 5-Year Estimates, the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS), as well as local, regional, and state-level datasets from HUD and the State of California.

Community Development Block Grant (CDBG)

The Housing and Community Development Act of 1974 established the CDBG Program, with the primary goal of fostering the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, primarily for low- and moderate-income individuals. CDBG regulations require that each activity must meet one of the following national objectives:

- Benefit low- and moderate-income persons;
- Aid in the prevention or elimination of slums and blight; or
- Address other urgent community development needs.

Each year, as part of its Annual Action Plan submission, the City certifies that it has prioritized activities that align with the first two objectives. Furthermore, the City certifies that at least 70 percent of the CDBG funds received, over a three-year certification period, will be allocated to activities benefiting low- and moderate-income individuals.

This document not only includes the Consolidated Plan but also the Annual Action Plan for the first year. For the 2025 program year, the City will receive approximately \$594,000 in CDBG funds, no additional prior-year resources or program income will be used. The 2025 Action Plan designates a total of \$594,000 in CDBG funds to the following program activities, which will be implemented from July 1, 2025, to June 30, 2029.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The strategies and projects outlined in the Con Plan are designed to benefit low- and moderate-income residents, revitalize distressed and blighted neighborhoods with high concentrations of these residents, and create positive outcomes for the City as a whole. These strategies will be coordinated with other federal and state grant programs, as well as local initiatives, to achieve the objectives set forth in the plan. The Annual Action Plan will specifically focus on the goals established within the 2025-2029 Con Plan - Strategic Plan.

Throughout the development of the Con Plan, the City actively sought input from residents to identify and prioritize community needs. Additionally, the City consulted with local public and private service providers to evaluate the housing and community development needs of low- to moderate-income households and special-needs populations. The City also engaged with the Orange County Housing Authority and nonprofit organizations to assess funding needs for housing and services aimed at homeless individuals, low- to moderate-income persons, and underserved neighborhoods.

The priority needs identified through public participation and research for the Con Plan include:

- Increase Access to Affordable Housing
- Support Community Services
- Enhance Public Facilities and Infrastructure
- Support Efforts to Address Homelessness
- Promote Economic Development
- Affirmative Further Fair Housing
- Support Programs through CDBG Administration

Evaluation of past performance

The investment of HUD resources during the 2020-2024 program years served as a catalyst for positive change in the community. Alongside other federal, state, and local investments, these resources enabled the City and its partners to prioritize and carry out the following goals and projects:

- Provide fair housing services to residents across the City
- Fund street improvements
- Revitalize and enhance public facilities
- Rehabilitate properties owned and occupied by low- and moderate-income households
- Support homeless services and facilities
- Fund community services and programs

Although the City and its local partners successfully implemented these activities over the past five years, there were not enough resources to fully address the level of need identified in the previous Consolidated Plan.

Summary of citizen participation process and consultation process

The City conducted a combined community participation process for its 2025-2029 ConPlan and Assessment of Fair Housing. The City engaged in a multi-pronged approach to seek and obtain meaningful feedback from residents, agencies, and service providers, along with members of the public.

The three (3) methods of outreach were:

1. **Community Needs Assessment:** The survey was open to the public from November 6, 2024, to March 14, 2025.
2. **Community Meetings:** The City held two community meetings on December 10, 2024 and December 11, 2024 to accommodate various audiences.
3. **City Department and Stakeholder Consultations:** The City conducted consultations with local and regional service providers, representatives of various County departments, advocacy organizations, and local leaders during the months of November 2024 through February 2025.

Public meetings and public hearing to discuss the housing and community development needs in the community were held on January 8, 2025, and February 12, 2025. Participants were provided an overview of the Consolidated Plan process and were able to provide input on housing and community development strengths, needs, and gaps in La Habra.

The draft 2024-25 Annual Action Plan was made available for a 30-day public review and comment period. A public hearing was held before City Council on April 21, 2025 to receive comments on the draft 2024-2025 Annual Action Plan. The City Council approved the Plan. No comment was received prior or during the public comment period.

Note: **Attachment 1** includes a copy of all public notices related to ConPlan.

Summary of public comments

Public meetings and community workshops to discuss the housing and community development needs in the community were held. Participants were provided an overview of the Consolidated Plan process and were able to provide input on housing and community development strengths, needs, and gaps in La Habra.

No public hearing comments received by residents were associated with the 2025-2029 ConPlan.

Summary of comments or views not accepted and the reasons for not accepting them

All comments and views received by the City in the development of the Consolidated Plan were accepted and taken into consideration in the development of the Consolidated Plan.

Summary

The City of La Habra's 2025-2029 ConPlan outlines a cohesive vision to address the community's identified needs and deliver benefits to low- and moderate-income individuals and families over the next five years. This ConPlan was developed through a collaborative process to identify community needs with a primary focus on low- and moderate-income persons. The City and its participating agencies strive to find areas for collaboration and alignment to effectively utilize all available funding resources to conduct housing and community development activities that will serve the residents and communities of La Habra. By addressing needs and creating opportunities at the individual and neighborhood levels, the City and the participating agencies hope to improve the quality of life for all residents of the City of La Habra.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	LA HABRA	
CDBG Administrator	LA HABRA	Community and Economic Development Department

Table 1 – Responsible Agencies

Narrative

The Community and Economic Development Department of La Habra is the primary agency responsible for managing the development of the Consolidated Plan. Additionally, this department oversees the creation of the Annual Action Plan, the Consolidated Annual Performance and Evaluation Report (CAPER), and the administration of the CDBG program.

Consolidated Plan Public Contact Information

Susan Louie, Project Manager
562-383-4111
slouie@lahabraca.gov
City of La Habra
110 East La Habra Boulevard
La Habra, CA 90633

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

Introduction

The City of La Habra engaged with representatives from various agencies, groups, and organizations involved in affordable housing development, job creation for low- and moderate-income residents, and the provision of services to children, the elderly, individuals with disabilities, those with HIV/AIDS and their families, as well as homeless individuals. To support this consultation, the City gathered input through the following methods:

- Stakeholder/resident surveys
- One-on-one stakeholder consultations
- Community meetings
- Public hearings
- A 30-day public comment period
- Receipt of written comments

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Through the CDBG program, La Habra collaborates closely with a variety of housing, social service, health, and other providers both within the city and across the region. Throughout the Consolidated Plan cycle and during the development of each Action Plan, the City establishes numerous opportunities for consultation and input from stakeholders and partners active in the area. In service delivery, the City acts as a conduit to align the efforts of agencies and partners, ensuring coordinated service provision, particularly for programs that are offered regionally throughout Orange County.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Orange County’s homeless Continuum of Care (CoC) is comprised of a network of public, private, faith-based, for-profit, and non-profit service providers who utilize several federal, state and local resources to provide services and facilities for homeless people. The City of La Habra participates in regional CoC planning exercises and activities and actively participates in CoC wide activities such as the Point in Time Count.

The City has two Homeless Outreach Liaisons that refer homeless individuals or who are on the verge of becoming homeless to appropriate agencies for services.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City does not receive ESG funding. However, the City works closely with the CoC homeless system to create funding policies and procedures. The City supports the network of homeless service providers existing in and outside of La Habra and works to align the City's approach to addressing homelessness with that of the CoC.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

The following table provides an overview of the agencies, groups and organizations that participated in the development of the ConPlan.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Orange County Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra validated data and strategies to address housing needs and issues in La Habra and Orange County.
2	Agency/Group/Organization	Orange County Continuum of Care
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra validated data and strategies to regionally address homelessness needs and issues in La Habra and Orange County.

3	Agency/Group/Organization	Oasis Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
4	Agency/Group/Organization	Regional Center of Orange County
	Agency/Group/Organization Type	Services-Persons with Disabilities System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
5	Agency/Group/Organization	Radiant Health Centers (Previously Aids Services Foundation)
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.

6	Agency/Group/Organization	2-1-1 Orange County
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education Services-Employment Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
7	Agency/Group/Organization	La Habra City School District
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.

8	Agency/Group/Organization	Orange County Health Care Agency
	Agency/Group/Organization Type	Services-Health Health Agency System of Care
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
9	Agency/Group/Organization	Women Helping Women
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
10	Agency/Group/Organization	Mariposa Women and Family Services
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.

11	Agency/Group/Organization	Families Forward
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
12	Agency/Group/Organization	Human Options
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
13	Agency/Group/Organization	Serving People In Need, Inc. (SPIN)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.

14	Agency/Group/Organization	Mercy House
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
15	Agency/Group/Organization	Wise Place
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
16	Agency/Group/Organization	Habitat For Humanity of Orange County Inc.
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.

17	Agency/Group/Organization	Vista Community Clinic
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
18	Agency/Group/Organization	Boy's and Girl's Club of La Habra
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
19	Agency/Group/Organization	Fair Housing Council of Orange County
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.

20	Agency/Group/Organization	Community Resources Care Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
21	Agency/Group/Organization	Advance! College Prep
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
22	Agency/Group/Organization	Orange County Emergency Management Bureau
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.

23	Agency/Group/Organization	City of Fullerton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
24	Agency/Group/Organization	City of Whittier
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
25	Agency/Group/Organization	City of Anaheim
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.

26	Agency/Group/Organization	La Habra: Public Works
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
27	Agency/Group/Organization	La Habra: Community Services
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
28	Agency/Group/Organization	La Habra Chamber of Commerce
	Agency/Group/Organization Type	Services-Employment Regional organization Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.

29	Agency/Group/Organization	City Net
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
30	Agency/Group/Organization	Community Action Partnership of Orange County
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
31	Agency/Group/Organization	Fair Housing Foundation
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.

Identify any Agency Types not consulted and provide rationale for not consulting

None.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Orange County CoC	The CoC application identifies a strategy to continue to address homelessness through a coordinated and aligned approach
10 Year Plan to End Homelessness	Orange County CoC	Both the 10-Year Plan and Consolidated Plan emphasize a comprehensive and coordinated approach to address homelessness
CEDS	Orange County Community Investment Board	Both the CEDS and Strategic Plan identify a goal of improving economic opportunities for low- and moderate-income residents
Housing Element	La Habra	Both the Housing Element and Consolidated Plan identify the importance of preserving affordable housing throughout the City
5-year Strategic Plan	Orange County Housing Authority	In line with the Consolidated Plan, the Housing Authority has established goals to expand the supply of affordable housing and to expand efforts to affirmatively further access to fair housing

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City keeps a list of agencies, organizations, and other stakeholders that have shown interest in the City’s CDBG program, and invites representatives from each entity to engage at various stages of the planning process. All agencies are strongly encouraged to attend meetings and take part in surveys.

If any agency or organization was not consulted but wishes to be added to the City’s list of stakeholders, they may contact the Community Development Department using the contact information provided for this Consolidated Plan.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Residents were engaged through community meetings, surveys, public hearings, and individual meetings. Residents who participated in the process received extensive information about the Consolidated Plan purpose, CDBG program, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving, and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs. Each of these efforts, including review of HUD Data and relevant policy documents, assisted the city in its goal setting efforts.

The table on the following pages provides an overview of the City's engagement with the community through meetings, surveys, public hearings.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Resident and Stakeholder Community Needs Survey	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Stakeholders</p>	<p>The City of La Habra invited residents and stakeholders to participate in a community needs survey to inform the development of the Priority Needs and Strategic Plan. The survey was available in English and Spanish and in hardcopy and electronically.</p>	<p>The City received responses to the survey. A summary of all responses is included in Appendix B.</p>	<p>All comments and responses were reviewed and used to inform the Consolidated Plan.</p>	
2	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Stakeholders</p>	<p>The City conducted two community meetings on December 10, 2024 and December 11, 2024 at the La Habra City Hall to provide an overview of the Consolidated Plan process and gather resident and stakeholder input on priority needs.</p>	<p>Meeting participants provided input on community conditions and priority needs.</p>	<p>All comments were reviewed and used to inform the Consolidated Plan.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Stakeholders	The City conducted one public hearing on April 21, 2025 at the La Habra City Hall to provide an overview of the Consolidated Plan process and gather resident and stakeholder input on priority needs.	Meeting participants provided input on community conditions and priority needs.	All comments were reviewed and used to inform the Consolidated Plan.	
4	Resident and Stakeholder Community Needs Survey	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Stakeholders	To promote the survey, public hearings, and community meeting, the City of La Habra posted public notices and posted flyers in public facilities.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Stakeholders</p>	The City conducted its second public hearing to review the final Consolidated Plan on April 21, 2025.	No comments received at public hearing.	N/A	
6	Resident and Stakeholder Community Needs Survey	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Stakeholders</p>	The City conducted its 30-day comment period from March 21, 2025 to April 21, 2025.	No comments were received.	N/A	

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment examines needs related to affordable housing, special needs housing, community development and homelessness for the City of La Habra. The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priorities which form the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default data from the 2016-2020 American Community Survey (ACS) and the Comprehensive Housing Affordability Strategy (CHAS) datasets. CHAS datasets are developed for HUD by the U.S. Census Bureau based on the ACS. In addition to these data sources, the Needs Assessment is supplemented by more current data to provide context around the significant growth experienced by the region in recent years.

The 2016-2020 ACS 5-year estimates were the most recent available complete datasets supplied through HUD's eCon Planning Suite planning framework.

The housing portion of the needs assessment focuses largely on households experiencing a housing problem. HUD defines housing problems as:

- Units lacking complete kitchen facilities;
- Units lacking complete bathroom facilities;
- Housing cost burden of more than 30 percent of the household income (for renters, housing costs include rent paid by the tenant plus utilities and for owners, housing costs include mortgage payments, taxes, insurance, and utilities); and
- Overcrowding which is defined as more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.

HUD data also characterizes households by types:

- Small Related: Family household with two to four related members
- Large Related: Family household with five or more related members
- Elderly: Household whose head, spouse, or sole member is at least 62 years of age
- Other: All other households (including one-person households)

HUD defines a “household” as, “All the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household.” The HUD data presented in this section, where it is specified as such, includes related family members.

Finally, HUD categorizes households by income:

- Extremely low-income – Household with an income equal to 0 to 30% of the *Area Median Income* (AMI) (also references as *HUD Area Median Family Income* or HAMFI)
- Very low-income – Households with an income equal to 30 to 50% of the AMI
- Low-income – Household with an income equal to 50 to 80% of the AMI
- Low- and moderate-income – a household with an income of less than 80% of AMI
- Moderate-income – a household with an income equal to 80 to 100% of AMI

La Habra is a direct recipient of CDBG which operates under federally established income limits where the majority of funds must be utilized for activities that benefit households with income at or below 80% of the Orange County Area Median Income (AMI). The program income limits are based on median family income, with adjustments based on family size for the metro area. **Attachment 2** provides the current (FY 2024) income limits for the Orange County area. These limits are updated annually by HUD.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Tables 1 through 8 in this section include statistics provided by HUD based on the 2016-2020 U.S. Census American Community Survey 2016-2020. As Table 1 shows, the City's population has remained stable with a small increase of 2% between 2009 and 2020 while the number of households also remain stable with a slightly higher increase of 4%. The most significant change is that of the median income which increased dramatically by 33% between 2009 and 2020 to \$83,532. However, La Habra's median income still remains lower than the County-side median income of \$94,441.

