

2025 General Plan Annual Report



City of La Habra
Community and Economic Development Department
March 2026

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I INTRODUCTION

Government Code Section 65400(a)(2) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress in its implementation of the City's General Plan, including the progress in meeting the City's share of regional housing needs. A copy of this report must also be sent to the Governor's Office of Land Use and Climate Innovation (LCI) and the Department of Housing and Community Development (HCD).

Purpose

The intent of Section 65400(a)(2) is to ensure that the General Plan directs all land use decisions and remains an effective guide for future development. The General Plan is to act as a "constitution" for the long-term physical development of a community and is required to be updated periodically to reflect current circumstances. Therefore, it is critical that periodic review of the General Plan and its implementation be undertaken.

How the State Uses the Report

Upon review and approval by the City Council of this report, the document is forwarded by the Community and Economic Development Director to the Governor's Office of Land Use and Climate Innovation (LCI). The report provides information to LCI about local planning activities and helps to identify trends in land use planning and decision making throughout the state. By compiling all the information from local agencies, LCI can identify any improvements or modifications that are needed to the General Plan Guidelines, determine how local activities compare to statewide planning goals and policies, and facilitate the State legislative process as it pertains to land use planning issues.

Pursuant to Government Code Section 65400(a)(2)(B)(ii) the Housing Element portion of the report is transmitted to the State's office of Housing and Community Development (HCD). Providing a copy of the report to HCD fulfills the requirement of providing housing information, including the City's progress in meeting its share of regional housing needs.

La Habra General Plan 2035

The "La Habra General Plan 2035" was adopted by the City Council through Resolution No. 5611 on January 21, 2014. The plan contains goals, policies, and programs which are intended to guide land and development decisions. The formulation of the plan was a joint effort by the City Council, Planning Commission, Staff and a citizen General Plan Advisory Committee specifically appointed by the City Council to assist in the preparation of the General Plan.

All decisions made by the City Council and Planning Commission through the course of each year must conform or relate to the City's General Plan. The State Government Code mandates that the City Council and Planning Commission make required "findings of approval" for certain specific uses to ensure that these actions are consistent with goals

and policies of the General Plan. For example, all zoning, subdivision, land use approvals, public works projects, and the City's Capital Improvement Program must be found to be consistent with the General Plan.

Composition of the General Plan

The La Habra General Plan 2035 (further referred to as "the General Plan") is organized into eight chapters which includes the Introduction and Implementation Manual. The remaining six chapters contain thirty-three sections, which cover the traditional seven elements of a general plan. This format contains all the mandatory elements for general plans as established in the California Government Code. The plan is divided into the following chapters:

1. Introduction
2. Community Development
3. Mobility/Circulation
4. Infrastructure
5. Community Services
6. Conservation/Natural Resources
7. Community Safety
8. Implementation Manual

Chapter 8 "Implementation Manual" provides the framework for the annual report and will direct the remaining portion of this document.

Implementation Manual

The Implementation Manual provides a set of measures to achieve the goals and policies set forth in the General Plan. To remain effective, the General Plan must be reviewed, maintained, and implemented in a systematic and consistent manner. The Implementation Manual provides recommended review periods, or timeframes, from which to review the various programs of the General Plan. These programs are organized into eleven categories as follows:

1. General Plan Maintenance and Monitoring
2. Implementing Policy Documents and Regulatory Codes
3. Development Review and Entitlement
4. Master Plans and Public Improvements
5. Financing and Budgeting
6. Planning Studies and Reports

7. City Services and Operations
8. Intergovernmental Coordination
9. Joint Partnerships with the Private Sector
10. Special Districts
11. Public Information

These eleven categories are further broken down and listed on a table (see Exhibit A, “Table 8-1”) that outlines the various review periods of each item. The review periods include “Near Term,” “Annual,” “Continuing,” “Periodic Updates,” and “Mid to Long-Term.” The following pages will describe the City’s compliance with these items. The numbering of these items follows the numbering within Chapter 8 of the General Plan to facilitate ease of cross-referencing. In addition,

Section VII of the annual report provides an update on the City's progress towards implementing its Housing Element, using forms provided by HCD, designed to ensure standardized electronic reporting to HCD.

Conclusion

Thank you for your interest in reviewing the 2025 Annual Report of the La Habra General Plan. The City takes great pride in being a “Caring Community” and the previous report provides a snapshot of the activities that were completed during the 2025 calendar year reporting period. These activities are captured as bulleted statements and as such, are brief in nature. Should you find an item that you would like more detail on, please feel free to reach out to staff who will be more than happy to provide a more thorough explanation of the activities that occurred.

II Near Term Implementation

This section (Section B of Chapter 8) describes programs that have a high priority for implementation to ensure compliance with legislation for General Plan consistency and are intended to be implemented within five years of the adoption of the General Plan.

A. General Plan Maintenance and Monitoring

A₁ General Plan Monitoring System

This requires the establishment of tracking systems using existing tools and procedures that incorporate metrics for the purpose of ensuring consistency with the General Plan.

City's efforts in 2025

- The Implementation Plan of the La Habra General was developed to be a self-monitoring system with specific timelines to accomplish the goals and policies in the La Habra General Plan. All departments are required to annually outline and report how the goals and programs under the subsection of the Implementation Plan are achieved. This is prepared and presented annually to the City Council.
- All City activities, projects, and programs are consistently reviewed against the La Habra General Plan and relevant policy achievements are required to be listed in all Planning Commission and City Council staff reports.

B. Implementing Policy Documents and Regulatory Codes

B₁ Zoning Ordinance

This requires that the City review and amend the Zoning Code to ensure consistency with the General Plan.

City's efforts in 2025

- On June 16, 2025, the City Council adopted Ordinance No. CC 2025-03 (Zone Change 25-0001), which repealed and replaced Chapter 18.66 (Conditional Use Permits) of Title 18 (Zoning) of the La Habra Municipal Code. This ordinance established new procedures for Conditional Use Permits (CUP) and Minor Conditional Use Permits (MCUP).
- On June 16, 2025, the City Council adopted Ordinance No. CC 2025-05 (Zone Change 25-0002) amending Municipal Code Section 18.12.150 to update standards for Accessory Dwelling Units (ADUs) and Junior ADUs to ensure compliance with State law.
- On August 18, 2025, the City Council adopted Ordinance No. CC 2025-08 establishing a temporary urgency moratorium on new smoke shops within the City. The Ordinance was extended on September 15, 2025.

- On November 3, 2025, the City Council adopted Ordinance No. CC 2025-14 (Zone Change 25-0003), amending Section 18.04.030 of the Zoning Code to update regulations pertaining to Special Event Permits.
- On November 3, 2025, the City Council adopted Ordinance No. CC 2025-11 (Zone Change 25-0004) to implement State housing laws allowing Urban Lot Splits and construction of up to two primary dwelling units on qualifying properties within the R-1a, R-1b, and R-1c Single-Unit Dwelling Zones.

B2 Specific Plans

The City shall amend the La Habra Boulevard Specific Plan for consistency with the General Plan.

City's efforts in 2025

- In July 2023 the City entered into an agreement with a consultant to prepare a comprehensive update to the La Habra Boulevard Specific Plan. The City continued working with the Consultant on the comprehensive update throughout 2025, refining land use concepts, development standards, and implementation strategies. It is anticipated that the project will culminate with Planning Commission and City Council hearings and action in 2026.