As shown in Table 2, a total of 35% of all the City's households are over the age of 62 and 55% are low- and moderate-income. Of the low- and moderate-income households, the majority (45%) are small families which represent 25% of the total household population.

According to the data in Tables 5 and 6, 59% of La Habra low- and moderate-income households are experiencing a housing cost burden while 20% of the same population is severely cost burdened paying more than 50% of their income on housing-related costs.

In terms of severe housing problems, Table 4 shows that extremely low-income renter households are experiencing at least one or more housing problems at a greater rate than other income categories. Moreover, as the data provided in Table 5 reveals, small-related renter households are experiencing a cost burden greater than other household types. Further, Table 6 identifies that both elderly renters and owners of extremely low-income elderly households are experiencing a severe cost burden of over 50% of any other household type.

According to data in Table 7, overcrowding appears to be affecting about 15% of the City's households. The majority of households living in overcrowded situations are single family, renter households with income between 0%-50% AMI.

As shown in Tables 1 through 7, the most significant issue identified is the number of cost burdened households (paying more than 30% of their household income for rent and over 30% of their income for a mortgage.) Elderly and single-family household types stand out as those household types that are most impacted by the housing cost burden of 30%. The severe housing cost burden appears to be a major issue for elderly homeowners more than any other household type. Although housing costs and the severe housing cost burden need to be addressed, other important housing issues include the need to provide financial assistance to homeowners for home repairs, especially for lower-income homeowners and seniors, and financial and technical assistance to low-, moderate- and middle-income renters seeking to become first-time homeowners.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	61,725	62,785	2%
Households	18,830	19,515	4%
Median Income	\$63,037.00	\$83,532.00	33%

Table 1 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,285	3,135	4,280	2,565	6,250
Small Family Households	1,230	1,425	2,155	1,565	3,365
Large Family Households	355	600	535	270	845
Household contains at least one person 62-74 years of age	965	690	1,010	585	1,220
Household contains at least one-person age 75 or older	595	520	535	195	525
Households with one or more children 6 years old or younger	545	830	555	480	295

Table 2 - Total Households Table

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	135	40	45	50	270	0	20	0	10	30
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	205	110	145	0	460	30	25	70	25	150
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	245	440	160	130	975	20	165	100	90	375
Housing cost burden greater than 50% of income (and none of the above problems)	1,000	355	0	0	1,355	685	360	145	45	1,235
Housing cost burden greater than 30% of income (and none of the above problems)	200	705	505	55	1,465	165	270	700	385	1,520
Zero/negative income (and none of the above problems)	70	0	0	0	70	135	0	0	0	135

Table 3 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,580	950	350	180	3,060	740	570	310	170	1,790
Having none of four housing problems	435	860	1,675	685	3,655	530	755	1,945	1,530	4,760
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 4 – Housing Problems 2

Data Source: 2016-2020 CHAS *Utilizing data source provided by HUD, updated data may be available

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	755	880	370	2,005	390	205	410	1,005
Large Related	280	265	0	545	50	135	180	365
Elderly	565	165	30	760	370	290	234	894
Other	175	170	130	475	95	75	100	270
Total need by income	1,775	1,480	530	3,785	905	705	924	2,534

Table 5 – Cost Burden > 30%

Data Source: 2016-2020 CHAS *Utilizing data source provided by HUD, updated data may be available

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	265	265	310	140	0	450
Large Related	0	0	40	40	50	55	0	105
Elderly	470	80	0	550	310	110	44	464
Other	0	145	50	195	70	0	0	70
Total need by income	470	225	355	1,050	740	305	44	1,089

Table 6 – Cost Burden > 50%

Data Source: 2016-2020 CHAS *Utilizing data source provided by HUD, updated data may be available

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	345	505	190	59	1,099	50	115	80	90	335
Multiple, unrelated family households	105	60	110	75	350	0	65	85	20	170
Other, non-family households	0	0	0	0	0	0	10	0	4	14

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Total need by income	450	565	300	134	1,449	50	190	165	114	519

Table 7 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS *Utilizing data source provided by HUD, updated data may be available

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present*								

Table 8 – Crowding Information – 2/2

***Data Source Comments:** According to 2023 ACS Table S1101, La Habra has 45,957 households with children present. Data not available on renter/owner or income status.

Describe the number and type of single-person households in need of housing assistance.

As defined by the U.S. Census Bureau, nonfamily households consist of people who live alone or who share their residence with unrelated individuals. According to the 2023 American Community Survey Five-Year Estimates *Table S1101 - Households and Families*, the number of nonfamily households within the City of La Habra is 4,881 which represents 24% of all La Habra households. The at-risk single person population in need of housing assistance would consist of seniors, homeless individuals, persons living in poverty, persons living with HIV/AIDS, survivors of domestic violence, persons with disabilities, persons with mental illness, individuals facing foreclosure, and persons who have recently lost employment. As this ACS data shows, approximately 19% of all La Habra households live alone while 78% of all nonfamily households live alone with 33% of these persons over the age of 65. Moreover, as the data from ACS Table B19201 as shown in **Attachment 3 -NA-10**, 23.91% of all nonfamily households live in poverty while 30.49% of all nonfamily households are low-income (earning less than 80% AMI).

[Attachment 3 – NA-10 – Poverty Levels - Housing Needs Assessment provides expanded details from the ACS Table B19201 5-year estimates regarding the calculations stated in the narrative.]

[Attachment 4 – NA-10 – Nonfamily Households - Housing Needs Assessment provides expanded details from the ACS Table S1101 5-year estimates regarding the calculations stated in the narrative.]

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability

According to AC 2023 5-year estimates Table S1703, within La Habra, 17% of residents experience at least one type of disability. Of those with a disability, 16% live at or below the Federal poverty level, compared to only 9% for those without a disability. Given that a greater share of these households are living below the poverty level, they are more likely to experience challenges in identifying suitable, accessible and affordable housing. Further, individuals living with disabilities are more likely to need services such as transportation assistance.

Domestic Violence

Domestic violence, assault, and stalking are not always reported. According to the 2023 National Crime Victimization Survey, only 52% of all domestic violence events were reported to the police. The California Department of Justice Criminal Justice Statistics Center maintains data on the number of domestic violence calls by jurisdiction. In 2023, there were 138 domestic violence calls for assistance in La Habra. At a minimum, it can be assumed that each of these calls indicated a need for assistance and thus it can be assumed that at least 138 households require assistance. Applying the ratio that 48% of all domestic violence events were not reported to the police, this estimate can be increased to 204 households.

Data specific to the City of La Habra is unavailable; however, according to the 2024 Orange County Homeless Census and Survey, the County has approximately 674 individuals who are homeless and have been the victims of domestic violence, 2,044 indicated they have a physical disability, and 715 indicated they have a developmental disability, and may require housing assistance.

What are the most common housing problems?

Housing cost burden is the most common housing problem experienced by renters and homeowners in La Habra. More than 38% of all households with incomes between 0-100% AMI are cost burdened and paying more than 30% of their gross income for housing costs. This problem is more pronounced in 0-30% AMI renter households in which more than 67% of all households at this income range are cost burdened.

Are any populations/household types more affected than others by these problems?

When comparing owners to renters, 0-100% AMI renters are much more likely to experience a housing problem than homeowners at the same income range. Forty-six percent, of renters at this income range experience at least one housing problem while only 27% of owners experience at least one housing problem at the same income range.

In terms of household type, single family renter households appear to be experiencing cost burden of over 30% while elderly households are experiencing severe cost burden at a higher rate.

55% of all households in the City are low and moderate-income (earn less than 80% AMI). Of these low- and moderate-income households, 28% are single-families, 9% are large families (5 or more family members), and 15% have at least one member over the age of 62.

Given the greater share of these subpopulations in the 0-80% AMI range, they are more susceptible to experience at least one housing problem and be at greater risk to housing instability.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households with incomes between 0-30% AMI generally have the least stable housing and are at the greatest of risk of becoming homeless or needing to seek alternative housing such as living doubled up with friends or families. 17% of all households within La Habra have incomes between 0-30% AMI. In looking more specifically at this income level, 13% of all renter households between 0-30% AMI have at least one child and 25% of all households with children have incomes below 80% AMI.

As described in the Market Analysis, rental housing costs have risen steadily over the past five years – creating more pressure on extremely low-income households. According to Zumper, a rental listing aggregator, rents rose an average of 6% between 2023 and 2024. A median 1-bedroom apartment rose from \$1,600 in 2019 to \$2,126 in 2024. Similar increases have occurred for 2- and 3-bedroom units. As rental prices continue to rise in La Habra, the pressure on extremely low-income households will continue to increase. These households will continue to face the greatest risk of losing their housing due to eviction.

Rapid rehousing programs may help these homeless individuals or families but, near the termination of that assistance, finding replacement housing is difficult for the same reasons it was difficult before becoming homeless: cost and an eviction record.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of La Habra does not maintain numeric data on the number of at-risk individuals residing within the City; however, it is recognized that there are many factors which could define the at-risk population. These factors include but are not limited to housing instability due to economic hardship or domestic violence and being a female-headed household. The City of La Habra strives to provide assistance to the at-risk population through existing City-services, along with providing CDBG funding to public service agencies who support these individuals.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The lack of affordable housing for lower-income households has been linked with instability and an increased risk of homelessness. With cost burdens of payment more than 30% and 50% of household income toward housing expenses affected owner-occupied and renter-occupied households alike, instability and the risk of homelessness affect many households.

Other areas that could impact stability and an increased risk of homelessness are prolonged unemployment, foreclosure, mental illness, domestic violence, drug and/or alcohol addiction, unanticipated medical expenses, disabilities, exiting an institution such as jail or a mental health facility, exiting a skilling nursing care center, and other emergency or unexpected expenses.

Discussion

Housing problems continue to affect residents of La Habra. As discussed earlier, the largest housing problem for residents in La Habra is the cost of housing. The City of La Habra works with the Orange County Housing Authority, private developers, non-profit developers, non-profit agencies and other governmental agencies, such as the State of California Department of Housing and Community Development, to provide resources to help make housing more affordable. The City actively seeks funding opportunities to develop additional affordable rental housing.

Unfortunately, there is limited funding available for these types of activities, which makes development of affordable housing difficult. Given the changing nature of available funds, the City is always looking to form new partnerships with other public sector agencies or private sector agencies to provide creative solutions to affordable housing development.

The City of La Habra recognizes the housing needs of extremely low, very low-, and low-income families who reside in the city. The strategic plan and goals within this five-year Consolidated Plan have been developed to address these needs. Goals within this cycle to address housing needs include homeless needs and supportive services and housing assistance. In addition, families who need additional supportive services will be addressed through public services goals such as: youth programs; senior programs; and other public services such as health-care services, veterans services, and homeless prevention.

NA-35 Public Housing – 91.205(b)

Introduction

The La Habra Housing Authority was formed by City Council in 1992. Since 1993, the City of La Habra has had an agreement in place with the Orange County Housing Authority for the administration of Housing Choice Vouchers within the City of La Habra. The current ten-year resolution was executed February 2015 and will extend through 2025. The following tables are derived from data as of November 2024 obtained through the Office of Public and Indian Housing Public Information Center (PIC). Since 2015 OCHA's voucher program has increased from a budget of approximately \$20,000,000 to almost \$40,000,000.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	10,359	0	9,177	848	297	37

Table 9 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	16,476	0	16,470	17,239	15,594	
Average length of stay	0	0	0	8	0	8	0	4	
Average Household size	0	0	0	2	0	2	1	3	
# Homeless at admission	0	0	0	87	0	5	72	10	
# of Elderly Program Participants (>62)	0	0	0	4,926	0	4,884	38	3	
# of Disabled Families	0	0	0	2,163	0	2,075	64	14	
# of Families requesting accessibility features	0	0	0	10,825	0	10,418	187	207	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	

Table 10 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	5,857	0	5,528	139	182	6
Black/African American	0	0	0	745	0	693	39	10	2
Asian	0	0	0	4,128	0	4,107	4	15	2
American Indian/Alaska Native	0	0	0	64	0	60	4	0	0
Pacific Islander	0	0	0	31	0	30	1	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 11 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	1,941	0	1,814	34	87	4
Not Hispanic	0	0	0	8,884	0	8,604	153	120	6

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 12 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any program or activity that is conducted by federal agencies or that receives financial assistance from a federal agency. A housing provider may not deny or refuse to sell or rent to a person with a disability and may not impose application or qualification criteria, rental fees or sales prices and rental or sales terms or conditions that are different than those required of or provided to persons who are not disabled. Further, housing providers may not require persons with disabilities to live only on certain floors, or to all live in one section of the housing. Housing providers may not refuse to make repairs, and may not limit or deny someone with a disability access to recreational and other public and common use facilities, parking privileges, cleaning or janitorial services or any services which are made available to other residents.

The Rental Assistance for Non-Elderly Persons with Disabilities (NED) program provides incremental Section 8 Housing Choice Vouchers (HCV) for non-elderly disabled families served by PHAs with demonstrated experience and resources for supportive services. These vouchers will enable non-elderly disabled (NED) persons residing in nursing homes or other healthcare institutions to transition into the community with appropriate services.

The Orange County Housing Authority (OCHA) was selected to receive 50 vouchers to assist non-elderly persons with disabilities who are currently receiving long-term care in institutional settings. This new program represents a collaborative partnership between the Departments of Housing and Urban Development (HUD) and Health and Human Services, and is intended to allow persons with disabilities to live productive independent lives in their communities rather than in institutions. This program is referred as NED (Non-Elderly Disabled).

Orange County Housing Authority (OCHA) is required to establish a relationship with a “Lead Organization”. Dayle McIntosh Center (DMC) is designated by the State as the Lead Organization for OCHA. DMC is responsible to ensure that supportive services are available for a successful transition from skilled nursing care to independent living.

When possible, OCHA fulfills reasonable accommodation requests. These include disabled access, desire to live near family, and senior appropriate housing. Moreover, OCHA takes the following steps proactively to serve the needs of disabled residents:

- When requested by an individual, assist program applicants and participants to gain access to support services available within the community, but not require eligible applicant or participant to accept supportive services as a condition of continued participation in the program.
- Not deny persons who qualify for a Housing Choice Voucher under this program other housing opportunities, or otherwise restrict access to OCHA programs to eligible applicants who choose not to participate.
- Provide housing search assistance when requested. Lists of available units that include accessible units for persons with disabilities are provided to participants. This list is updated weekly and is available in the Lobby. Upon request, a referral list may also be obtained by email, or by fax.
- In accordance with rent reasonableness requirements, approve higher rents to owners that provide accessible units with structural modifications for persons with disabilities.
- Provide technical assistance, through referrals to a fair housing service provider such as the Fair Housing Foundation, to owners interested in making reasonable accommodations or units accessible to persons with disabilities.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

In 2023, OCHA opened its waitlist for two weeks, during which time 50,000 households submitted applications. Of these applications, 19 percent identified as having at least one person in the house with a disability.

The most pressing need is the high demand for affordable housing throughout the county. This is documented by the long waitlists for public housing units and vouchers as noted above when 50,000 households submitted applications for vouchers. During that open enrollment period, OCHA noted that a growing number of applicants lived outside of Orange County.