B3 Subdivision Ordinance

The City of La Habra Subdivision Ordinance shall be reviewed and amended for the purpose of ensuring consistency with the General Plan.

City's efforts in 2025

- The City Engineer reviewed the Subdivision Ordinance and determined that no amendments were required during this period.
- One Tract map was processed this calendar year - a 22 multi-unit residential townhome project at 300 South Walnut Street.

B4 Building and Construction Code

The City of La Habra Building and Construction Code shall be reviewed and amended for the purpose of ensuring consistency with the General Plan.

City's efforts in 2025

- The 2022 California Building, Residential, Electrical, Plumbing, Mechanical, Green Building Standards, and Energy Code as well as the County of Los Angeles Fire Code and the 2021 International Property Maintenance Code are incorporated into the La Habra Municipal Code to ensure compliance with state and county requirements. These new building codes became effective on January 1, 2023.

There were no amendments required to Chapter 15.16 (Building and Construction Code) during this reporting period. The City continues to implement the most current adopted California Building Standards Codes.

B5 Climate Action Plan

Adopt and implement goals, policies, and implementation programs contained in the La Habra Climate Action Plan.

City's efforts in 2025

- The City continues to pursue grant funding to update the Climate Action Plan (CAP).

B9 Economic Development Strategy

The City shall develop and implement an Economic Development Strategy whose objective is to attract and retain quality business.

City's efforts in 2025

- The City hosted a business luncheon for La Habra's top 25 businesses. The objective of this luncheon was to strengthen the already strong working relationship the City has established with the business community, to provide a brief update on projects throughout the City, and to give businesses an opportunity to meet with various City Departments.
- Staff attended two ICSC (Innovating Commerce Serving Communities) Conferences. The goal of attending these conferences is to market the City and meet with developers/ prospective retailers to help attract new businesses to La Habra.
- The City held its fourth annual Economic Development Forum in an effort to engage with the local business community. All La Habra businesses were invited to attend and had the opportunity to meet city departments, learn about city programs and services, and network with fellow businesses.

B11 Inclusionary Housing Ordinance

The City will consider adopting an inclusionary housing ordinance.

City's efforts in 2025

- A copy of the Inclusionary Housing Ordinance, adopted in 2021 is available for review on the City's website, and a hardcopy is also available to the public at City Hall. Staff assisted with the interpretation of the ordinance to prospective developers and any interested persons throughout the 2025 calendar year.

D. Master Plans and Public Improvements

D₄ Transportation Services and Management

The City shall maintain and improve the Traffic Operations Center and a citywide interconnected network to convert key intersections and roadways into a coordinated traffic management system.

City's efforts in 2025

- The City's Traffic Engineering staff monitors all signalized intersections through a real-time CCTV video monitoring system and through an Advanced Traffic Management System (ATMS) along with the assistance of our on-call consultant services to address issues when they occur. Staff has continually been testing out the latest technology including dilemma zone detection and pedestrian detection.

G. Community Services and Operations

G₁ Municipal Procedures and Operations

The City shall review and revise its municipal procedures to ensure consistency with the General Plan.

City's efforts in 2025

- Each City Department has reviewed its procedures and proactively made updates as needed.

G₁₂ Code Enforcement

The City will establish a rental housing inspection program to identify blighted, deteriorated, and/or substandard rental housing stock, and to ensure the rehabilitation or elimination of housing that does not meet minimum Municipal and/or State Building/Housing Code standards.

City's efforts in 2025

- The City continues to identify non-conforming residential properties that have remained vacant for longer than one-year for demolition and redevelopment with legal, anticipated uses.

G₁₅ Programs for the Developmentally Disabled

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

City's efforts in 2025

- Staff provided families with referrals to and/or informational flyers provided by the Regional Center of Orange County as needed. Additionally, the City has

identified the Regional Center of Orange County and other Disabled, Special Education and Rehabilitation Services as available resources on the City's Housing Division web page.

III Annual Implementation

This section (Section C of Chapter 8) provides a list of objectives that require yearly review and reporting. These items are required by various State statutes or were implemented due to community input.

The following sections describe the activities that the City accomplished to meet its annual reporting requirements.

A. General Plan Maintenance and Monitoring

A₂ Annual General Plan Report

The California Government Code section 65400(a)(2) requires all cities and counties to submit an annual General Plan Progress Report to their legislative bodies (e.g. City Council), the State Office of Land Use and Climate Innovation (LCI), and the State Department of Housing and Community Development (HCD).

City's efforts in 2025

- All City activities were tied to the General Plan and relevant policy achievement is specifically noted in Planning Commission and City Council staff reports.
- The Community and Economic Development Department submitted its annual progress report to the State Department of Housing and Community Development (HCD) and the State Office of Land Use and Climate Innovation (LCI).

A₃ Annual Climate Change Report

Pursuant to SB 375 (Sustainable Communities and Climate Protection Act of 2008), the City is tasked with implementation of the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) adopted by the Southern California Area Governments (SCAG), as it relates to the City of La Habra. In 2020, SCAG adopted its latest version of the RTP/SCS, referred to as "Connect SoCal 2020." One of the significant outcomes of the planning process for Connect SoCal 2020 was the allocation of the Regional Housing Needs Assessment (RHNA). More information about the City's implementation of the RHNA is included in Section VII.

In addition to implementation of SB 275, the following activities have been undertaken by the City to implement Assembly Bill 32 (Global Warming Solutions Act of 2006) regarding reduction measures for transportation, energy, water, and solid waste.

City's efforts in 2025

- The City maintained compliance with AB 939 regarding utilizing recycling materials and provided ongoing public education programs through the Source Reduction and Recycling Element (SRRE).

- The City continued the enforcement of Chapter 15.78 “Waste Management Plan for Construction and Demolition Projects” of the La Habra Municipal Code.
- Building and Safety staff continued enforcement and implementation of Title 24 of the State Government Code in regards to energy conservation measures as part of all building designs.
- Engineering staff continued to ensure that urban and storm water runoff and water quality protection principles are properly considered in the land use decision making process through enforcement of the National Pollutant Discharge Elimination System (NPDES) requirements.
- Staff continued a community NPDES information program by providing water quality information on the City’s website, providing water quality literature to new businesses, and posted literature and other materials at City facilities.
- Staff maintained an annual schedule of NPDES inspections for commercial inventory properties to ensure that all violations are addressed and corrected in a timely manner.
- Staff maintained Best Management Practices (BMPs) identified for La Habra in the Sustainable Community Strategy (SCS) that was adopted for Orange County, to encourage the reduction of emissions within La Habra.

D. Master Plans and Public Improvements

D₁ Capital Improvement Programs

The City shall annually review and adopt a City Capital Improvement Program (CIP) that provides funds for capital facilities including arterial highways, local streets, storm drains, park and facility improvements, water and wastewater system improvements, and other improvements.

City’s efforts in 2025

- The Seven-Year Capital Improvement Program (CIP) for Fiscal Year 2025-2026 was approved by the Planning Commission on June 9, 2025 and adopted by the City Council on June 16, 2025.
- The City continues to maintain the Master Plan of Arterial Highways consistent with the Orange County Transportation Authority’s Master Plan of Arterial Highways.
- The City continued to participate in the cooperative planning efforts with local jurisdictions within the City’s sub-region of Southern California.
- The City continued to maintain the Seven-Year Capital Improvement Program in conformance with the provisions of Measure M2 for the purpose of maintaining Level of Service established by the General Plan.

E. Finance and Budgeting

E1 Fiscal Budgeting

The City will annually provide a portion of its CDBG funding to NeighborWorks of Orange County so that they can operate the owner-occupant, High Risk Revolving Loan Fund.

City's efforts in 2025

- This program is no longer funded through the City's CDBG; however, NeighborWorks still provides down payment assistance.

E4 Housing Affordability and Improvement Funding

The City will annually assist four lower income single-family homeowners with low interest amortized home rehabilitation loans for interior and exterior improvements, subject to the award of competitive grant HOME funds from the State.

The City will continue to participate and promote the Section 8 Rental Housing Assistance Program and target to annually assist 170 lower income households.

City's efforts in 2025

- The City maintained and improved its two mobile home parks that provide 250 affordable housing units. At least 20% of spaces leased in the mobile home parks have to be made available to low-income households.
- The City continued the Home Rehabilitation Loan/Grant program.

G. Community Services and Operations

G13 Housing Programs

The City will annually provide ten single-family homeowners with paint and paint accessories as part of the Neighborhood Clean-Up/Paint Program to paint and upgrade their home exteriors.

City's efforts in 2025

- The City continued its annual Love La Habra program and conducted one dozen projects including clean-ups/minor repairs of residential properties, City public right-of-way, beautification projects at the Children's Museum at La Habra, and repair work to the Child Development Center.



Two Love La Habra Projects

G14 Job Training

The City will assist up to 600 individuals with the administration of job training and retraining programs to eligible residents of Orange County cities at five locations throughout the county.

City's efforts in 2025

- Provided counseling, guidance, and/or training for young adults.
- Continued the oversight of the READY SET OC Program (Youth Employment and Training).
- Continued to support the activities at the Hillcrest Health and Wellness Center.
- Continued support of the classes and programs offered through the Community Services Department.

I. Public-Private Partnerships

I5 Non-Profit and Community Housing Organizations

The City will conduct an annual meeting with non-profit developers and the La Habra Housing Authority to assist in initiating partnerships in the development of affordable housing, discuss the City's plans, resources, and development opportunities, and facilitate relationships between non-profit developers and the La Habra Housing Authority.

City's efforts in 2025

- The City held two public meetings (one meeting was conducted with the Community Services Commission and the other meeting was conducted with City Council) to discuss projects and programs in 2025. Any interested individuals, developers and non-profits are invited to attend and provide comments or questions. Additionally, the Housing Division and Planning Division regularly met with both non-profit and for-profit housing developers to discuss potential housing opportunities within the City during 2025.

- The City will continue to work with NeighborWorks to refer low and moderate-income households who are seeking first-time homebuyer program financial assistance or other housing services.

IV Continuing Implementation

The City of La Habra administers programs and processes that implement the General Plan's goals and policies on a daily basis (Section D of Chapter 8) and reviewed and funded in its annual budgeting process.

B. Implementing Policy and Regulatory Documents

B6 Hazardous Material Ordinances

The City will enforce the Hazardous Waste Facility Ordinance in association with sections of the Orange County Hazardous Waste Management Plan to ensure hazardous materials are property sited and are compatible with surrounding land uses.

City's efforts in 2025

- The Public Works Department conducted two (2) hazardous material round-up events where citizens could safely dispose of their hazardous household materials at the City Yard.

C. Development Review and Entitlement

C1 Development Review and Entitlement

Proposed development projects must be reviewed and found to be consistent with the General Plan's goals, policies, standards, and implementation programs, as expressed by text, figures, and illustrations.

City's efforts in 2025

- City staff continued the policy that all projects must be found to be compliant with relevant General Plan policies to receive funding or approval by the appropriate authority (i.e. City Council, Planning Commission, Housing Authority, etc.). All projects were thoroughly reviewed to ensure compliance with the La Habra Municipal Code as well as all applicable state and federal standards and regulations.
- On January 13, 2025, the Planning Commission approved Tentative Tract Map 19344 (TTM24-0004), and on March 17, 2025, the City Council approved Planned Unit Development (PUD24-0002) for a 22-unit residential townhome development including four units affordable to moderate-income level households at 300 South Walnut Street.
- On February 24, 2025, the Planning Commission approved Lot Line Adjustment (LLA24-0002), and on March 17, 2025, the City Council approved Planned Unit Development (PUD24-0001) for a 21-unit residential apartment complex including two units affordable to moderate-income level households at 300 South Walnut Street.

- On August 25, 2025, the Planning Commission approved Design Review 24-0015 (DR2PH24-0015) for a four-unit residential apartment complex at 531 South Euclid Street

C2 Code Compliance

Development applications shall be reviewed for compliance with applicable City codes and ordinances, including various sections of the Municipal Code.

City's efforts in 2025

- City staff reviewed all development applications to determine compliance with applicable City codes and ordinances, prior to any application being deemed complete.
- All Building permits pertaining to residential, commercial building permits, and countless other related activities were carefully reviewed by the Planning, Public Works, and Building and Safety against the La Habra Municipal Code and all relevant state and federal regulations and requirements to ensure compliance prior to issuance, during construction, and completion.

C3 Consultation

During review of proposed development applications for vacant sites, consult with applicable State and Native American organizations regarding potential impacts and mitigation of historic resource sites and buildings.

City's efforts in 2025

- The City routed any Mitigated Negative Declaration and Environmental Impact Reports through the State Clearinghouse to ensure that all applicable agencies and organizations, including Native American organizations, had the ability to review and comment on proposed developments.
- All projects with environmental review are routed to local Native American tribes, as per Assembly Bill 52, prior to release of Initial Studies for public review.

C4 Compliance with the California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires governmental agencies to consider the environmental consequences of their actions before approving plans and committing to a course of action on a project.

City's efforts in 2025

- All projects were reviewed to ensure compliance with CEQA requirements.

C5 Affordable House Code Compliance

The City will continue to permit second units by right in the R-1 zone (Secondary Dwelling Units Ordinance, Section 18.12.150) and waive permit processing fees for second units

that will be occupied exclusively by lower income persons. The City will continue to enforce the Zoning Code, Uniform Housing Code, and the International Property Maintenance Code via the City's Code Enforcement Program.

City's efforts in 2025

- A total of 25 accessory dwelling units (ADUs) were processed ministerially through the Building plan check process.
- The Code Enforcement Division opened 492 code enforcement cases regarding residential code violation cases.
- The City's Building Department has continued implementation of the California Building Code, California Residential Code, California Electrical Code, and the Green Building Code (2022 version).

C6 Affordable Housing Entitlement Processing

The City will continue to give priority to very low-income and low-income developments and make available information about priority processing at the City's planning counter and on the City's website.

City's efforts in 2025

- Planning Staff continued to inform the development community of the benefits of the Density Bonus Program by: 1) distributing information at the City's one-stop permit counter; 2) informal solicitations of developers of site for affordable housing projects; and 3) posted affordable housing projects on the City's website.