Beyond the need for affordable housing, residents also need additional access to service programs such as:

- Job training and placement
- Youth employment and educational programs
- Childcare services
- Transportation

How do these needs compare to the housing needs of the population at large

The needs experienced by OCHA residents are similar to the needs of very low-income and low-income households throughout the City of La Habra.

Discussion

In the upcoming five years, OCHA's goals include the following actions:

- Apply for additional housing assistance funding and programs that may become available.
- Explore the use of Project-Based Housing Choice Vouchers or other housing funds to promote the construction or acquisition activities that will result in additional units or developments that will serve special needs populations.
- Ensure consistent quality of assisted housing services by maintaining high performer status in Section Eight Management Assessment Program (SEMAP) scores.
- Promote Family Self-Sufficiency incentives and homeownership opportunities for Housing Choice Voucher participants in partnership with local programs and related service providers.
- Expand assisted housing choices by conducting outreach efforts to increase the number of property owners and their participation in housing assistance programs.
- Identify and utilize technology to enhance operational effectiveness and efficiency in delivery of housing assistance services.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

There are four federally defined categories under which individuals and families may qualify as homeless: 1) literally homeless; 2) imminent risk of homelessness; 3) homeless under other Federal statutes; and 4) fleeing/attempting to flee domestic violence.

To address the regional needs of homeless individuals and families, the City of La Habra participates in the Continuum of Care (CoC) program sponsored through the County of Orange. The purpose of the Continuum of Care Homeless Assistance Programs is to fund projects that will fill gaps in locally developed Continuum of Care systems to assist homeless persons to move to self-sufficiency and permanent housing. An important element of meeting this objective is to fund projects that will meet the Department's goal of ending chronic homelessness.

Orange County's PIT Count, branded as Everyone Counts OC, provides a critical opportunity for the County to establish a baseline for its efforts in building a System of Care that is both comprehensive and responsive to meeting the needs of individuals and families experiencing homelessness across the county. The County and Orange County Continuum of Care conducted the 2024 PIT Count during the week of January 22, 2024, as required biennially by the U.S Department of Housing and Urban Development (HUD). The sheltered count took place on the night of Monday, January 22, 2024, and the unsheltered count occurred between Tuesday, January 23, 2024, through Thursday, January 25, 2024.

The County's 2024 PIT Count is in compliance with HUD guidelines. These guidelines provide specific data points to be collected, including but not limited to, information regarding chronic homelessness, disabling conditions, demographic information such as single adults, families, and specific subpopulations, including veterans, survivors of domestic violence and youth. The 2024 PIT Count utilizes the same methodology as the 2019 and 2022 PIT Counts. By keeping the methodology consistent, parallel comparisons can be made between the three counts. The methodology for the unsheltered population is a simple canvassing of the entire county by volunteers equipped with ArcGIS maps and a mobile survey application. This methodology identifies people experiencing unsheltered homelessness through surveying people encountered on the street during the count. The survey included questions required by HUD, as well as additional demographics and details the County required in order to deepen its understanding of those experiencing homelessness in Orange County. Once complete, the County's Office of Care Coordination (OCC), in partnership with City Net and Hub for Urban Initiatives reviews and investigates any discrepancies and redundancies in the data to ensure the final count is accurate. Survey results are then compiled and analyzed for the PIT Count summary.

According to the results of the most recent data available, on any given night in La Habra, approximately 76 unsheltered persons (no sheltered persons). Because there is limited data regarding La Habra’s homeless population, it is generally assumed that the characteristics of the City’s homeless population are similar to those of the County as a whole. General demographic information regarding the Orange County’s homeless population include the following:

- **Gender:** An estimated 44.71% of the County’s homeless are female, 54.81% male, and 0.48% transgender or gender non-conforming
- **Race/Ethnicity:** The 2024 PITS estimates 61.23% of the County’s homeless are racially White, 7.81% Black/African American, 2.21% “Multi-racial/Other,” 1.63% American Indian/Alaska Native, 3.85% Asian and 1.57% Native Hawaiian/Pacific Islander. An estimated 36.16% are Hispanic/Latino
- **Age:** The 2019 PITS estimates 9.44% of the County’s homeless are under the age of 18, 4.21% age 18-24, 40.54% age 25-44, 19.8% age 45-54, 19.8% age 55-61, and 11.87% age 62 and older

Homeless Needs Assessment

Data specific to the City of La Habra indicates that on the evening of the Point in Time Count, there were 76 homeless individuals counted all of which were unsheltered. The 2024 Point in Time Count does not include further data specific to the City of La Habra, however, the data is provided for subareas called Service Planning Areas of which La Habra is part of the North Service Planning Area. Table 22, below, provides 2024 PITC data for the County as a whole and for the North Service Planning Area when available.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	948	180	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	2,195	3,993	0	0	0	0
Chronically Homeless Individuals	877	1,566	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	80	248	0	0	0	0
Unaccompanied Child	6	0	0	0	0	0
Persons with HIV	175	92	0	0	0	0

Table 13 - Homeless Needs Assessment

Data Source Data used from 2024 Point in Time Count for Orange County - City of La Habra. A "0" count indicates that data was not available for this category.
Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The OC-CoC conducted a Point-In-Time Survey of Orange County's homeless is part of a national survey. The January 2024 PITS estimated the County's homeless population at 7,322 individuals, with 3,277 in the North County SPA, and 76 unsheltered homeless in La Habra. Orange County's homeless count reports there are 3,149 sheltered and 4,173 unsheltered homeless (1,581 sheltered and 1,646 unsheltered in the North County SPA).

To the extent that the PITS captured demographic data regarding the City's homeless population, information by category of the homeless is provided below. If no specific La Habra data is available, an estimate based on the countywide or SPA homeless demographics is provided.

- Chronic Homeless Individuals: A chronically homeless individual is defined by HUD as an unaccompanied homeless individual (living in an emergency shelter or is unsheltered) with a disabling condition, who has been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years. The 2024 PITS estimates there are 877 sheltered and 1,566 unsheltered chronically homeless in the County-wide – approximately 33.37% of the County's homeless population. Based on this percentage, it is estimated that 25 of La Habra's homeless may be chronically homeless.
- Chronically Homeless Families and Families with Children: No information regarding chronically homeless families for La Habra is provided by the 2024 PITS. However, among unsheltered homeless individuals County-wide, approximately almost 50 percent report they become homeless for the first time in the past 12 months.
- Veterans and their Families: Based on County-wide statistics where 4.48% of all homeless are veterans, there are an estimated 3 veterans among La Habra's homeless.
- Unaccompanied Youth: The 2024 PITS did not estimate "unaccompanied children" (as requested in Table 26); however, the homeless survey did count the number of youth households, i.e., adults between the ages of 18 and 24. The 2024 PITS identified homeless transitional youth in the City.
- HIV/AIDS: The 2024 PITS estimated that 3.7% of homeless adults in the County are living with HIV/AIDS. Based on this percentage, it is presumed there are 3 homeless individuals with HIV/AIDS in the City.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source Comments: Data not available and entered as "0".

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Data at the city level is not available from the 2024 Point in Time count. However, within La Habra in the 2019 Point in Time count, only a small number of families (7 total individuals) were counted. According to the 2024 Point in Time count, throughout the County, there are 56 unsheltered and 291 sheltered households with children between the ages 6-12.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

County-wide, as indicated in the 2024 Point in Time Count, the white race/ethnicity comprises the largest percentage of both the unsheltered and sheltered homeless at approximately 61.23 percent. The smallest percentage of both unsheltered and sheltered homeless are the Native Hawaiian or other Pacific Islander group who comprise 1.57% the population in each category. There is data available at the City level.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2024 Orange County homeless survey reports there are a total of 76 unsheltered homeless people in La Habra. No sheltered homeless were identified.

Discussion:

The 2024 Orange County homeless survey reports there are a total of 379 homeless persons in La Habra of which 193 sheltered and 186 unsheltered. It is presumed that the characteristics of the homeless in La Habra mirror those of the homeless population for the County as whole.

Unfortunately, the most 2024 homeless survey does not provide details down the city-level and therefore, it is not possible to estimate the exact number of homeless by age, race/ethnicity or veteran status in La Habra.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

HUD requires that the Consolidated Plan include a review of relevant data regarding the housing needs of persons that require special supportive housing needs, but that are not homeless. Certain segments of the population, such as elderly, disabled, victims of domestic violence, and persons with HIV/AIDS may experience conditions that make it difficult to access affordable housing. Physical or medical conditions, space or supportive service requirements, income, or other factors may impede a household's ability to obtain decent and affordable housing. This section briefly describes the characteristics of some of the special needs populations in La Habra.

Non-homeless special needs populations are important to address because they are in needs of a variety of support services in order to remain stable and out of the homeless systems/cycle. Through 2-1-1 and other service providers working across Orange County, the City of La Habra refers special needs populations to multiple providers to seek targeted assistance. Special Needs populations are served by many organizations.

Describe the characteristics of special needs populations in your community:

Elderly/Frail Elderly: According to the U.S. Census Bureau, 14.5% of La Habra residents are age 65 and over (2018-2022 ACS Table S1810). This population is often impacted by limited mobility, increased health complications, and fixed income. Common service needs for the elderly include transportation, home delivery services, and in-home medical care. HUD's housing needs data (Tables 9 and 10), 1,924 lower-income elderly households are experiencing housing cost burden (paying over 30% towards housing cost), and 964 are experiencing severe housing cost burden (paying over 50% towards housing cost).

Persons with Disabilities: Federal laws define a person with a disability as, "Any person who has a physical or mental impairment that substantially limits one or more major life activities, has a record of such impairment, or is regarded as having such impairment." According to the 2018-2022 ACS Table S1810 data, there are an estimated 7,467 La Habra residents with some type of disability – approximately 12% of the City's population. 54% of all La Habra residents 65 years of age and older have ambulatory, self-care or independent living difficulty. Of residents with a disability, 1,165 (15.6%) are living in poverty.

Victims of Domestic Violence: According to local service providers, domestic violence is displayed in many forms; intimidation, physical assault, sexual assault, and other abusive behavior that is part of a pattern of control by a partner against another. Nationwide it is estimated that one in three women and one in seven men experience some form of domestic violence by an intimate partner. The State of California Department of Justice reports that in 2023, there were 138 calls for assistance related to domestic violence in La Habra. For these individuals and households, temporary safe housing is vital. The Orange County 2024 Point In Time Survey of the region's homeless estimates that 10.01% of unsheltered homeless and 10.4% of sheltered homeless in the County as a whole are victims of domestic violence.

Persons with HIV/AIDS: The Orange County Health Care Agency estimated that as of December 31, 2022, 7,044 Orange County residents are living with HIV. The number of La Habra residents was not available. Persons with HIV/AIDS face a variety of challenges, including maintaining stable housing. Safe, affordable housing may be as crucial to their general health as is access to quality healthcare. The 2024 PITS estimated that 3.7% of homeless adults in the County are living with HIV/AIDS. Based on this percentage, it is presumed there are 14 homeless individuals with HIV/AIDS in the City. Persons with HIV/AIDS may be targets of discrimination, including illegal eviction from their homes when their illness is exposed. Fair Housing laws prohibit housing discrimination against persons with disabilities, including persons with HIV/AIDS.

What are the housing and supportive service needs of these populations and how are these needs determined?

As documented above, when compared to the general public within in La Habra, these special needs populations are more likely to be extremely low- or low-income households and have a greater need for affordable housing. Further, through input from residents and community stakeholders, special needs populations have a greater need for public services, access to public facilities, affordable housing and access to fair housing. Through its public service program, La Habra prioritizes assisting special needs populations within the City, including those at risk of homelessness, disabled, youth, seniors, and other groups in the community.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Persons with HIV/AIDS are considered a special needs group due to their need for health care and supportive services. Persons with HIV/AIDS may face bias and misunderstanding about their illness that may affect their access to housing. Furthermore, they may have trouble balancing their incomes with medical expenses due to their illness, putting them at risk of becoming homeless.

The Orange County Health Care Agency reports that as of December 2023, 7,044 persons were living with HIV in Orange County. Demographic data regarding the characteristics of the County's "People Living with HIV Disease (PLWHD)" include the following:

- Gender: 78.2% male, 18% female, and 3.8% are transgender
- Race/Ethnicity: 50.8% Hispanic, 30.5% White, 10.5% Asian, and 6.0% Black
- Age (by percentage): age 19-25 (18.4%), age 26-35 (33.1%), 36-45 (24.8%), age 46-55 (13.9%), age 56 and older (8.6%)
- As of December 2023, 266 new cases diagnosed with HIV are living in Orange County
- The five cities with the highest number of PLWHD (in order): Santa Ana, Costa Mesa, Anaheim, Garden Grove, Orange, and Irvine

There is no HIV/AIDS-dedicated housing in La Habra. The following HIV/AIDS housing resources are available to residents on a countywide basis:

- Aid Services Foundation has 18 beds in its transitional housing program
- Gerry House has six beds in their six-month transitional housing recovery program with set-aside beds for those with HIV/AIDS
- Emmanuel House is a 21-bed transitional housing program
- Straight Talk, Inc. has six beds in its Start House transitional housing program

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The City will not be implementing a HOME TBRA activity during this 5-year planning cycle.

Discussion:

A percentage of the City's population has special needs that may require unique housing options and services. These special needs groups include senior and frail elderly, the disabled, victims of domestic violence, and persons with HIV/AIDS. While housing and service programs are available to these special needs populations, additional resources may be needed to address unmet needs.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City provides a range of public facilities and services to residents and there is a growing need for additional facilities and improvements to existing facilities to ensure they continue to meet the needs of residents. As part of the community survey and stakeholder outreach process, stakeholders indicated a high need for additional and/ or improved facilities including:

- Senior Centers
- Parks/ Open Space
- Community Centers
- Healthcare Facilities
- Libraries
- Homeless Shelters

How were these needs determined?

The evaluation of community development needs is based on consultation with staff from the City, public agencies, residents, and information from various City plans (e.g., Capital Improvement Plan). In addition, CHAS data and 2016-2020 ACS data was used to analysis the needs of La Habra residents.

Describe the jurisdiction's need for Public Improvements:

As part of the community survey and stakeholder engagement, residents and stakeholders identified the need for continued maintenance and upkeep of city infrastructure and resources. The highest identified need focused on street/ alley improvements as well as streetscapes (including sidewalk space). Residents also indicated a need of ensuring accessibility to public spaces and facilities and updated drainage and utility systems.

How were these needs determined?

The evaluation of community development needs is based on consultation with staff from the City, public agencies, residents, and information from various City plans (e.g., Capital Improvement Plan).

Describe the jurisdiction's need for Public Services:

As identified by stakeholders and residents, there are a wide range of public services for low- and moderate-income and special needs populations throughout the City. Services include those targeted to certain age groups (e.g. senior and youth programming and services) as well as for certain populations (e.g. homeless and substance abuse training) as well as more general service needs such as job training and employment assistance, community programming, transportation, anti-crime and healthcare services.

The need for public services is beyond what the City can target through CDBG funding and the City will continue to identify opportunities for leverage and partnership to address these needs.

How were these needs determined?