D. Master Plans and Public Improvements

D1 Capital Improvement Programs

The City shall continue to implement capital improvements as defined in the Annual CIP.

City's efforts in 2025

- The Seven-Year Capital Improvement Program (CIP) for Fiscal Year 2025-2026 was approved by the Planning Commission on June 9, 2025 and adopted by the City Council on June 16, 2025.
- The City continued to maintain the Master Plan of Arterial Highways consistent with the Orange County Transportation Authority's (OCTA's) Master Plan of Arterial Highways.
- The City continued to participate in the cooperative planning efforts with local jurisdictions within the City's sub-region of Southern California Association of Governments (SCAG) and the Orange County Council of Governments (OCCOG).

- The City continued to maintain the Seven-Year Capital Improvement Program in conformance with the provisions of Measure M2 for the purpose of maintaining Level of Service established by this Element.

D7 Bicycle Master Plan

The City shall continue to implement improvements as defined in the Annual CIP consistent with the Bikeway Master Plan.

City's efforts in 2025

- The City's Engineering Division continued negotiations with the Union Pacific Railroad for acquisition of an easement for the placement of the La Habra Union Pacific Rail Line Bikeway along the active railroad right-of-way.
- Engineering staff continued to implement improvements to the Bikeway Master Plan such as class II and class III striping when roadway improvements projects were available to accommodate bicycle facilities as shown in the Bicycle Master Plan.

D15 Municipal Facilities

The City will continue to provide recycling programs at City facilities.

City's efforts in 2025

- The City implemented the annual Recycling Plan in conjunction with the South Coast Air Quality Management District standards.

D18 Emergency Response Plan

The Police Department administer the City's Emergency Response Plan and Hazard Mitigation Plan to reduce or eliminate the long-term risk to life and property from natural or human-induced disasters and emergencies and to be eligible for certain disaster assistance and mitigation funding.

City's efforts in 2025

- The City is reviewing and updating the Emergency Response Plan to meet current best practices and standards.
- The Police Department added an Emergency Preparedness section in the Citizen's Academy curriculum to better inform residents.
- On October 16, 2025, all City staff participated in the annual Great Shake-Out earthquake drill

D19 Hazardous Materials Response Plan

The City will administer the Hazardous Materials Response Plan.

City's efforts in 2025

- Public Works and NPDES staff regularly respond to hazardous materials spills, in conjunction with Los Angeles County Fire Department (City-contracted fire department) and La Habra Police Department staff support.
- There were no hazardous materials spills requiring a hazmat team reported in 2025.

E. Financing and Budgeting

E1 Fiscal Budgeting

The City shall engage in budgeting process that seeks to optimize fiscal revenue sources, maximize efficiency of operating expenses, and provide reserves for capital improvements.

City's efforts in 2025

- The City Council approved a balanced City budget for fiscal year 2025-2026.

E2 Development Fees and Exactions

The City shall impose fees on development projects to provide revenue for required supporting public infrastructure, parks, schools, and services, and mitigation of transportation impacts in accordance with state nexus legislation and recent court decisions.

City's efforts in 2025

- Staff continues to utilize the approved fee schedule and enforce the payment of exactions for applicable development activity (i.e. school fees, traffic impact fees, traffic improvement fees, park fees, etc.). The City implemented an updated fee schedule that started on August 3, 2025.

E3 External Financial Resources

The City shall develop and administer a program to develop investment partnerships with prospective project sponsors that optimize impact fees and public program funding to the benefit of CIP goals and plans.

City's efforts in 2025

- An internal staff committee consisting of members of all City departments continued review of available public and private grant opportunities to offset CIP program costs.

G. Community Services and Operations

G2 Economic Development Program

The City shall administer an aggressive program of economic development activities, as specified by the Economic Development Strategy to attract and retain businesses that

provide local jobs, revenue supporting City services, and otherwise contribute to its economic vitality.

City's efforts in 2025

- Staff attended two ICSC (Innovating Commerce Serving Communities) Conferences. The goal of attending these conferences is to market the City and meet with developers/ prospective retailers to help attract new businesses to La Habra.
- The City held its fourth annual Economic Development Forum in an effort to engage with the local business community. All La Habra businesses were invited to attend and had the opportunity to meet city departments, learn about city programs and services, and network with fellow businesses.
- Housing and Economic Development staff provided Community Development Block Grant funds to various community services that provide jobs training and job skills through the City's employment training programs.

G3 Parks and Recreation Facilities and Programs

The City shall continue and expand, as funding is available, its development and programming of parks and recreation facilities for La Habra's residents.

City's efforts in 2025

- The City partnered with Hillcrest Health & Wellness Center to provide a robust community food giving program that targeted families with children, families with-out children, seniors, and homeless persons.
- During the second season of splash pads at Brio Park and at Oeste Park, private reservations were offered during non-public hours.

G4 Community Programs: Youth, Teens, Young Adults, Seniors, and Families

The City shall continue and build upon its rich history of funding and administering a broad diversity of social, recreational, healthcare, and nutrition programs for its youth, seniors, families, working parents, and disadvantaged households.

City's efforts in 2025

- The Department's Recreation, Child Development, and Children's Museum partnered to create the Lil' Innovators, a family program that focuses on STEM learning for children. The event introduced families with ways to engage with their children and discover new STEM concepts and opportunities that could also be applied at home.

- The Department’s Teen Leaders & Youth Committee provided 1800 and 1000 service hours, respectively, split between special events, Day Camp, and other community programs.

G5 Community Events and Celebrations

The City shall continue to maintain a calendar of and support local community organizations in the planning, hosting, and conduct of community festivals and events as funding permits.

City’s efforts in 2025

- The Department hosted a number of large-scale events which include the annual La Habra Races 5K, Spring Family Eggstravaganza, 4th of July Celebration, and The Tamale Festival. The Tamale Festival received over 8000 attendees while the La Habra Races and Eggstravaganza served 500+ runners, and 1000+ egg-hunting participants.

G6 Transportation Services and Management

Expand the “La Habra Shuttle” public transportation service and provide discount transit passes in cooperation with OCTA and Metrolink to ensure transit accessibility for everyone including the elderly, handicapped, and transit-dependent.

City’s efforts in 2025

- The City maintained the La Habra Shuttle service for La Habra seniors and persons with disabilities.

G8 Parking Management

The City shall manage the parking supply to discourage auto use through implementation of time limits, pay parking, or permits, while ensuring the reservation of economic development goals.

City’s efforts in 2025

- Overnight parking was monitored and permit applications were issued in compliance with the City’s Parking Management Plan.

G9 Public Safety Programs

The City shall participate in and administer a diversity of programs for the protection of the health and safety of La Habra’s residents and businesses.

City’s efforts in 2025

- The City maintained its contract with the Los Angeles County Fire Department to provide fire service and fire inspection service.
- The City maintained participation in the National Flood Insurance Program.

- The Community Services Department continued to coordinate the administering of flu-vaccines through Kaiser at City Hall.

G10 Waste Management and Recycling Program

The City will continue to administer programs promoting and facilitating the recycling of waste by residences, commercial businesses, industries, and municipal uses. Through the Household Hazardous Waste Program, the City will monitor household hazardous waste disposal practices.

City's efforts in 2025

- The Public Works Department regularly reviewed the Solid Waste Management Plan to ensure compliance with the California Integrated Waste Management Act of 1989.
- Public Works also implemented universal enrollment in organics and recycling services, conducted inspections, and performed education and outreach in compliance with state laws AB 1826, AB 341, and SB 1383.

G11 Library Services

The City will work with Orange County Public Libraries (OCPL) and the La Habra Branch Library to promote educational media informing the community and support libraries with efforts to establish joint use agreements for shared use of schools, parks, community centers and other facilities.

City's efforts in 2025

- The Community Services Department supports the La Habra Branch Library by partnering with the Library during the Summer Active Day Camp program by visiting the branch weekly over the 10-week program.

G12 Code Enforcement

The City shall administer an active program of code enforcement through personalized contact, code requirement education, equitable enforcement of laws, innovative processes, and home improvement programs.

City's efforts in 2025

- The City maintained an active code enforcement program through joint efforts of Code Enforcement, Planning, Building, Police, and Fire Department staff.
- The Code Enforcement Division opened 492 code enforcement cases regarding residential code violation cases.



Before (left) and after (right) pictures showing success of Code Enforcement activities.

G13 Housing Programs

The City will continue to support the La Habra Housing Authority to maintain and improve the mobile home parks they own in the City, while at the same time using surplus revenues to purchase and substantially rehabilitate affordable units in the City.

City's efforts in 2025

- The City continued to maintain its two mobile home parks.

H. Intergovernmental Coordination

H1 School Districts

The City will maintain a working relationship with the School Districts to promote quality educational opportunities for La Habra's residents and compatibility of their facilities and programs with the neighborhoods in which they are located.

City's efforts in 2025

- The City maintained its school policing program in conjunction with the various school districts in the City.
- The Community Services Department participated in monthly meetings with School Districts to collaborate on various joint programs. Summer Enrichment classes, Student Government Day, and Distanced Learning camps were conducted through mutual coordination between the City and School Districts.
- The City maintains its Child Development program to serve pre-K and school-aged La Habra children with Head Start Programming, Preschool, and General Child Care.
- READY, SET, OC operates to provide underprivileged youth with the skills, training, and resources they need to achieve their academic potential. Students are provided the necessities to continue their academics beyond high school, through university or vocational education.

H2 Colleges and Universities

The City is in the process of developing a pro-active outreach program to public and private colleges and universities encouraging locating facilities and programs in La Habra, including the development of college satellite campuses and continuing vocational and adult education facilities.

City's efforts in 2025

- The Ready SET OC program actively participates in monthly/quarterly outreach at both private and public local community colleges and state universities to promote the post-secondary educational services that our provided through our program. Staff members offer informational workshops that provide resources and information pertaining to the various opportunities that are available throughout Orange County. We also have a partnership with Advance!, which offers assistance with college applications, financial aid applications, outreach to the community, and provide scholarship opportunities to residents of La Habra.

H3 County of Orange

The City shall work with Orange County agencies including the Orange County Transportation Authority (OCTA), Orange County Public Works (OCPW), and Orange County Sanitation District (OCSD) on a variety of complimentary and mutually beneficial programs and projects.

City's efforts in 2025

- The City conducted its annual Inner-Coastal & Watershed Clean-up Day in September 2025 in conjunction with Orange County Public Works Department, California Department of Parks and Recreation, and adjacent participating cities along the Coyote Creek watershed.

H4 Regional Agencies

The City shall work with regional agencies for compliance with applicable environmental, public health and safety, planning, and other legislation.

City's efforts in 2025

- The City conducted its annual Inner-Coastal & Watershed Clean-up Day in September 2025 in conjunction with Orange County Public Works Department, California Department of Parks and Recreation, and adjacent participating cities along the Coyote Creek watershed.
- The Police Department collaborated monthly with Orange County Emergency Management Organization to discuss best practices and plan for emergency events as a county.

H5 State Agencies

The City will work with the California Environmental Protection Agency (EPA) and other state agencies to enforce and monitor compliance with environmental regulations.

City's efforts in 2025

- When applicable, the City submits environmental documents to LCI for review by State agencies through the State Clearinghouse.

H6 Transportation Agencies

La Habra's planning and management of traffic and mobility will continue to involve coordination with a diversity of local, regional, state, and federal agencies.

City's efforts in 2025

- The Public Works Department continued to work with the Orange County Transportation Authority (OCTA), California Department of Transportation (Caltrans), and Southern California Association of Governments (SCAG) on items pertaining to traffic and mobility management.

H7 Multi Agencies

The City will review development applications in coordination with appropriate state and federal agencies that proposed to manufacture, use, or transport hazardous materials and waste onsite.

City's efforts in 2025

- The Fire Department continued to conduct inspection programs to ensure compliance with all required laws.

H9 Public Safety Organizations

The La Habra Police and Fire Departments will maintain agreements and participate with the police, sheriff, and fire departments of nearby local cities and county agencies and to ensure adequate resources, facilities, and other support services during and after disasters and emergencies.

City's efforts in 2025

- La Habra Police Department contributed personnel and equipment as part of the North Orange County SWAT team.
- La Habra Police Department and the Los Angeles County Fire Department maintained a Memorandum of Agreement (MOA) with adjacent police and fire departments for reciprocal assistance in times of extreme emergencies.

H10 Community Service Providers

The City shall continue to work with and support County, non-profit, and private agencies in the provision of services for La Habra's youth, seniors, working parents, and disadvantaged households.

City's efforts in 2025

- The City continued support of the La Habra Collaborative by providing City-owned facilities via a very low annual lease rate.
- The City continued support of the Clela Harder Center (Help for Brain Injured Children) by providing City-owned facilities via a very low annual lease rate.
- The La Habra Host Lions Club, which partners with the City, held a fund-raiser for the senior program during this period.
- The City continued the relationship with the Fair Housing Foundation which provided free and virtual Tenants Rights workshops in 2025

I. Public-Private Partnerships

I1 Chamber of Commerce

The City will work with the La Habra Chamber of Commerce to (a) participate in developing and implementing the Economic Development Strategic Plan; (b) supporting business outreach and marketing programs; (c) planning and conducting community events and celebrations; and (d) developing a source reduction, recycling, and composting technical assistance program.

City's efforts in 2025

- The City continued to work with the Chamber in marketing programs for businesses. Economic Development Staff continued to attend Chamber Board Meetings regularly, Connect Up networking events and ribbon cuttings for new businesses in town.

I2 Solid Waste Provider

The City will work with solid waste, collection, disposal, and recycling service providers to support efforts to maintain adequate service levels and solid waste facilities in accordance with state law.

City's efforts in 2025

- Public Works staff continued coordination with private waste haulers to provide adequate waste service to City residents and businesses. Two hazardous waste round-up events were held at the City Yard in 2025.

- The City continued the Bulky Item Collection program whereby La Habra single-family residents and now La Habra multi-family residents are permitted four free bulky item collections per year.

I3 Union Pacific Railroad

The City will work with the Union Pacific Railroad for the benefit of the residents of La Habra.

City's efforts in 2025

- The City's Engineering Division continued negotiations with the Union Pacific Railroad for acquisition of an easement for the placement of the La Habra Union Pacific Rail Line Bikeway along the active railroad right-of-way.