During the Consolidated Plan process, the City consulted with residents and with City departments and key stakeholders.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Market Analysis Section of the Consolidated Plan includes an overview of the housing market conditions within the City of La Habra, provides an inventory of facilities and services for the homeless and special needs populations, discusses barriers to affordable housing, and looks at additional needs of the community based on geography and region. It further discusses the areas within La Habra demonstrating the greatest need, and containing the highest population of extremely low-, very low-, and low-income residents within which CDBG funds will be allocated.

As part of the Consolidated Plan requirements, La Habra must complete a market analysis. The market analysis consists of the following sections:

- Cost/Condition/Supply of Housing
- Public Housing Supply
- Homeless and Special Needs Facilities/ Services
- Non-Housing Community Development Conditions (including economic conditions, access to broadband, and hazard mitigation)

The data presented below uses the 2016-2020 ACS 5-year estimates, which is the most current data set provided by HUD for ACS and CHAS data via the eCon Planning Suite. Data related to household and housing unit counts is based on different data universes (total households, total housing units, and total occupied housing units). Consequently, different data tables will have different totals depending on the corresponding universe of that table.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to 2016-2020 ACS data shown below, 62% of the City’s housing stock is comprised of single-family housing (1-4 units). Multifamily housing (5+ units) accounts for 27% of total housing units in the City. The largest shares of multifamily housing is located in the corridors along La Habra Blvd, Whittier Blvd and Beach Blvd.

Most of the City’s ownership housing (78%) is comprised of larger units containing three or more bedrooms. In comparison, only 20% of the City’s rental housing is comprised of larger units. The tables below indicate the number of residential properties in the City by property type, unit size and tenure.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	10,775	53%
1-unit, attached structure	1,875	9%
2-4 units	1,260	6%
5-19 units	2,345	12%
20 or more units	3,080	15%
Mobile Home, boat, RV, van, etc	810	4%
Total	20,145	100%

Table 1 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	105	1%	335	4%
1 bedroom	210	2%	2,125	26%
2 bedrooms	2,205	20%	4,155	50%
3 or more bedrooms	8,745	78%	1,640	20%
Total	11,265	101%	8,255	100%

Table 2 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are six publicly subsidized housing projects in the City of La Habra as follows:

- Casa El Centro Apartments, 101 N. Cypress Street, Senior, Project Based Section 8 – 55 units, 1 manager unit
- Casa Nicolina Apartments, 1510 W. La Habra, Family, RDA funds - 22 low-income units
- Cypress Villa Apartments, 900 N. Cypress Street, Family, LIHTC – 71 low-income units, 1 manager unit
- Las Lomas Gardens, 900 S. Las Lomas Drive, Family, Project Based Section 8 - 112 units (112 extremely low-income units)
- Villa Camino Real, 607-613 E. La Habra Blvd., Family, RDA funds - 12 units (11 low-income units)
- Grace Avenue Apartments, 251 E. Grace Ave., Family, HOME funds, 4 low-income units

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the City's most recent Housing Element (2021-2029), the following units are at high risk of expiring. Both of these projects are funded with through HUD's Project-Based Rental Assistance which means that they are subject to renewal each year by HUD as funding permits.

- Casa El Centro Apartments – expires 9/30/2025
- Las Lomas Gardens – expires 11/30/2026

Does the availability of housing units meet the needs of the population?

The limited number of rental units with 3 or more bedrooms presents a potential problem in meeting the needs of low-, moderate-, and middle-income renters within the City. According the 2023 ACS data from Table S2501, within La Habra, 31.3% of renter households had four or more household members. However, as noted above, only 20% of the rental units have 3 or more bedrooms creating a limited supply for these larger, renter households. Further, as indicated in the Needs Assessment, almost 1,500 renter households earning between 0-100% AMI experience overcrowding, indicating a need for affordable, 3+ bedroom rental units in La Habra.

Describe the need for specific types of housing:

As indicated above, La Habra has a specific need of continuing to preserve existing affordable housing within the City. As housing costs continue to rise in the City, maintaining this housing will be critical for low- and moderate-income households in the City.

Additionally, as summarized above, the City has a need for more large rental units to meet the needs of renter households within the City.

Finally, while the City continues to trend younger than Orange County as a whole (La Habra's median age is 38.1 years old compared to 39.1 in Orange County as shown in ACS Table S0101 5 year estimates), the City's share of residents over the age of 65 is increasing. In the 2011-2015 ACS estimates, the share of 65+ residents in La Habra was 11.11%. In the 2016-2020 ACS estimates, this share increased to 20.97%. As such, the City will have a growing need for accessible, affordable housing available for older residents within the community.

Discussion

Please refer to discussion above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction:

One of the most important factors in evaluating a community's housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. Housing problems directly relate to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high prevalence of housing cost burden and overcrowding occurs.

The tables below indicate the median home value and contract rent (not including utility or other associated costs). These values are self-reported by residents through the U.S. Census American Community Survey.

Based on the reported housing costs, the third table indicates the number of units that are currently affordable to households at different levels of the HUD Area Median Family Income (HAMFI). It is important to note, that just because a unit is affordable to residents at that income level, it does not necessarily mean that a household at that income level is occupying the unit.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	405,000	577,900	43%
Median Contract Rent	1,229	1,569	28%

Table 3 - Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	448	5.4%
\$500-999	649	7.9%
\$1,000-1,499	2,705	32.8%
\$1,500-1,999	3,170	38.4%
\$2,000 or more	1,270	15.4%
Total	8,242	99.8%

Table 4 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	370	No Data
50% HAMFI	1,540	405
80% HAMFI	5,500	1,235
100% HAMFI	No Data	2,665
Total	7,410	4,305

Table 5 - Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	2,200	2,344	2,783	3,769	4,467
High HOME Rent	1,826	1,958	2,352	2,708	3,001
Low HOME Rent	1,381	1,479	1,776	2,051	2,288

Table 6 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is a limited share of housing affordable to renters earning between 0-50% AMI when compared to the universe of households at those income levels. As documented in the Needs Assessment, there are just over 3,800 renter households that earn between 0-50% AMI. However, as indicated in Table 35 above, there are only 1,540 rental units affordable to households at this level. Further, this data does not take into account households earning more than 50% AMI who may be renting a unit that would be affordable to lower-income tenants or the quality and size of the units.

How is affordability of housing likely to change considering changes to home values and/or rents?

Both sales and rental prices have risen drastically over the past five years. According to Zillow, the median list price rose from \$595,681 in 2020 to \$756,143 in 2025 (an increase of 27%).

Compared to the data provided in Table 3, median rents for 1-, 2-, and 3-bedroom units have increased by 28%. Median rents have also increased significantly over the last five years from 2020 to 2025. According to Zumper, a rental listing aggregator, March 2025 median rents for 1-bedroom, 2-bedroom and 3-bedroom units were \$2,126, \$2,216, and \$3,798 respectively which is approximately 13% higher than the national median rent.

As population continues to increase throughout Orange County, the demand for housing will continue to increase, driving up the sales and rental markets.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Based on current rental figures noted above, Fair Market Rents closely align with median rental rates in the City and median rents are above current HOME rents for the metro area. As rents continue to rise, there will be a growing need for additional affordable housing within the City. This emphasizes the importance of preserving existing affordable housing as well as exploring opportunities to produce new affordable housing within the City.

Discussion:

Please refer to discussion above.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Assessing housing conditions in the City provides the basis for developing strategies to maintain and preserve the quality of the housing stock. The ACS defines a “selected condition” as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Based on the definition of selected conditions, 37% of owner-occupied households in the City have at least one selected condition and 64% of all renter-occupied households in the City have at least one selected condition.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions defined in Section 17920.3 of the California Health and Safety Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangement, due to threat to health and safety. The City will continue to conduct proactive code enforcement activities in identified target areas to address code violations, deferred maintenance, substandard housing conditions and encourage continued maintenance of existing neighborhoods. The City shall utilize the existing neighborhood/property condition surveys to aid in targeting additional areas.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,855	34%	3,640	44%
With two selected Conditions	235	2%	1,030	12%
With three selected Conditions	0	0%	15	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,170	64%	3,570	43%
Total	11,260	100%	8,255	99%

Table 7 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	640	6%	490	6%
1980-1999	1,240	11%	1,980	24%
1950-1979	8,740	78%	5,310	64%
Before 1950	640	6%	475	6%
Total	11,260	101%	8,255	100%

Table 8 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	9,380	83%	5,785	70%
Housing Units build before 1980 with children present	820	7%	355	4%

Table 9 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 10 - Vacant Units

Data Source Comments: The City of La Habra does not maintain a database of the status of vacant and REO properties that are and are not suitable for rehabilitation.

Need for Owner and Rental Rehabilitation

Roughly 78% of the City’s housing stock was built before 1980 (15,165 units) and many of these units are now in need of significant repairs or updating. Many of the City’s owner-occupied housing units are occupied by lower income or retired seniors who cannot afford to make needed repairs or who need to make accessibility improvements to enable them to stay in their homes. With rents increasing, owners of most investor-owned rental housing are able to obtain private financing to make the needed repairs without financial assistance. For older investor-owned rental housing in lower rent neighborhoods, additional financial assistance may be needed.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Lead-based paint and varnishes were used in housing until 1978 and are still assumed to be present in the home unless the house has been fully remediated by a certified contractor. Children age 6 and younger are at the highest risk for physical and mental damage from lead poisoning. Within La Habra, 15,165 housing units were constructed before 1980 (used as a proxy for 1978), accounting for 83% of the ownership housing stock and 70% of the rental stock. However, when evaluating the number of units with children aged 6 or younger, only an estimated 1,175 units are occupied by such households. According to the Needs Assessment, there are 2,705 households in La Habra with children age 6 and younger. Thus, 43% of households with young children are assumed to live in housing units that may contain lead-based paint.

71% of all families with young children have incomes between 0-80% AMI. While the share of low- and moderate-income households is more likely to be in older housing stock in need of rehabilitation, even conservatively applying this share of 71% to the total number of units built before 1980 with young children present (1,175), we can estimate that 838 households are potentially at risk of living with lead-based paint hazards.

However, it is important to note that this data does not necessarily reflect households in which young children visit frequently such as grandparents, informal day care centers, or other family members and friends and thus the risk is likely even greater.

Discussion

Please refer to the discussion above.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction:

The La Habra Housing Authority was formed by the City Council on September 22, 1992, by Resolution No. 4146 under provisions of State Law. The City of La Habra has an agreement for a period of 10 years for the administration of Section 8 housing programs with the Orange County Housing Authority. The properties owned by the La Habra Housing Authority consist of a two mobile home parks with 107 and 143 spaces.

La Habra will continue to work independently and closely with the Orange County Housing Authority and local nonprofits to provide assistance to low-income families. As population demographics continue to change, the City will continue to work with the county housing authority and local (and regional) nonprofits to develop public housing projects in La Habra.

The data below presents housing authority data for the Orange County Housing Authority and is not specific to La Habra. Not all data was accessible. A blank box represents data that was not available.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				10,359		9,177	848	292	37
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 11 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

There are no HUD-funded public housing developments within La Habra.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no HUD-funded public housing developments within La Habra.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 12 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no HUD-funded public housing developments within La Habra.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

There are no HUD-funded public housing developments within La Habra.

Discussion:

Please refer to the discussion above.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Homeless programs and facilities within Orange County are coordinated by the Continuum of Care and supported by the cities and service providers within the County. There are currently no homeless facilities within the City of La Habra. The City maintains a current database of current homeless shelters within the region and assists those seeking assistance to access those facilities.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	574	0	816	518	0
Households with Only Adults	1,401	528	289	1,725	0
Chronically Homeless Households	0	0	0	545	0
Veterans	0	0	26	971	0
Unaccompanied Youth	14	0	0	14	0

Table 13 - Facilities and Housing Targeted to Homeless Households

Data Source

Data is specific to Orange County. Data is unavailable for the follow bed-types for Chronically Homeless Households:-

Comments:

Year-Round Beds (Current & New) - Emergency Shelter Beds- Voucher/Seasonal/Overflows Beds - Emergency Shelter Beds- Current & New - Transitional Housing Beds

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The City of La Habra is a participant in the Orange County Continuum of Care. The CoC acts as the coordinating entity among homeless service providers, agencies and facilities throughout Orange County. Through the CoC, a number of service providers offer assistance to homeless households and households at risk of becoming homeless across the county.

Within the City of La Habra, the Community Resource Care Center (CRCC), provides assistance to residents of La Habra and others seeking assistance. Located at 350 South Hillcrest Street in La Habra, CRCC provides motel vouchers for emergency shelter and makes initial assessments before making referrals to other agencies. 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 various organizations within the County for extended shelter needs.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Services made available in Orange County include the following:

- 2-1-1: Confidential referral and information helpline and website that provides essential health and human services
- 1736 Family Crisis Center: Offers comprehensive emergency, critical care, and rehabilitative services for extremely vulnerable, often injured clientele– children, families, veterans who are facing or fleeing life-threatening circumstances, including domestic violence, child abuse, and homelessness.
- Cold Weather Armory Shelter: Cold weather homeless shelter for individuals and families
- Colette’s Children’s Home: Emergency and transitional shelter that provides housing and supportive services to women with children and single women.
- CRCC: Provides emergency services and resources to the homeless and low-income individuals in La Habra.
- Door of Hope: Bridge transitional housing for families with children experiencing homelessness.
- Families Forward: Rapid rehousing program for homeless families.
- Family Assistance Ministries: Homeless shelter
- Friendship Shelter: Homeless shelter for single women and men.
- Home on the Green Pastures: Shelter for abused women.
- Homeless Solution Access Center: Homeless supportive services.
- Mercy House Center: Transitional living programs.
- New Life Beginnings: Homeless shelter for pregnant women with or without children.
- Orange Coast Interfaith Shelter: Permanent and transitional housing program.
- Pathways of Hope: housing program for homeless families.
- Salvation Army: Emergency services and assistance.
- The Sheepfold. Shelter for abused women with children.
- Standup for Kids: Provide services and assistance to homeless youth.
- Bridges at Kraemer Place

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Special needs populations consist of persons who are not homeless but due to various reasons are in need of services and supportive housing. Persons with special needs include, but are not limited to, the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The City of La Habra will consider allocating CDBG public service funding to various programs that provide services to special needs populations, including but not limited to those serving the elderly, frail elderly, developmentally disabled, physically disabled, mentally disabled, persons with HIV/AIDS and victims of domestic violence.

HUD defines elderly as a person who is 62 years of age or older. A frail elderly person is an elderly person who is unable to perform at least three activities of daily living including eating, bathing, or home management activities. Generally, elderly persons have lower incomes than the population at large.

HUD defines a disabled person as having a physical or mental impairment that substantially limits major life activities. The obstacle to independent living for these adults is not only their disability, but also the lack of financial resources. Additionally, persons with disabilities have high dependency on supportive services and may require accessibility modifications to accommodate their unique conditions.

Drug abuse or substance abuse is defined as the use of chemical substances that lead to an increased risk of problems and an inability to control the use of the substance. According to the Centers for Disease Control and Prevention, there were 70,237 drug overdose deaths in the United States in 2017 and that of those deaths, 47,600 involved opioids. According to the CDC, the national ‘opioid epidemic’ began in the 1990s with increased prescribing of opioids such as Methadone, Oxycodone, and Hydrocodone. Beginning in 2010, CDC reported rapid increases in overdose deaths involving heroin. The third wave began in 2013 with increases in overdose deaths involving synthetic opioids such as the illicitly manufactured fentanyl, often found in combination with heroin, counterfeit pills, and cocaine. Although California was among 10 states with the lowest drug overdose mortality in each year from 2014-2017, the proliferation of fentanyl is a significant and relatively new issue requiring increased public awareness and services.

Human immunodeficiency virus infection (HIV) is a virus that weakens one’s immune system by destroying important cells that fight diseases and infection. Acquired Immune Deficiency Syndrome (AIDS) is the final stage of the HIV infection.

Domestic Violence includes, but is not limited to, felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim as a spouse.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public

housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

As indicated in the needs assessment, special needs populations, on average, have lower incomes than the population as a whole and demonstrate a greater need for supportive services and housing assistance.

Specific needs include:

Fair Housing Assistance: Special needs populations may face discrimination when seeking new housing or in facing pressure from landlords or lending institutions. Providing services associated with fair housing (including education and advocacy activities)

Affordable, accessible housing: Special needs populations comprise a disproportionate share of the low- and moderate-income population within La Habra and, as such, have a greater need for affordable housing – including accessible housing for elderly and disabled households.

Accessible public facilities: Elderly and disabled individuals require public facilities and services to be ADA compliant to enable them to effectively access services and programs throughout the City.

Public services: Special needs populations require supportive services such as transportation, education, senior services, childcare and basic needs.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

There is no identifiable programs or supportive housing available in La Habra for persons returning from mental and physical health institutions.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

See below.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Below are specific activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs of its residents:

- To discourage discrimination, the City will contract with the Fair Housing Foundation or a similar Fair Housing Agency to provide a variety of fair housing services and landlord tenant counseling.
- Prioritize public services that provide homeless assistance and wrap around services to homeless, low-income residents and other special needs populations.
- Continue to participate in and promote the Section 8 Rental Assistance Program. The program provides rental subsidies to lower income households (80 percent or less of the County's median income) who are paying over 30 percent of their income towards rent. The Orange County Housing Authority administers and coordinates the Section 8 program for the City.
- The City's Building and Safety Division enforces, through the plan check process, Title 24 of the California Administrative Code, which provides regulations for adaptability and accessibility of apartment buildings to provide for the safety and welfare of physically disabled residents. Title 18, Chapter 18.10 of the La Habra Municipal Code provides individuals with disabilities reasonable accommodation, as necessary to ensure equal access to housing and to provide a process for individuals with disabilities to make requests for, and be provided, reasonable accommodation from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City. The City will continue to enforce Title 24 during plan check on all multi-family residential development and implement the reasonable accommodations process for individuals with disabilities.

The City will continue to work with the Regional Center of Orange County (RCOC) to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities.

MA-40 Barriers to Affordable Housing – 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment.

The City regulates the use of land within the City limits through the General Plan, the Zoning Ordinance, the Subdivision Ordinance, and Building Codes. The General Plan guides all future development by providing overall densities and development policies for all areas of the community. Zoning has been used as a site-specific tool to derive the density and intensity of proposed land uses.

Within the City of La Habra, the city strives to limit public policies that may adversely impact the construction or preservation of affordable housing and residential investment. The City collaborates with other jurisdictions throughout Orange County to produce a regional Analysis of Impediments to Fair Housing Choice. The most recent analysis was completed in 2016. This analysis found that, in general, the City's public sector policies do not impede the construction or development of affordable housing or residential investment. An update to the Analysis of Impediments is currently underway.

The analysis recommended that the City reconsider the filing fee associated with reasonable accommodations to not put an additional burden on disabled households seeking a reasonable accommodation to a property.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section provides a profile overview of the City’s workforce, its economy and education. According to the 2020 Longitudinal Employer Household Dynamics (LEHD) profile shown in Table 15, below, there are 13,751 private jobs within the City of La Habra. Of these jobs, 2,898 (21.1%) are filled by La Habra residents and 10,852 are filled by individuals living outside of the City. Likewise, 29,612 residents commute outside of the City for employment.

According to the 2016-2020 ACS estimates (as documented below), the unemployment rate in La Habra is almost 7%. However, in assessing more current data from the Bureau of Labor Statistics, the unemployment rate as of December 2024 was 3.7%. The City’s long term average unemployment rate is 5.58%.

As documented in the tables below, the greater share of the labor force is comprised of those whose highest educational attainment is a some college or associate’s degree or a bachelors degree. The median income for those with some college or associate’s degree or a bachelors degree is between \$44,313 and 50,000. At these income levels, persons would fall into the lower income category. Moreover, just over 35% of La Habra’s labor force has a high school diploma or equivalent or did not graduate high school and have earnings between \$24,866 and \$33,801. As noted throughout the Needs Assessment and Market Analysis, earnings at any of these levels create a high probability that the household will experience housing cost burden and/or other housing problems.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	192	1	1	0	-1
Arts, Entertainment, Accommodations	4,277	2,331	14	15	1
Construction	1,989	1,055	6	7	0
Education and Health Care Services	5,155	1,618	16	10	-6
Finance, Insurance, and Real Estate	1,893	610	6	4	-2
Information	732	95	2	1	-2
Manufacturing	3,242	1,237	10	8	-3
Other Services	1,059	688	3	4	1
Professional, Scientific, Management Services	2,655	350	8	2	-6
Public Administration	0	0	0	0	0
Retail Trade	3,799	3,901	12	24	12
Transportation and Warehousing	1,295	1,336	4	8	4
Wholesale Trade	2,125	529	7	3	-3
Total	28,413	13,751	--	--	--

Table 14 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Type of Worker	Number of Workers
Total Population in the Civilian Labor Force	34,380
Civilian Employed Population 16 years and over	32,105
Unemployment Rate	6.59
Unemployment Rate for Ages 16-24	25.45
Unemployment Rate for Ages 25-65	4.27

Table 15 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People - Median Income
Management, business and financial	6,945
Farming, fisheries and forestry occupations	1,540
Service	3,030
Sales and office	7,790
Construction, extraction, maintenance and repair	2,560
Production, transportation and material moving	2,345

Table 16 - Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,512	52%
30-59 Minutes	10,462	35%
60 or More Minutes	3,638	12%
Total	29,612	100%

Table 17 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,500	205	1,380
High school graduate (includes equivalency)	5,920	335	1,475
Some college or Associate’s degree	9,220	565	2,130
Bachelor’s degree or higher	7,950	365	1,250

Table 18 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	35	265	630	1,710	1,045
9th to 12th grade, no diploma	320	580	505	1,405	455
High school graduate, GED, or alternative	2,025	2,245	1,385	4,100	2,140
Some college, no degree	2,515	2,730	1,880	3,665	1,800
Associate’s degree	270	1,075	840	1,725	575
Bachelor’s degree	570	2,330	1,830	2,460	1,480
Graduate or professional degree	10	730	755	1,470	1,095

Table 19 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,866
High school graduate (includes equivalency)	33,801
Some college or Associate’s degree	44,313
Bachelor’s degree	50,888
Graduate or professional degree	74,819

Table 20 – Median Earnings in the Past 12 Months

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The three largest job sectors for jobs within La Habra (share of jobs column) are Retail Trade (28%), Arts, Entertainment, Accommodations (17%) and Education and Health Care Services (12%). According to the City’s 2023 Comprehensive Annual Financial Report (CAFR), the three largest employers in La Habra are:

1. CVS Pharmacy (828 employees)
2. Wal-Mart/Sam’s Stores (735 employees)
3. Wolverine Fence Co., Inc. (500)

Describe the workforce and infrastructure needs of the business community:

Within the business community of La Habra, there continues to be a need for job training to ensure that the workforce has current, marketable skills and capacities to meet the needs of existing businesses within the City as well as potential businesses looking to locate within the City.

On a parallel track, the City will continue to actively recruit existing businesses to stay and expand operations within the City as well as encourage new businesses to locate within the City. To support businesses considering locating in La Habra, the Economic Development staff maintains a web-based dashboard of potential development opportunities as well as reports highlighting key demographic/socioeconomic indicators, and guidance on starting a business within the City. The La Habra Chamber of Commerce provides free business counseling to potential new businesses to assist them in navigating the business start up process.

In regard to infrastructure, the City regularly assesses the capacity of current systems (streets, utilities, etc.) to ensure it is capable of meeting current and projected needs. As needed, the City conducts maintenance projects to keep infrastructure current to support current and new businesses.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are no major planned projects that will have a significant impact on La Habra's job and business growth opportunities. Commercial and residential development has continued to take place throughout the City. The City keeps an active database of potential commercial and residential opportunities on the City's website.

More broadly, La Habra continues to be directly impacted by the Orange County and metro-region's economic conditions and changes.

Three primary trends that are impacting the region's economy were identified in the Orange County's 2019-2023 Comprehensive Economic Development Strategy (CEDS) that will continue to impact the region's economy in near future:

1. Technological advances, such as social media, e-commerce, and automation, are currently disrupting many traditional industries.
2. A surging housing market representing tremendous economic growth while simultaneously creating affordability concerns for many residents.
3. Near record-low unemployment rates and significant employment growth in traditional and emerging industry sectors.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Located in a region with a significant number of universities, colleges and other training programs, there are multiple services and options to ensure that the workforce's skillset is current and meets the needs and demands of current and future businesses within the City.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Orange County Development Board (OCDB) administers One Stop Centers, job training programs, and a database of approved training programs within Orange County. OCDB provides a range of supportive services including job application preparation, access to job boards/posting, general training and specialized programs.

OCDB also funds programs within the Orange County Youth Center that provide occupational training as well as placed internships with local businesses for youth between the ages of 18-24.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

To be determined based on the most recent CEDS.

Discussion

Please refer to the discussion above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

As noted in the Needs Assessment, 37% all households earning below 100% AMI experience at least one housing problem (most commonly housing cost burden). These households experiencing problems are located throughout the City and are not concentrated in a single neighborhood or geography.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

This plan uses HUD's definition of Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) to define areas where low-income racial or ethnic minorities are concentrated. R/ECAPs are defined as areas with a non-white population of 50% or more and 40% or more of individuals living at or below the poverty line (or three or more times the average tract poverty rate for the metro area). There are no such areas in the City.

Individually, the plan defines low-income areas as Census tracts in which at least 40% of the individuals within the tract are living at or below the poverty line. There are no such Census tracts within the City of La Habra.

The plan defines areas of minority concentration as areas in which the share of the minority population is more than 20% that of the City's total minority population (60.9%). Within La Habra, three Census tracts have minority populations that are 81% or greater. This includes Census tract 12.02 (Central La Habra surrounding El Centro Park), 14.04 (West Central La Habra), and 17.07 (area just south of Westridge Golf Club).

What are the characteristics of the market in these areas/neighborhoods?

While there are no such neighborhoods or Census tracts that are considered to be R/ECAPs, the map below highlights the tracts with the highest poverty rates. Residents in these tracts are more apt to experience multiple housing problems. This area includes the City's downtown core along La Habra Blvd.

Are there any community assets in these areas/neighborhoods?

Each neighborhood throughout the City contains a diverse profile of assets and community services including community centers, retail nodes, public transit services, open space and other community benefits. Through the Consolidated Plan and other planning and investment processes, the City prioritizes maintaining and improving these benefits and services for all residents, especially those who residents who have a greater need for services and programming.

Are there other strategic opportunities in any of these areas?

There are no readily apparent strategic opportunities to be addressed with CDBG funds specific to any of these neighborhoods. The City will continue to fund and target HUD resources to meet community needs and leverage other funding resources.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Throughout the City of La Habra, residents have consistent and multiple options to access broadband, high-speed internet. For broadband download speeds of 25 megabytes per second (mbps), 100% of residents are serviced by at least three internet service providers. For download speeds of 100 mbps, 21% of residents are serviced by two internet service providers and 79% of residents are serviced by one provider. According to broadbandnow, the average download speed in La Habra is 63.8 mbps which is 110% faster than the average internet speed in California.

Of those who participated in the community outreach survey, 81% indicated that they had access to broadband internet.

La Habra complies with HUD's Narrowing the Digital Divide Through Installation of Broadband Infrastructure in HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental Housing (81 FR 92626) rule (effective January 19, 2017). Through this rule, all new HUD-funded multi-family construction or substantial rehabilitation has included broadband infrastructure including cables, fiber optics, wiring and wireless connectivity to ensure that each unit has the infrastructure to achieve at least 25 mbps download and 3 mbps upload speeds.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Throughout the city, residents are serviced by two, oftentimes at least three internet service providers who offer high speed internet. The four primary service providers in La Habra are Spectrum, Frontier, ATT and Earthlink.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Climate change has increased the prevalence and severity of natural hazard risks including drought, flash floods/storms, and extreme heat events in La Habra. To help counter the impact of these risks, the city adopted its Climate Action Plan in 2014 and complies with CAL Green building standards. Through both of these initiatives, the City promotes multiple strategies to mitigate the impact of climate-related hazards by promoting green building, reducing water usage/ storm water run off, improving weatherization of residential properties, and promoting alternative transportation and permeable pavement and landscaping.

Two small areas of the city (the areas adjacent to La Mirada Creek and Coyote Creek) are located within a 100-year floodplain and at a greater risk for experiencing flooding events.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income residents and special needs populations are especially vulnerable to the risks of climate-related hazard risks. The residences of low- and moderate-income households are more often in worse condition and thus are more susceptible to external weather conditions such as extreme heat. Likewise, elderly residents are at greater risk to weather conditions such as extreme heat.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is a guide for the City of La Habra to establish its housing, community and economic development priorities, strategies and goals for the investment of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) over the next five years, beginning July 1, 2025 and ending June 30, 2029. The priority needs and goals established in this Strategic Plan are based on analysis of information including the results of the City's 2025-2029 Consolidated Plan Community Needs Survey and housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite) from the 2016-2020 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same time period. Additional sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies involved in the development of affordable housing and the delivery of public services to low- and moderate-income people, persons with special needs and those at risk of homelessness.

In consideration of community input and available data, the seven (7) priority needs listed below are established as part of this Plan.