I4 Historical Resources

The City shall continue to work with local and state organizations to support the preservation of La Habra's historic resources. Procedures will be defined to assist property owners to attain listing of qualified resources under the appropriate register.

City's efforts in 2025

- The Community Service Department collaborated with the La Habra History Museum and a board of directors to develop a strategic plan that included the City's 2025 centennial celebration. The La Habra History Museum and the City will continue working together to update exhibits and curriculum programs over the next year.

I5 Non-profit and Community Housing Organizations

The City will continue to work with NeighborWorks to refer low and moderate-income households who are seeking first-time homebuyer program financial assistance or other housing services.

City's efforts in 2025

- The City continues to refer services for financial assistance for the first-time homebuyer program and other housing services.

K. Public Information

K1 Property Maintenance

Develop and distribute resource materials that educate La Habra's residents regarding methods for property maintenance and improvement to foster upkeep of aging residential and commercial properties.

City's efforts in 2025

- Code Enforcement, Housing, and Building and Safety staff provided informational hand-outs and other materials to residents regarding property maintenance and related issues.
- Our City website continues to provide information to residents regarding property maintenance issues.

K2 Commercial Property Design and Improvements

Supplementing the property maintenance education materials, the City will develop a study of a commercial property that is designed and developed incorporating best practices and make it available to owners of existing commercial centers/properties to inspire consideration of reinvestments and improvements that will enhance their character and attractiveness for customers and economic vitality.

City's efforts in 2025

- While staff has not completed a citywide study, Community and Economic Development staff conducted several in-person and online Zoom meetings with individual property owners and developers to review proposed projects and provide recommendations and guidance for improvements on commercial properties.
- The Planning Division, in conjunction with the Development Review Committee (DRC), provided multiple courtesy reviews of proposed projects to assist developers in determining the feasibility of new projects.

K3 Economic Development Outreach Media

In concert with the Economic Development Strategy, the City will develop collateral supporting materials.

City's efforts in 2025

- Staff updated its Economic Development webpage on the City's website to make it more business friendly.
- The Community Development Department publicized available commercial properties on the City's website for the purpose of attracting new business to La Habra.
- An Economic Development E-Newsletter was launched, highlighting current and upcoming developments in the City. The E-newsletter also contains business resources and workshops.
- The Economic Development Division put together business welcome packets for new businesses in the City. Staff will be conducting business visits and delivering

these welcome packets to new businesses in town. The goal is to formally welcome new businesses, establish positive relationships and provide resources to ensure businesses become successful.

K4 Environment, Air Quality, and Climate Change

The City will work with the SCAQMD, SCAG, Southern California Edison, Southern California Gas Company, Metropolitan Water District, and local educational institutions to develop educational media informing the community regarding air quality, water quality and scarcity, energy, climate change, waste recycling, hazardous waste disposal, and other environmental challenges and approaches to conserve resources, adapt to climate change, and live more sustainably.

City's efforts in 2025

- The Planning Division of Community and Economic Development continued to provide a drought-tolerant and low-water use plant list to provide property owners ideas encouraging the replacement of water intensive landscape areas.
- The City completed technical landscaping plan checks and reporting as per the City's Water Efficient Landscaping and Water Conservation Ordinance to comply with State water conservation requirements. The required annual report was submitted to the California Department of Water Resources for the 2025 reporting year.

K5 Healthy Communities

The City will work with local health organizations to develop educational media informing the community about critical health issues facing La Habra residents and strategies to improve the health of children and adults.

City's efforts in 2025

- The Community Services Department held a Health Fair in conjunction with Senior Week in November of 2025.
- The Community Services Department continued to coordinate the administering of flu-vaccines through Kaiser at City Hall.

K6 Community Safety

The City will continue to provide the community informational media educating the public regarding community safety issues and programs for protections and response.

City's efforts in 2025

- The City provided written materials at its facilities regarding disaster preparedness and posted information on its website.
- The City utilized social media (Facebook and Nextdoor) to encourage preparedness through public messaging.

- On October 16, 2025, all City staff participated in the California Great Shake-Out earthquake drill to prepare for a real-world disaster.
- The City posted information regarding the West Nile Virus and Zika Virus to encourage residents to look for and remove stagnant water on their properties.

K7 Waste and Hazardous Waste Recycling

The City will provide materials to educate the community regarding the importance and methods for waste and hazardous waste recycling.

City's efforts in 2025

- Two hazardous waste round-up events were held at the City Yard in 2025.
- The Public Works Department continued implementation of new green waste requirements, which deal with handling organics, such as food waste, for the purpose of reducing the number of items that end up in local landfills.

K8 History and Culture

The City will work with local preservation groups to develop educational media informing the community about its history and the value and importance of contributing sites and buildings.

City's efforts in 2025

- The Community Services Department continued to maintain several buildings that have local historic and cultural significance including the Children's Museum (former Union Pacific Railroad Depot), the Depot Theater (former Pacific Electric Railway Depot), the Veterans Hall (former American Legion Hall), and the La Habra Museum (former City Hall building).

K9 Housing Density Bonus Ordinance

The City will inform the development community of the benefits of the Density Bonus Ordinance.

City's efforts in 2025

- The Community and Economic Development staff met with several developers, designers, and property owners throughout the year to discuss the Density Bonus Ordinance and Inclusionary Housing Ordinance.

V Periodic Implementation

A diversity of programs will be implemented at intervals established by legislation or as necessary in response to changes in community issues and visions, best practices, and new legislative requirements.

A. General Plan Maintenance and Monitoring

A₄ General Plan Updates

While there are no specific deadlines for updates and revisions of the General Plan, state guidelines urge that it be maintained to reflect current conditions, issues, and visions.

City's efforts in 2025

- On June 16, 2025, the City Council adopted Ordinance No. CC 2025-03 (Zone Change 25-0001), which repealed and replaced Chapter 18.66 (Conditional Use Permits) of Title 18 (Zoning) of the La Habra Municipal Code. This ordinance established new procedures for Conditional Use Permits (CUP) and Minor Conditional Use Permits (MCUP).
- On June 16, 2025, the City Council adopted Ordinance No. CC 2025-05 (Zone Change 25-0002) amending Municipal Code Section 18.12.150 to update standards for Accessory Dwelling Units (ADUs) and Junior ADUs to ensure compliance with State law.
- On August 18, 2025, the City Council adopted Ordinance No. CC 2025-08 establishing a temporary urgency moratorium on new smoke shops within the City. The Ordinance was extended on September 15, 2025.
- On November 3, 2025, the City Council adopted Ordinance No. CC 2025-14 (Zone Change 25-0003), amending Section 18.04.030 of the Zoning Code to update regulations pertaining to Special Event Permits.
- On November 3, 2025, the City Council adopted Ordinance No. CC 2025-11 (Zone Change 25-0004) to implement State housing laws allowing Urban Lot Splits and construction of up to two primary dwelling units on qualifying properties within the R-1a, R-1b, and R-1c Single-Unit Dwelling Zones.

B. Implementing Policy Documents and Regulatory Codes

B₂ New Specific Plans

Specific plans are tools for the systematic implementation of the General Plan and intended to implement and regulate land use and development within a specific project boundary, subject to the substantive and procedural requirements found within the California Government Code.