- Increase Access to Affordable Housing
- Support Community Services
- Enhance Public Facilities and Infrastructure
- Support Efforts to Address Homelessness
- Promote Economic Development
- Affirmative Furthering Fair Housing
- Support Programs through CDBG Administration

Consistent with HUD's national goals for the CDBG program to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of CDBG funded activities aligned with the following seven measurable Strategic Plan goals:

- Affordable housing preservation
- Public Services
- City of La Habra public facilities improvements
- Support Homelessness
- Economic opportunity programs
- Fair housing services
- Program Administration

Historically, the City of La Habra has used the CDBG programs to fund nonprofit agencies that provide direct services to City of La Habra residents. Over the next five years, the City will continue this emphasis and will also use these resources to support City sponsored programs and activities that support the goals and objectives of this Strategic Plan.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 1 - Geographic Priority Areas

1	Area Name:	City Wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The boundaries for the target area are in the City of La Habra map attached in SP-10. eCon Planning Suite does not allow for a map to be attached to this Geographic Area specifically.
	Include specific housing and commercial characteristics of this target area.	Specific characteristics for the City of La Habra are described in the Housing Market Analysis and Housing Needs Assessment.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The consultation and citizen participation process allowed input from stakeholders to better assess needs of the City of La Habra by collecting resident-specific information.
	Identify the needs in this target area.	Preserving the supply of affordable housing, ensuring equal access to housing opportunities, increasing access to public services, increasing access to public services for special needs residents, promoting economic opportunity, and improving City of La Habra public facilities & infrastructure.
	What are the opportunities for improvement in this target area?	There are opportunities for improvement in this target area to preserve the supply of affordable housing, ensure equal access to housing opportunities, increase access to public services, increase access to public services for special needs residents, promote economic opportunity, and improve City of La Habra public facilities & infrastructure.
	Are there barriers to improvement in this target area?	Barriers to affordable housing are described in SP-55 - Barriers to Affordable Housing.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of La Habra will accept applications for projects that serve all neighborhoods and areas of the City, assuming that any project targeting a neighborhood or area meets HUD’s requirements that at least 51% of the residents are LMI persons. The map shown in **Attachment 5** identifies all Census block groups that meet the 51% threshold.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 2 – Priority Needs Summary

1	Priority Need Name	Increase Access to Affordable Housing
	Priority Level	High
	Population	Extremely Low, Low, Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Provide funding for the acquisition, construction, rehabilitation and provision of affordable rental and ownership housing.
	Description	Throughout the City of La Habra, rental and homeownership costs continue to rise, creating increased pressure on low- and moderate-income residents to be able to afford safe and suitable housing. The City will prioritize using HUD resources to promote the acquisition, construction, and/or rehabilitation of new affordable housing units that will serve low- and moderate-income residents as well as special needs populations throughout the City.
	Basis for Relative Priority	The need for additional affordable housing was documented in stakeholder survey, community needs survey, and an analysis of federal and local data sources.
2	Priority Need Name	Support Community Services
	Priority Level	High
	Population	Extremely Low, Low, Moderate
	Geographic Areas Affected	CDBG Low/Mod Census Tract Target Area Citywide
	Associated Goals	Provide or improve access to public social services for low- and moderate-income persons and persons with special needs.
	Description	Many challenges are faced by the City's vulnerable populations (including low and moderate-income residents as well as special needs populations) and they do not have regular access to critical services and programs such as youth programming, job training, transportation, legal services, fair housing services, senior programming, medical care, and other social services.
	Basis for Relative Priority	A core provision of the CDBG program is to provide Public Services to the La Habra community. Improving access to these services is a high priority of the City of La Habra.
3	Priority Need Name	Enhance Public Facilities and Infrastructure
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	CDBG Low/Mod Census Tract Target Area
	Associated Goals	Improve and expand public infrastructure and facilities that benefit low- and moderate-income neighborhoods and residents.
	Description	La Habra has a continuing need to maintain and enhance existing public facilities and infrastructures such as community centers, parks, streets, sidewalks, alleys, and other facilities and infrastructure in the City. These needs include ensuring that public facilities are ADA accessible to ensure access for all residents.
	Basis for Relative Priority	Addressing public facility needs and maintaining aging facilities especially within the CDBG Low/Moderate Income Census Tract Target Area will improve the quality of life for residents within the area.

4	Priority Need Name	Support Efforts to Address Homelessness
	Priority Level	High
	Population	Extremely Low
	Geographic Areas Affected	Citywide
	Associated Goals	Provide a continuum of supportive and housing services for the homeless and households at risk of homelessness.
	Description	The need for comprehensive homeless services, programming and facilities is a critical need within the City. This need includes early intervention homeless prevention, increasing the supply of emergency and transitional shelter options, permanent housing solutions, and the provision of critical services to those who are at-risk of becoming homeless, currently homeless, or recently homeless.
	Basis for Relative Priority	This need is demonstrated by the state and region's historic homelessness crisis. The state of California represents roughly one-tenth of the nation's population but has over 25% of the nation's individuals currently experiencing homelessness.
5	Priority Need Name	Promote Economic Development
	Priority Level	High
	Population	Extremely Low, Low, Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Develop and strengthen small businesses, support local entrepreneurs, expand employment and/or workforce development programs, and improve access to job opportunities.
	Description	To increase the supply and access of livable wage jobs within the City for low and moderate-income residents, La Habra will support micro entrepreneurs to grow and expand businesses throughout the City.
	Basis for Relative Priority	Economic Development activities promote a thriving city, successful businesses, and a high-quality of life for its residents. To this effort, a high priority is placed on Economic Development activities during the ConPlan cycle, whether funded by CDBG or General Fund allocations.
6	Priority Need Name	Affirmative Furthering Fair Housing
	Priority Level	High
	Population	Extremely Low, Low, Moderate
	Geographic Areas Affected	CDBG Low/Mod Census Tract Target Area Citywide
	Associated Goals	Affirmatively further fair housing throughout the City.
	Description	Affirmatively further fair housing throughout the City by providing guidance and assistance to residents to increase their awareness of fair housing rights and support residents reporting fair housing issues and seek corrective action.
	Basis for Relative Priority	The provision of Fair Housing services is a requirement of HUD.

7	Priority Need Name	Support Programs through CDBG Administration
	Priority Level	Low
	Population	All populations
	Geographic Areas Affected	Citywide
	Associated Goals	Planning and Program Administration.
	Description	Ensure the management of a compliant and efficient CDBG program.
	Basis for Relative Priority	The need for staff to carry out the grant program activities is critical. The city may use external parties such as consultants and subrecipients. The cap for planning and administrative activities is 20 percent of the grant.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of La Habra will continue to seek assistance through State and local funding resources to provide rental assistance through the County’s Housing Choice Voucher program, the CoC’s Rapid Re-Housing program, and state funding for affordable housing assistance. While current median rental prices closely align with Fair Market Rent values, if market rate prices continue to rise, TBRA will become a less suitable approach for the provision of affordable housing within La Habra.
TBRA for Non-Homeless Special Needs	The City of La Habra will continue to prioritize public services that address the needs of special needs populations to serve as a complement to rental assistance provided by the Orange County Housing Authority, CoC and other regional and state programs. While current median rental prices closely align with Fair Market Rent values, if market rate prices continue to rise, TBRA will become a less suitable approach for the provision of affordable housing within La Habra.
New Unit Production	La Habra will comply with new State requirements under AB1486 and AB1255 to inventory underutilized land and support developers in utilizing this land for the construction of affordable housing. If such sites are identified, the City will consider the use of CDBG or other resources to assist with site preparation. However, given the cost of new construction and limited vacant space within the City, the City will prioritize the rehabilitation and preservation of existing affordable housing within the City.
Rehabilitation	As documented in the needs assessment and market analysis, a large share of residents are cost burdened and the City’s housing stock is aging (nearly 80% of units built before 1980). As such, there is a growing need for residential rehabilitation – especially for lower-income households who may not have the resources for the upkeep and maintenance of their property.
Acquisition, including preservation	Within the City of La Habra, the affordability covenants for two existing affordable housing developments (Casa El Centro Apartment and Las Lomas Gardens) are set to expire by the end of 2020. Through CDBG funding and state/ local funding sources, La Habra will work with property owners and developers to extend and preserve affordable housing whenever possible by assisting with rehabilitation, site improvements, or other programs/ activities as needed to mitigate the loss of affordable housing within the City.

Table 3 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

For Program Year 2025, the City will receive an estimated \$594,000 of CDBG funds from HUD. When this amount is combined with prior year resources available for inclusion in the 2025-2026 Annual Action Plan, the City anticipates the availability of approximately \$2.9 million of CDBG funds during the five-year period beginning July 1, 2025 and ending June 30, 2029.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	594,000	0	0	594,000	2,970,000	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.

Table 4 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

To address housing and community development needs in La Habra, the City will leverage CDBG funds with federal, state and local resources when possible to maximize the impact and effectiveness of the funds. At a federal level, the City will look to leverage other HUD resources such as Section 202 and 811, and Low-Income Housing Tax Credits. The City will also look to leverage non-entitlement HOME and ESG resources administered by the State. The City will continue to be an active participant in seeking housing, community development and economic development resources and programs administered by the State, including the following:

- State Low-Income Housing Tax Credit Program
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding
- Homeless Housing, Assistance and Prevention (HHAP) Program
- Homeless Emergency Aid Program (HEAP)
- California Emergency Solutions and Housing Program (CESH)

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The majority of publicly owned land within the jurisdiction is dedicated to specific purposes such as parks, stormwater facilities, transportation rights-of-way, and other municipal needs.

The City will continue to work with for-profit and non-profit property owners and developers towards the purchase of a property for future affordable housing development.

Discussion

Not applicable.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of La Habra	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Citywide CDBG Census Tracts
Orange County Continuum of Care	Continuum of care	Homelessness Planning	Region
Orange County Housing Authority	PHA	Homelessness Planning Rental	Region
Fair Housing Foundation	Non-profit organizations	Planning public services	Region

Table 5 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths in the delivery system are interdepartmental communication and collaboration. City staff from various departments works with each other, with organizations and agencies that assist low-income individuals and with families in La Habra and community residents to establish priorities for utilizing CDBG funding. In recent years, the City has increased collaboration to approach homeless programming and services through collaboration with City Net and the North Orange County Public Safety Task Force. This ongoing collaboration enables more comprehensive and coordinated delivery of services and referrals.

The primary gap in the delivery system is due to inadequate funding resources. The need in the City exceeds the funding availability. As a result, even projects with a high priority may have to wait to be funded as the City continues to seek additional funding sources and some critical programs, such as the development/preservation of affordable housing or delivery of critical services are not be able to be funded at the level of the demand.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X

Table 6 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

While La Habra does not specifically offer all services referenced in the table above, it is able to refer residents seeking assistance through 2-1-1 and other agencies to relevant service providers located throughout Orange County. These service providers are able to address the needs and services referenced in the table. However, the biggest gap in the delivery of these services is a lack of funding to provide adequate shelter, housing, and critical services to those seeking assistance.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The greatest strength is the quantity of experienced and skilled homeless facilities and service providers operating within Orange County. The greatest gap is the scale of the problem and the limited financial resources to address homelessness and services for special needs populations within the County. As a result, the volume of need overwhelms the physical space, financial, and staff capacity of agencies operating within the County. As a result, not all residents in need are able to receive adequate services and assistance to meet their needs.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of La Habra, through the Continuum of Care, will continue working to eradicate homelessness. The City will continue working with both agencies on goals aimed toward eliminating chronic homelessness in the City and the County. Through its commitment and dedication, the continuum, along with supporting agencies, will continue to strategize on approaches and ways to acquire more shelters and/or organizations that will provide homeless individuals not only with basic care needs but also job training and guidance. The issues associated with homelessness are complicated. Solutions to resolve this problem require regional coordination and alignment, considerable time, energy and financial resources, which, if not available, put an obstacle on achieving goals.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Access to Affordable Housing	2025	2029	Affordable Housing Non-Housing Community Development	Citywide	Expand the supply of affordable housing; Preserve the supply of affordable housing	CDBG: \$625,000	10 housing units
2	Support Community Services	2025	2029	Public Services	CDBG Low/Mod Census Tract Target Area City of La Habra	Access to and supply of public services	CDBG: \$360,500	5,000 persons
3	Enhance Public Facilities and Infrastructure	2025	2029	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area	Improve City public facilities and infrastructure	CDBG: \$1,305,500	3 projects
4	Support Efforts to Address Homelessness	2025	2029	Homeless	Citywide	Increase access to and supply of homeless services and facilities	CDBG: \$40,000	1,000 people
5	Promote Economic Development	2025	2029	Non-Housing Community Development	Citywide	Develop and strengthen small businesses, support local entrepreneurs, expand employment and/or workforce development programs, and improve access to job opportunities.	CDBG: \$0	0 businesses

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Affirmative Furthering Fair Housing	2025	2029	Non-Housing Community Development	Citywide	Affirmatively further fair housing throughout the City by providing guidance and assistance to residents to increase their awareness of fair housing rights and support residents reporting fair housing issues and seek corrective action.	CDBG: \$35,000	500 people/other
7	Support Programs through CDBG Administration	2025	2029	All Categories	Citywide	Ensure the management of a compliant and efficient CDBG program.	CDBG: \$594,000	5 Other

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Access to Affordable Housing
	Goal Description	Provide funding for the acquisition, construction, rehabilitation and provision of affordable rental and ownership housing.
2	Goal Name	Support Community Services
	Goal Description	Working with local and regional nonprofits and service providers, La Habra will provide or improve access to public social services for low- and moderate-income persons and persons with special needs throughout the City.
3	Goal Name	Enhance Public Facilities and Infrastructure
	Goal Description	Improve and expand public infrastructure and facilities that benefit low- and moderate-income neighborhoods and residents.
4	Goal Name	Support Efforts to Address Homelessness
	Goal Description	Provide a continuum of supportive and housing services for the homeless and households at risk of homelessness. This goal involves transitional housing, emergency housing, homeless prevention, and services for at-risk homeless and homeless veterans.
5	Goal Name	Promote Economic Development
	Goal Description	Develop and strengthen small businesses, support local entrepreneurs, expand employment and/or workforce development programs, and improve access to job opportunities.
6	Goal Name	Affirmatively Further Fair Housing
	Goal Description	Affirmatively further fair housing throughout the City by providing guidance and assistance to residents to increase their awareness of fair housing rights and support residents reporting fair housing issues and seek corrective action.
7	Goal Name	Support Programs through CDBG Administration
	Goal Description	Ensure the management of a compliant and efficient CDBG program.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City will implement an owner-occupied housing rehabilitation program. Through this program, the City anticipates that it will assist 36 households over the Consolidated Plan cycle.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The OCHA does not have a Section 504 Voluntary Compliance Agreement. OCHA is actively seeking opportunities for additional VASH, NED and other vouchers that serve disabled residents.

OCHA also takes the following steps proactively to serve the needs of disabled residents:

- When requested by an individual, assist program applicants and participants to gain access to support services available within the community, but not require eligible applicant or participant to accept supportive services as a condition of continued participation in the program.
- Not deny persons who qualify for a Housing Choice Voucher under this program other housing opportunities, or otherwise restrict access to OCHA programs to eligible applicants who choose not to participate.
- Provide housing search assistance when requested. Lists of available units that include accessible units for persons with disabilities are provided to participants. This list is updated weekly and is available in the Lobby. Upon request, a referral list may also be obtained by email, or by fax.
- In accordance with rent reasonableness requirements, approve higher rents to owners that provide accessible units with structural modifications for persons with disabilities.
- Provide technical assistance, through referrals to the Fair Housing Council of Orange County, to owners interested in making reasonable accommodations or units accessible to persons with disabilities.

Activities to Increase Resident Involvements

OCHA supports resident councils and actively seeks input from PHA residents on the management and implementation of OCHA policies and procedures.

Housing prices in Orange County are so high that homeownership opportunities are limited for OCHA residents. On a limited basis, OCHA has partnered with Habitat for Humanity to provide two affordable homeownership units, but these types of efforts are limited.

OCHA also manages a Housing Choice Voucher Homeownership Program that it markets to all OCHA program tenants.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable. OCHA is designated as a high performing PHA.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City regulates the use of land within the City limits through the General Plan, the Zoning Ordinance, the Subdivision Ordinance, and Building Codes. The General Plan guides all future development by providing overall densities and development policies for all areas of the community. Zoning has been used as a site-specific tool to derive the density and intensity of proposed land uses.

Within the City of La Habra, the city strives to limit public policies that may adversely impact the construction or preservation of affordable housing and residential investment. The City collaborates with other jurisdictions throughout Orange County to produce a regional Analysis of Impediments to Fair Housing Choice. The most recent analysis was completed in 2025. This analysis found that, in general, the City's public sector policies do not impede on the construction or development of affordable housing or residential investment. An update to the Analysis of Impediments is currently underway.

The analysis recommended that the City reconsider the filing fee associated with reasonable accommodations to not put an additional burden on disabled households seeking a reasonable accommodation to a property.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City is currently participating in the update to the County's Analysis of Impediments to Fair Housing Choice for the period of 2025 - 2029. Through this process, the City has identified a set of city-specific and regional goals and approaches to address barriers to affordable housing and affirmatively further fair housing in the City. The City will continue to work to meeting the goals and objectives set forth in the Analysis of Impediments update. The City intends to continue to participate in the County's activities to address fair housing choice as required by federal regulations.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of La Habra is an active participant in the Orange County Continuum of Care. The City works directly with City Net to assist in street outreach and client engagement. City Net works closely with city agencies and the police department as well as service providers and shelters operating throughout the CoC geography.

Additionally, La Habra is a participating member in the North Orange County Public Safety Task Force in which the task force works with cities and community-based organizations to use state-provided funding to support youth violence prevention, promote and enhance the successful re-entry of offenders into the community and improve homeless outreach and intervention efforts.

As part of this strategic plan, the City anticipates funding special needs public services, which will include the provision and delivery of services that are targeted to populations including those who are homeless and at-risk of becoming homeless.

Addressing the emergency and transitional housing needs of homeless persons

In accordance with SB2, the City of La Habra created an Emergency Transitional Shelter Overlay Zone as part of its zoning ordinance – allowing for the development of a new or conversion of an existing structure within the zone to accommodate at least 20 homeless persons. This overlay allows the development of such a shelter as a permitted use without the need for a conditional use or other discretionary permit.

Additionally, as a member of the Orange County CoC, the City maintains an active database of available emergency and transitional shelters throughout the County and supports those seeking assistance in accessing these shelters or other critical services.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Through this Strategic Plan, the City of La Habra will implement public service programs to provide a range of critical services to low-income and homeless households as well as support homeless facilities operating in Orange County that serve residents of La Habra. Through these programs, La Habra will support the continuation and expansion of a network of programs to support at-risk households.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Through the North Orange County Public Safety Task Force, the organization will continue to fund and support community-based organizations that operate in the ten cities in North OC (including La Habra) to provide assistance for successful reentry into the community. Additionally, the CoC and service providers in La Habra and throughout the County provide a range of housing and critical services to those who are at-risk of homelessness and provide counseling and supportive services to mitigate the risk. La Habra will continue to prioritize the funding of such institutions through its public service program.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

In accordance with federal regulations and the City of La Habra’s policy regarding the identification of lead-based paint hazards, all housing built prior to 1978 must undergo lead-based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion.

How are the actions listed above related to the extent of lead poisoning and hazards?

The age of the housing stock is the key variable for estimating the number of housing units with lead-based paint (LBP). Starting in 1978, the use of all LBP on residential property was prohibited. 75% of owner and renter occupied units were built before 1980. It is difficult to estimate the number of units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards.

On October 20, 2008, the City Council adopted Resolution No. 3513 establishing a voluntary Sustainable Development Program, which provides incentives for eligible new construction projects. Specific requirements of this resolution are the improvement of indoor air quality through mechanical filtration and reduced use of volatile organic chemicals in paint and other construction materials.

How are the actions listed above integrated into housing policies and procedures?

In accordance with federal regulations and the City of La Habra’s policy regarding the identification of lead-based paint hazards, all housing built prior to 1978 must undergo lead-based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

In looking forward to the next Consolidated Plan cycle, the City will continue to target public service programs to most benefit these residents as well as identify opportunities to leverage and collaborate with service providers operating in the City and throughout Orange County.

Specifically, the City's goal is to further reduce the poverty rate at the time of developing the next 5-year Consolidated Plan in 2029. To support this goal, the City will maintain policies to continue to support and coordinate with public and private efforts to prevent and reduce poverty level incomes and coordinate with agencies who are supporting residents living at or below the poverty level.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

La Habra's anti-poverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. Through these goals, the City will target programs that provide a holistic and complete set of services and benefits to low- and moderate-income residents through housing, social services, economic development and better access to public facilities and infrastructure.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's Community Development Department is responsible for ensuring that the receipt and expenditure of HUD funds comply with program requirements through monitoring of program performance. Careful evaluation of the housing and public service delivery system can be the most effective tool in detecting gaps and making appropriate modifications. La Habra will follow monitoring procedures identified in the City's Sub-recipient Monitoring Plan. Other procedures will include in-house review of progress reports and expenditures, and on-site visits to ensure compliance with federal regulations. The monitoring system will encourage uniform reporting to achieve consistent information on beneficiaries. Monitoring will also aim at resolving any program or accounting findings or other problems that may keep an organization from meeting its contractual obligations. Technical assistance will be provided where necessary.

Furthermore, project and financial data on CDBG funded activities will be maintained using HUD's IDIS (Integrated Disbursement Information System) software. Use of this system allows HUD staff easy access to local data for review and progress evaluation.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

For Program Year 2025, the City will receive approximately \$594,000 of CDBG funds from HUD. The City has no anticipated prior year resources available for inclusion in the 2025 Annual Action Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	594,000	0	0	594,000	2,970,000	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

- State Low-Income Housing Tax Credit Program
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding
- Homeless Housing, Assistance and Prevention (HHAP) Program
- Homeless Emergency Aid Program (HEAP)
- California Emergency Solutions and Housing Program (CESH)

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

La Habra will comply with new State requirements under AB1486 and AB1255 to inventory and support developers to access and utilize surplus municipal and state land for the construction of affordable housing. If such sites are identified, the City will consider the use of CDBG or other resources to assist with site preparation. At the point of developing this Action Plan, the City does not have any publicly owned land that can be used to support the development of affordable housing within the City of La Habra.

Discussion

None.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Access to Affordable Housing	2025	2026	Affordable Housing Non-Housing Community Development	Citywide	Expand the supply of affordable housing; Preserve the supply of affordable housing	CDBG: \$125,000	2 housing units
2	Support Community Services	2025	2026	Public Services	CDBG Low/Mod Census Tract Target Area City of La Habra	Access to and supply of public services	CDBG: \$72,100	1,000 persons
3	Enhance Public Facilities and Infrastructure	2025	2026	Non-Housing Community Development	CDBG Low/Mod Census Tract Target Area	Improve City public facilities and infrastructure	CDBG: \$261,100	1 projects
4	Support Efforts to Address Homelessness	2025	2026	Homeless	Citywide	Increase access to and supply of homeless services and facilities	CDBG: \$8,000	200 people
5	Promote Economic Development	2025	2026	Non-Housing Community Development	Citywide	Develop and strengthen small businesses, support local entrepreneurs, expand employment and/or workforce development programs, and improve access to job opportunities.	CDBG: \$0	0 businesses

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Affirmative Furthering Fair Housing	2025	2026	Non-Housing Community Development	Citywide	Affirmatively further fair housing throughout the City by providing guidance and assistance to residents to increase their awareness of fair housing rights and support residents reporting fair housing issues and seek corrective action.	CDBG: \$9,000	100 people/other
7	Support Programs through CDBG Administration	2025	2026	All Categories	Citywide	Ensure the management of a compliant and efficient CDBG program.	CDBG: \$118,800	1 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Access to Affordable Housing
	Goal Description	Provide funding for the acquisition, construction, rehabilitation and provision of affordable rental and ownership housing.
2	Goal Name	Support Community Services
	Goal Description	Working with local and regional nonprofits and service providers, La Habra will provide or improve access to public social services for low- and moderate-income persons and persons with special needs throughout the City.
3	Goal Name	Enhance Public Facilities and Infrastructure
	Goal Description	Improve and expand public infrastructure and facilities that benefit low- and moderate-income neighborhoods and residents.
4	Goal Name	Support Efforts to Address Homelessness
	Goal Description	Provide a continuum of supportive and housing services for the homeless and households at risk of homelessness. This goal involves transitional housing, emergency housing, homeless prevention, and services for at-risk homeless and homeless veterans.
5	Goal Name	Promote Economic Development
	Goal Description	Develop and strengthen small businesses, support local entrepreneurs, expand employment and/or workforce development programs, and improve access to job opportunities.
6	Goal Name	Affirmative Further Fair Housing
	Goal Description	Affirmatively further fair housing throughout the City by providing guidance and assistance to residents to increase their awareness of fair housing rights and support residents reporting fair housing issues and seek corrective action.
7	Goal Name	Support Programs through CDBG Administration
	Goal Description	Ensure the management of a compliant and efficient CDBG program.

Projects

AP-35 Projects – 91.220(d)

Introduction

During the 2025 program year, the City of La Habra will fund the following projects. As of the date of the publication of the draft 2025 Action Plan, HUD has not announced the exact dollar amount of the City’s annual CDBG allocation. Therefore, the amounts listed in the 2025 Action Plan are only estimates and all proposed activities’ budgets will be proportionately increased or decreased from the estimated funding levels to match the actual allocation.

Projects

#	Project Name
1	Program Administration
2	Fair Housing
3	Residential Rehabilitation
4	Residential Rehabilitation Administration
5	Portola Park Sports & Cultural Arts Complex
6	Community Services – Graffiti Removal
7	Community Services – La Habra Community Employment Program
8	Mercy House
9	Children's Museum Sponsorship Program

Table 3 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

La Habra uses a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City’s intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low- and moderate-income persons. Public infrastructure improvements are an area benefit activity when they are in a predominately low- and moderate-income neighborhoods.

AP-38 Project Summary

Project Summary Information

1	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	All
	Needs Addressed	Support Programs through CDBG Administration
	Funding	CDBG: \$118,800
	Description	Overall administration of the CDBG Program including: completion of grant application, oversight of citizen participation process, development of annual funding contracts with agencies, set up of projects in HUD funds disbursement system and draw down funds, implementation of projects and compliance with HUD reporting requirements. Eligibility of this activity is based on Section 105(a)(13) of HUD's regulation.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	Activities will be managed from City offices.
	Planned Activities	Planning and Administration of the CDBG Program
2	Project Name	Fair Housing
	Target Area	Citywide
	Goals Supported	Fair housing services
	Needs Addressed	Affirmatively Further Fair Housing
	Funding	CDBG: \$9,000
Description	This ongoing program will provide fair housing services to households including: responding to housing discrimination complaints, provide assistance in resolving tenant/landlord disputes, and offering educational programs on housing rights and responsibilities. Funding for this program will be allocated under the City's 15% public services cap. Eligibility of this activity is based on Section 105(a)(13) of HUD's regulation.	
Target Date	6/30/2026	
Estimate the number and type of families that will benefit from the proposed activities	120 people will be assisted through these fair housing programs	
Location Description	Activities will be administered by the Fair Housing Foundation and delivered throughout the City of La Habra.	

	Planned Activities	This ongoing program will provide fair housing services to households including: responding to housing discrimination complaints, provide assistance in resolving tenant/landlord disputes, and offering educational programs on housing rights and responsibilities. Federal funding regulations require that CDBG eligible jurisdictions
3	Project Name	Residential Rehabilitation
	Target Area	n/a
	Goals Supported	Affordable Housing Preservation
	Needs Addressed	Increase Access to Affordable Housing
	Funding	CDBG: \$100,000
	Description	Provide financial assistance to low-income owners occupants of single family housing and mobile homes for the preservation of decent, safe and sanitary housing. Repairs will correct hazardous structural conditions, eliminate blight and correct building and health code violations.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2 homeowners
	Location Description	TBD
	Planned Activities	Provide financial assistance to low-income owners occupants of single family housing and mobile homes for the preservation of decent, safe and sanitary housing. Repairs will correct hazardous structural conditions, eliminate blight and correct building and health code violations.
4	Project Name	Residential Rehabilitation Administration
	Target Area	n/a
	Goals Supported	Affordable Housing Preservation
	Needs Addressed	Increase Access to Affordable Housing
	Funding	CDBG: \$25,000
	Description	Funds will be used to pay administrative costs associated with the Residential Rehabilitation Program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2 homeowners
	Location Description	TBD

	Planned Activities	Provide financial assistance to low-income owners occupants of single family housing and mobile homes for the preservation of decent, safe and sanitary housing. Repairs will correct hazardous structural conditions, eliminate blight and correct building and health code violations.
5	Project Name	Portola Park Sports & Cultural Arts Complex
	Target Area	n/a
	Goals Supported	Public Facility Improvements
	Needs Addressed	Enhance Public Facilities and Infrastructure
	Funding	CDBG: \$261,100
	Description	INSERT
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	3,395 low- and moderate-income residents
	Location Description	301 S. Euclid Street, La Habra, CA 90631
	Planned Activities	
6	Project Name	Community Services – Graffiti Removal
	Target Area	City Wide
	Goals Supported	Public Services
	Needs Addressed	Support Community Services
	Funding	CDBG: \$58,100
	Description	Funding will support a graffiti removal specialist to provide services in CDBG low- and moderate- income areas to remove graffiti from public spaces and surfaces that would otherwise detrimentally impact the neighborhood and residents.

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	20,000 residents
	Location Description	Services will be conducted in CDBG eligible block groups
	Planned Activities	Under direction of the Community Services Department, the graffiti removal specialist will remove graffiti in CDBG eligible neighborhoods and block groups.
7	Project Name	Community Services – La Habra Community Employment Program
	Target Area	City Wide
	Goals Supported	Public Services
	Needs Addressed	Support Community Services
	Funding	CDBG: \$10,000
	Description	Through the La Habra Community Employment Center, residents will have access to a centralized career center and work with “Career Coaches” to develop a plan to prepare for and access a higher paying job.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	50 residents will benefit from the La Habra Community Employment program services.
	Location Description	Services will be for eligible residents throughout the City; the Center is located at the VCC/Gary Center.
	Planned Activities	Specific services include: <ul style="list-style-type: none"> • Vocational counseling/ career planning • Career assessments • Resume/ interview coaching • Meetings with “Career Coaches” • Vocational classes
8	Project Name	Mercy House
	Target Area	City Wide
	Goals Supported	Special Needs Services

	Needs Addressed	Support Efforts to Address Homelessness
	Funding	CDBG: \$8,000
	Description	Mercy House provides emergency shelter and services, housing placement, and housing stabilization to homeless and chronically homeless individuals and families.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	30 low- and moderate-income individuals will benefit from this activity
	Location Description	Services will be available to residents in La Habra and operated at Bridges at Kraemer Place in Santa Ana, CA.
	Planned Activity	CDBG resources will be used to assist clients secure housing when exiting emergency shelter. Specifically, Mercy House will provide employment and housing navigation services that coach clients through goal setting, follow through and accountability. Navigation services will provide connections to resources, support document gathering and management, and provide general tenant coaching and education.
9	Project Name	Children's Museum Sponsorship Program
	Target Area	City Wide
	Goals Supported	Public Services
	Needs Addressed	Support Community Services
	Funding	CDBG: \$4,000
	Description	The Children's Museum Scholarship Program provided memberships to low and moderate- income families enrolled in the Early Head Start and State Preschool program managed by the City of La Habra. The Program's intent is to provide family memberships and/or other museum experiences that enhance educational outcomes for the underserved of our Child Development Program and our community.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	50 persons

Location Description	Services will be for eligible residents throughout the City. Located at Children's Museum.
Planned Activities	The Program's intent is to provide family memberships and/or other museum experiences that enhance educational outcomes for the underserved of our Child Development Program and our community. The Program will provide parents with tools to use at home to help the at-risk children learn and thrive in their early years of education.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG resources will be prioritized throughout the City with the primary objective of meeting the needs of low- and moderate-income residents in the City. When evaluating potential projects and programs, the City will ensure that projects are structured to prioritize areas where there is a higher concentration of low- and moderate-income residents. The map below indicates Census block groups in which at least 51% of the residents are low- or moderate-income residents. The City will prioritize funding in these block groups.