City's efforts in 2025

- In July 2023 the City entered into an agreement with a consultant to prepare a comprehensive update to the La Habra Boulevard Specific Plan. The City continued working with the Consultant on the comprehensive update throughout 2025, refining land use concepts, development standards, and implementation strategies. It is anticipated that the project will culminate with Planning Commission and City Council hearings and action in 2026.

B4 Building and Construction Code

Periodically, review and update Chapter 15.16 Building and Construction Code of the La Habra Municipal Code for consistency with revisions of applicable state codes.

City's efforts in 2025

- There were no updates required during this period.

B10 Development Agreements

Communities are authorized by State statute to enter into development agreements as contractual agreements between the City and developers to provide assurances to each party regarding the uses to be entitled, rules of development, and public benefits of the development project.

City's efforts in 2025

- While the City did not process or approve any development agreements in 2025, City staff discussed the process and requirements with potential applicants and stayed up to date with State regulations.

D. Master Plans and Public Improvements

D2 Integrated Transportation Plans

Periodically review and update master plans for transportation facilities and operations to ensure that they are adequate to meet the travel demands of La Habra's residents and achieve specified level of service and trip reduction strategies.

City's efforts in 2025

- No master plans for transportation facilities or operations were updated during this period.

D5 Neighborhood Traffic Management Plans

Prepare Neighborhood Traffic Management Plans and implement improvements for neighborhoods in La Habra in response to traffic intrusion, speed, safety, and other issues impacting its residential neighborhoods.

City's efforts in 2025

- The City awarded a contract to Palp, Inc. dba Excel Paving Company in November 2022 for the Construction of seven (7) of the nine (9) remaining Neighborhood

Traffic Management Program projects in neighborhoods labeled KLM, JFN, and EAC. Neighborhoods L and N have commenced construction activity.

D6 Neighborhood Parking Management

Periodically review on-street parking conditions and regulations in neighborhoods adjacent to the downtown area and mixed-use districts and update the City's neighborhood permit parking ordinance and control plans for those areas, as needed.

City's efforts in 2025

- No action needed.

D7 Bicycle Master Plan

Periodically review and update the Bikeway Master Plan consistent with the OCTA Commuter Bikeways Strategic Plan.

City's efforts in 2025

- The City's Engineering Division continued negotiations with the Union Pacific Railroad for acquisition of an easement for the placement of the La Habra Union Pacific Rail Line Bikeway along the active railroad right-of-way.
- Engineering staff continued to implement improvements to the Bikeway Master Plan such as class II and class III striping when roadway improvements projects were available to accommodate bicycle facilities as shown in the Bicycle Master Plan.

D8 Safe Routes to School Plan

Periodically assess the Safe Routes to School Plan for its effectiveness in reducing student-vehicle accidents and improving safety in proximity to schools.

City's efforts in 2025

- The City applied for a Safe Streets for All (SSFA) grant to develop a Safe Routes to School Master Plan. If awarded, the City will develop a Safe Routes to School Master Plan and then apply for future cycles to then implement the plan.
- The Police Department traffic division conducts high visibility enforcement during drop-off and pick-up hours.
- The Police Department has three dedicated School Resource Officers (SROs) at Imperial Middle School, Washington Middle School, La Habra High School, and Sonora High School.

D9 Truck Route Designations

Periodically evaluate truck route designations within the City for their adequacy in supporting local businesses and compatibility with La Habra's residential neighborhoods and impacts on highway vehicle congestion and safety.

City's efforts in 2025

- Existing truck routes continue to serve the local businesses. No changes are necessary at this time as no new routes are planned for the City which would be part of the MPAH.

D10 Infrastructure Master Plans

Periodically review and update master plans for water, sewer, and storm drainage infrastructure to ensure that adequate facilities are provided to meet development demands.

City's efforts in 2025

- None. The master plans are updated periodically and the City is up to date.

D11 Community Service Master Plans

The City will periodically review and update master plans, programs, and other operations of its departments and divisions including Community Development, Finance/Administration, Police, and Public Works.

City's efforts in 2025

- None. The master plans are updated periodically and the City is up to date.

D14 Library Facilities

Periodically review of the La Habra Branch Library facilities and operational needs as the library service evolve.

City's efforts in 2025

- Community Services works in coordination with the La Habra Branch Library to provide joint promotion of both city and library programming.

D15 Municipal Facilities

Periodically review and where necessary, upgrade the City's municipal facilities for compliance with noise, air quality, climate change, and other environmental and public health and safety regulations, including efficient energy consumption and other sustainable practices.

City's efforts in 2025

- No updates were conducted in 2025.

D18 Emergency Response Plan

The City will periodically update the City's Emergency Response Plan (ERP) and Hazard Mitigation Plan to reduce or eliminate the long-term risk to life and property from natural or human-induced disasters and emergencies and to be eligible for certain disaster assistance and mitigation funding.

City's efforts in 2025

- The City is reviewing and updating the Emergency Response Plan to meet current best practices and standards.
- The La Habra Police Department added an Emergency Preparedness section in the Citizen's Academy curriculum to better inform residents.

D19 Hazardous Material Response Plan

The City will periodically update the City's Emergency Response Plan (ERP) and Hazard Mitigation Plan to reduce or eliminate the long-term risk to life and property from natural or human-induced disasters and emergencies and to be eligible for certain disaster assistance and mitigation funding.

City's efforts in 2025

- Public Works and NPDES staff regularly respond to hazardous materials spills, in conjunction with Los Angeles County Fire Department (City-contracted fire department) and La Habra Police Department staff support.
- There were no hazardous materials spills requiring a hazmat team reported in 2025.

E. Financing and Budgeting

E2 Development Fees and Exactions

Periodically review and update fees and exactions for their adequacy to provide revenue covering the costs of development, traffic improvements, infrastructure, parks, public safety, and environmental management, consistent with legislation and court cases for nexus.

City's efforts in 2025

- Staff continues to utilize the approved fee schedule and enforce the payment of exactions for applicable development activity (i.e. school fees, traffic impact fees, traffic improvement fees, park fees, etc.). The City implemented an updated fee schedule that started on August 3, 2025.

E5 Property Improvement Loans and Grants

Periodically budget and administer loans and grants to assist property owners in funding improvements of commercial properties to maintain building appearance and quality and ensure maintenance with applicable codes and ordinances as funding is available.

City's efforts in 2025

- Currently the City does not have any funding available to assist commercial properties to maintain their building appearance.

F. Planning Studies and Reports

F1 Economic and Fiscal

Periodically conduct studies of the City's economic health and fiscal resource as input for future updates of the General Plan and other policy and regulatory documents; administration of strategies to promote economic development, leverage commercial and industrial development; and fund community services and capital improvements.

City's efforts in 2025

- The City continues to monitor its economic health and fiscal resources. Updates are included in the General Plan as needed.

F2 Transportation/Mobility Studies

Periodically update traffic counts on the City's highway network and transit ridership to facilitate planning and implementation of improvements.

City's efforts in 2025

- Engineering staff conducts citywide Average Daily Traffic (ADT) counts approximately every three years. ADT counts were completed and the updated ADT map is available as a public document.
- Transit ridership rates continue to decline as routes are removed from the City by the transit authority agencies. This is a much-needed service and the City is working diligently to restore local commuter shuttles.