A detailed description of minority and low-income concentration is provided in the Consolidated Plan in the MA-50 section.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of La Habra does not use specific target areas to guide the allocation of funding. The City prioritizes funding that meets community needs and complies with HUD regulations/ requirements.

Discussion

None.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Annual Action Plan specifies goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year. The plan also indicates the number of affordable housing units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. For the purpose of this section, the term "affordable housing" is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	2
Acquisition of Existing Units	0
Total	2

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

None.

AP-60 Public Housing – 91.220(h)

Introduction

The La Habra Housing Authority was formed by the City Council on September 22, 1992, by Resolution No. 4146 under provisions of State Law. The City of La Habra has an agreement for a period of 10 years for the administration of Section 8 housing programs with the Orange County Housing Authority.

La Habra will continue to work independently and closely with the Orange County Housing Authority and local nonprofits to provide assistance to low-income families. As population demographics continue to change, the City will continue to work with the county housing authority and local (and regional) nonprofits to develop public housing projects in La Habra.

Currently, there are 34 families, 7 disabled, and 53 elderly receiving Section 8 voucher assistance, and 7 La Habra veterans receiving Veterans Affairs Supportive Housing (VASH) assistance through the Orange County Housing Authority.

Actions planned during the next year to address the needs to public housing

Orange County Housing Authority does not own or operate any public housing developments.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Orange County Housing Authority actively encourages program tenants to participate and become involved with the Resident Advisory Board to support oversight and management of the Housing Authority. To support homeownership, OCHA has established an HCV Homeownership option. Under this option, qualified HCV participants may be able to use their housing assistance subsidies for mortgage payments rather than monthly rent. This option allows first-time homebuyers who meet certain qualifications to receive assistance with their monthly homeownership expenses.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A, PHA is not designated as troubled.

Discussion

None.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Through the City’s CDBG allocation, it will continue to prioritize the needs of homeless and special needs populations in the City of La Habra.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of La Habra is an active participant in the Orange County Continuum of Care. The City works directly with City Net to assist in street outreach and client engagement. City Net works closely with city agencies and the police department as well as service providers and shelters operating throughout the CoC geography.

Additionally, La Habra is a participating member in the North Orange County Public Safety Task Force in which the task force works with cities and community-based organizations to use state-provided funding to support youth violence prevention, promote and enhance the successful re-entry of offenders into the community and improve homeless outreach and intervention efforts.

From October 2019 – February 2021, City Net engaged 851 individuals via direct outreach with the goal of building relationships and trust to support these individuals seek emergency shelter or other critical services and needs.

As part of this strategic plan, the City anticipates funding special needs public services, which will include the provision and delivery of services that are targeted to populations including those who are homeless and at-risk of becoming homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

In accordance with SB2, the City of La Habra created an Emergency Transitional Shelter Overlay Zone as part of its zoning ordinance – allowing for the development of a new or conversion of an existing structure within the zone to accommodate at least 20 homeless persons. This overlay allows the development of such a shelter as a permitted use without the need for a conditional use or other discretionary permit.

Additionally, as a member of the Orange County CoC, the City maintains an active database of available emergency and transitional shelters throughout the County and supports those seeking assistance in accessing these shelters or other critical services.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Through this Strategic Plan, the City of La Habra will implement public service programs to provide a range of critical services to low-income and homeless households as well as support homeless facilities operating in Orange County that serve residents of La Habra. Through these programs, La Habra will support the continuation and expansion of a network of programs to support at-risk households.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Through the North Orange County Public Safety Task Force, the organization will continue to fund and support community-based organizations that operate in the ten cities in North OC (including La Habra) to provide assistance for successful reentry into the community. Additionally, the CoC and service providers in La Habra and throughout the County provide a range of housing and critical services to those who are at-risk of homelessness and provide counseling and supportive services to mitigate the risk. La Habra will continue to prioritize the funding of such institutions through its public service program.

Discussion

None.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City evaluated barriers and constraints to the development of affordable housing as a critical component of the Housing Element. The California Department of Housing and Community has certified La Habra's Housing Element.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of La Habra's General Plan 2035 encourages the development of homes affordable to working families. Through Policy A-1, the City supports State Housing policies by emphasizing, " ... the use of those public powers which impact on housing, including, but not limited to, land use controls, development controls, and regulatory concessions and incentives." Policy A-3 facilitates efforts of the private sector in the production of new housing for all economic segments of the community. Specifically, Policy A-2 gives priority processing to very low-income and low-income developments where the highest priority will be given to rental projects that are affordable to extremely low and/or very low-income households. Policy A-4 directs the City to work with the La Habra Housing Authority to assist in initiating partnerships with nonprofit developers to assist in the development of housing affordable to extremely low-income, very low-income and low-income households. Policy A-5 has the City striving to achieve the production of new housing in sufficient quantities to meet both market-rate and non-market rate housing needs of the community.

Historically, the City has approached lower income housing needs through financial assistance (although this will be more restrictive in the future due to the loss of redevelopment set aside funds), encouragement, or negotiations with developers, with the goal of enhancing the residential quality of life by providing needed services that allow for the opportunity to increase household income. The 2014-2021 Housing Element identifies Housing Authority Bonds, the HOME Investment Partnership Program, and Low-Income Housing Tax Credits, among others, as financial resources La Habra will utilize, when available, to assist in the development of affordable housing. In addition, the City also has ground lease agreements in place with developers throughout the City to maintain 18 affordable units in the City.

Discussion:

None.

AP-85 Other Actions – 91.220(k)

Introduction:

The section will describe the City's planned actions to ensure that the goals of this Action Plan effectively meet the needs of underserved residents, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, promote and enhance institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

To effectively address the obstacles to meeting the needs of underserved individuals, the City will work closely with its network of local and regional partners and nonprofits to continually identify the most pressing needs and barriers to effectively delivering public services, housing and other programs. Building off this input, the City will prioritize public and social service programs that most align with the needs of these populations. The City will rely on its partners to assist in communication and messaging to ensure that underserved households are able to access and utilize these programs and services.

Actions planned to foster and maintain affordable housing

Rehabilitation Activities

The City plans to foster and maintain affordable housing through the rehabilitation of single-family and mobile homes throughout the City of La Habra. Single-family rehabilitations will be conducted by the Community Development Department's Residential Rehabilitation Project. These rehabilitation programs enable La Habra residents to remain in their homes and continue to live independent lives, despite fixed incomes and/or physical limitations by focusing rehabilitation efforts on health, safety, and accessibility.

Fair Housing Activities

The U.S. Department of Housing and Urban Development (HUD) requires direct entitlement cities to develop an Analysis of Impediments (AI) to Fair Housing Choice and evaluate its Fair Housing issues as an individual jurisdiction and within the context of a larger region. The City of La Habra collaborated with 16 Orange County cities to develop a Regional Analysis of Impediments to Fair Housing Choice in order to fulfill our HUD requirement. This AI examines various policies, procedures, and practices within a community that may limit a person's ability to choose their residence free from discrimination. This AI provides an overview of laws, regulations, conditions or other possible obstacles that may affect an individual or a household's access to housing in a community. It also presents local and regional demographic profiles, assesses the extent of housing needs among specific groups, identifies existing barriers or impediments that may limit housing choices, and proposes action to overcome those barriers.

Actions planned to reduce lead-based paint hazards

The use of all lead-based paint (LBP) on residential property has been prohibited since 1978.

However, 82% of owner-occupied units and 77% of renter occupied units were built before 1980. These units could be at risk of lead-based poisoning. The age of the housing stock is the key variable for estimating the number of housing units with lead-based paint (LBP). The City will continue to provide lead-based paint testing in compliance with program guidelines.

Lead poisoning education and abatement efforts in La Habra are provided through the cooperative efforts of the County Public Health Department. The abatement of lead-based hazards is a vital component of the City of La Habra's Housing Rehabilitation Loan Program. All housing rehabilitation projects are assessed for lead-based paint and licensed contractors perform lead-based paint abatements.

Actions planned to reduce the number of poverty-level families

Through this Action Plan, the City will continue to strive to achieve its goal of reducing the poverty rate within the City of La Habra. To support this effort, the City will do the following:

- Coordinate with public and private stakeholders to institute programs targeted to low-income residents in the City
- Support services and facilities targeted to homeless residents and those at risk of becoming homeless
- Promote housing rehabilitation programs targeted to support low- and moderate-income residents
- Target public infrastructure and improvements that will primarily benefit low- and moderate- income residents

Actions planned to develop institutional structure

The City of La Habra's Community Development Department works closely with regional and local stakeholders focused on improving housing and community development conditions in La Habra. The working relationships between these organizations are strong and facilitative. Due to the City's relatively small size, communication is typically direct and immediate. As a result, gaps in program or service delivery are typically not the result of poor institutional structure or lack of intergovernmental cooperation, but rather due to shortcomings in available resources. During the coming year, the City will continue to strive to identify new partners as well as new financial and in-kind resources that can be leveraged by the City and/ or its partners to better promote community development programming throughout the City.

Actions planned to enhance coordination between public and private housing and social service agencies

The City's Community Development Department works closely with other City departments and the community to develop programs and activities that improve low- and moderate-income neighborhoods throughout La Habra. The administration of program activities includes housing, public facility and infrastructure improvements, public and social service activities and economic development activities. To ensure these programs are efficiently carried out and effectively meet the needs of residents, the City

regularly communicates and coordinates activities with the different stakeholders. The City will continue to strive to regularly communicate and coordinate activities between itself and other agencies as well as serve as a conduit between different organizations and agencies operating in the City.

Discussion:

None.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City ensures that all CDBG activities are carried out in accordance with HUD’s rules and regulations.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

In the implementation of programs and activities under the 2025-2026 Annual Action Plan, the City La Habra will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program.



APPENDIX B

Citizen Participation

To Be Inserted in Final



APPENDIX B

SF 424 Forms and Certifications

To Be Inserted in Final

City of La Habra
2025-2029 CONSOLIDATED PLAN

ATTACHMENTS

ATTACHMENT 1

City of La Habra 2025-2029 Consolidated Plan

Public Notices

ATTACHMENT 2

City of La Habra 2025-2029 Consolidated Plan

2025 HUD Income Limits

80% AMI Maximum Gross Annual Household Income (2025)			
Household Size (No. of persons)	Maximum Income	Household Size (No. of persons)	Maximum Income
1	\$94,750	5	\$146,200
2	\$108,300	6	\$157,050
3	\$121,850	7	\$167,850
4	\$135,350	8	\$178,700

The incomes listed above are determined by the U.S. Department of Housing and Urban Development (HUD) and are subject to change annually.

ATTACHMENT 3

NA-10 –Housing Needs Assessment

American Community Survey (ACS) Table B19201 5-Year Estimate

(Income and Poverty Levels)

ACS 5-Year Estimates Detailed Table B19201*	Nonfamily Household Income	
Income Level	Number	% Below Poverty
Total:	4,881	
Less than \$10,000	356	7.29%
\$10,000 to \$14,999	362	7.42%
\$15,000 to \$19,999	240	4.92%
\$20,000 to \$24,999	104	2.13%
\$25,000 to \$29,999	105	2.15%
Subtotal - Below Poverty Level	1,167	23.91%
\$30,000 to \$34,999	121	2.48%
\$35,000 to \$39,999	192	3.93%
\$40,000 to \$44,999	92	1.88%
\$45,000 to \$49,999	232	4.75%
\$50,000 to \$59,999	329	6.74%
\$60,000 to \$74,999	522	10.69%
Subtotal – Low-Income (<80% AMI)	1488	30.49%
\$75,000 to \$99,999	559	11.45%
\$100,000 to \$124,999	695	14.24%
\$125,000 to \$149,999	472	9.67%
\$150,000 to \$199,999	285	5.84%
\$200,000 or more	215	4.40%

* Household Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B19201, 2023. Analysis in this section is based on HUD 2023 Income limit of \$70,650 for a one-person household.

ATTACHMENT 4

NA-10 –Housing Needs Assessment

American Community Survey (ACS) Table S1101 5-Year estimates

(Nonfamily Households/Female Headed Households)

ACS 5-Year Estimates Subject Table S1101*	Total	Married-couple family household	Male householder, no spouse present, family household	Female householder, no spouse present, family household	Nonfamily household
Households and Families	Estimate	Estimate	Estimate	Estimate	Estimate
HOUSEHOLDS					
Total households	20,488	11,079	1,736	2,792	4,881
Average household size	3.0	3.54	3.57	3.43	1.31
FAMILIES					
Total families	15,607	11,079	1,736	2,792	(X)
Average family size	3.4	3.48	3.19	3.21	(X)
AGE OF OWN CHILDREN					
Households with own children of the householder under 18 years	5,957	4,310	568	1,079	(X)
Under 6 years only	17.90%	20.50%	11.80%	10.80%	(X)
Under 6 years and 6 to 17 years	17.00%	15.70%	35.20%	12.40%	(X)
6 to 17 years only	65.10%	63.70%	53.00%	76.80%	(X)
Total households	20,488	11,079	1,736	2,792	4,881
SELECTED HOUSEHOLDS BY TYPE					
Households with one or more people under 18 years	33.80%	42.60%	46.60%	47.30%	1.60%
Households with one or more people 60 years and over	41.40%	36.20%	41.20%	44.90%	51.10%
Households with one or more people 65 years and over	30.40%	(X)	(X)	(X)	39.70%
Householder living alone	18.60%	(X)	(X)	(X)	77.90%
65 years and over	7.90%	(X)	(X)	(X)	33.30%
UNITS IN STRUCTURE					
1-unit structures	61.70%	71.20%	47.80%	57.70%	47.40%
2-or-more-unit structures	35.00%	26.60%	52.20%	39.30%	45.40%
Mobile homes and all other types of units	3.30%	2.20%	0.00%	3.00%	7.30%
HOUSING TENURE					
Owner-occupied housing units	58.30%	66.00%	40.70%	50.00%	51.60%
Renter-occupied housing units	41.70%	34.00%	59.30%	50.00%	48.40%
* U.S. Census Bureau. "Households and Families." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1101, 2023.					

ATTACHMENT 5

City of La Habra 2025-2029 Consolidated Plan

CDBG Low- and Moderate-Income Map