F7 Historical Resource Surveys

Develop procedures and a schedule for updating and completing existing historic resource surveys, as new resources may be identified with the passage of time over the duration of this General Plan.

City's efforts in 2025

- Plans will be developed as funding becomes available.

G. City Services and Operations

G3: Parks and Recreation Facilities and Programs

The City will periodically review and update the Parks and Recreation Master Plan once every five years to ensure the program objectives and park improvements are achieved.

City's effort in 2025

- The Community Services Department administered surveys quarterly to both residents and service providers to receive feedback on the quality of programming provided. These results are studied and applied when considering future offerings for class and meeting resident demand.

- The Community Service Department management staff regularly reviewed and analyzed the Master Plan throughout the year on an as-needed basis when assessing programs and goals.

G10 Waste Management and Recycling Programs

The City will periodically review and update the City’s Solid Waste Management Plan and Source Reduction Program in accordance with the California Integrated Waste Management Act of 1989.

City’s efforts in 2025

- The Public Works Department regularly reviewed the Solid Waste Management Plan to ensure compliance with the California Integrated Waste Management Act of 1989.

H. Intergovernmental Coordination

H1 School Districts

La Habra will continue to work with the La Habra City School District, Lowell Joint School District, and Fullerton Joint Union High School District to support periodic review and updates of master education plans for the provision of adequate facilities, personnel, and programs to meet the needs of existing and future growth in the City and that they are located and designed to ensure compatibility with their setting and avoidance of hazardous environmental conditions.

City’s efforts in 2025

- City staff continues to work closely with the surrounding school districts to support the needs of existing and future growth in the City.

H8 Public and Quasi-Public Utilities

La Habra will continue to work with external public, quasi-public, and private utility and service providers in supporting periodic updates of their plans and programs to ensure that adequate facilities and improvements are provided to meet community needs.

City’s efforts in 2025

- Staff conducted initial discussions with wireless carriers to place new facilities in two locations for the purpose of closing coverage gaps.

VI Mid- to Long-Term Implementation

This section describes programs to be initiated and administered as priorities are established by the City Council and funding is available. While expected to be implemented five years following adoption of General Plan 2035 or later, the City Council could prioritize their implementation at an earlier date in response to community needs and available financial resources.

B. Implementing Policy Documents and Regulatory Codes

B7 Design Guidelines

The design and quality of proposed development projects are subject to review by the City's Community and Economic Development staff and Planning Commission during the development review process. The adopted specific plans incorporate design guidelines that can be used as criteria for this review, and, as new specific plans are prepared for the mixed-use areas specified by the 2035 General Plan's Land Use policies, these will address other areas of the City.

City's efforts in 2025

- On June 16, 2025, the City Council adopted Ordinance No. CC 2025-03 (Zone Change 25-0001), which repealed and replaced Chapter 18.66 (Conditional Use Permits) of Title 18 (Zoning) of the La Habra Municipal Code. This ordinance established new procedures for Conditional Use Permits (CUP) and Minor Conditional Use Permits (MCUP).
- On June 16, 2025, the City Council adopted Ordinance No. CC 2025-05 (Zone Change 25-0002) amending Municipal Code Section 18.12.150 to update standards for Accessory Dwelling Units (ADUs) and Junior ADUs to ensure compliance with State law.
- On November 3, 2025, the City Council adopted Ordinance No. CC 2025-11 (Zone Change 25-0004) to implement State housing laws allowing Urban Lot Splits and construction of up to two primary dwelling units on qualifying properties within the R-1a, R-1b, and R-1c Single-Unit Dwelling Zones.

D. Master Plans and Public Improvements

D3 Public Streets and Improvement Plans

The improvement of La Habra's streets and sidewalks is an important objective expressed by 2035 General Plan policies to enhance the quality and walkability of neighborhoods and districts, while contributing to improved public health for all residents.

City's efforts in 2025

- Public Works staff repaired approximately 11,000 square feet of sidewalk in 2025.

- Improvements to public streets and sidewalks that are contained within the CIP are completed as funding becomes available.

D8 Safe Routes to School Plan

Safe Routes to School programs are designed to decrease traffic and pollution and increase the health of children and the community.

City's efforts in 2025

- The City applied for a Safe Streets For All (SSFA) grant to develop a Safe Routes to School Master Plan. If awarded, the City will develop a Safe Routes to School Master Plan and then apply for future cycles to then implement the plan.
- Public Works staff continued to identify and close sidewalk coverage gaps, as funding became available.
- The Traffic Division of the Police Department conducts high visibility enforcement during drop-off and pick-up hours.
- The Police Department has three dedicated School Resource Officers (SROs) at Imperial Middle School, Washington Middle School, La Habra High School and Sonora High School.

D12 Parks and Recreation Master Plan

The City will periodically review and update the Parks and Recreation Master Plan once every five years to ensure the program objectives and park improvements are achieved.

City's efforts in 2025

- The Community Services Department administered surveys quarterly to both residents and service providers to receive feedback on the quality of programming provided. These results are studied and applied when considering future offerings for class and meeting resident demand.
- The Community Service Department management staff regularly reviewed and analyzed the Master Plan throughout the year on an as-needed basis when assessing programs and goals.

D13 Union Pacific Railroad Corridor Plan

Develop a master plan for the redevelopment of the Union Pacific railroad right-of-way or transfer to or acquisition by the City as a recreational amenity for La Habra's residents.

City's efforts in 2025

- The City's Engineering Division continued negotiations with the Union Pacific Railroad for acquisition of an easement for the placement of the La Habra Union Pacific Rail Line Bikeway along the active railroad right-of-way.

D16 Neighborhood Identity Plan

The City will work with residential and business groups to develop guidelines and implementation programs for the establishment or distinct identities for residential neighborhoods and key districts of the City.

City's efforts in 2025

- A plan will be developed once funding becomes available.

D17 Community Signage Program

As priorities are established and funding is available, the City will develop a plan and identify funding sources for the implementation of a community signage program that identifies districts and important sites and uses.

City's efforts in 2025

- A plan will be developed once funding becomes available.

D20 Urban Forest Management Plan

Develop and prepare an Urban Forest Management Plan.

City's efforts in 2025

- A plan will be developed once funding becomes available.

F. Planning Studies and Reports

F3 Alternative Irrigation Source Study

Conduct a study to investigate alternative sources of water for irrigation of landscaped and/or park areas.

City's efforts in 2025

- A plan will be developed once funding becomes available.

F4 Waste Management Studies

The City will conduct studies to consider the feasibility of implementing expanded waste recycling programs.

City's efforts in 2025

- A plan will be developed once funding becomes available.

F5 Neighborhood Parks Study

Conduct a study identifying potential actions to expand parks within existing residential neighborhoods.

City's efforts in 2025

- A plan will be developed once funding becomes available.

F6 Open Space Acquisition Study

The City will conduct a study exploring opportunities for the acquisition or new open space areas.

City's efforts in 2025

- A plan will be developed once funding becomes available.

I. Public-Private Partnerships

I4 Historic Resources

The City will support the Chamber of Commerce, Orange County Historical Society, and other organizations in planning for the development of a self-guided tour book and signage for the City's historic properties and buildings.

City's efforts in 2025

- The Community Service Department collaborated with the La Habra History Museum and a board of directors to develop a strategic plan that included the City's 2025 centennial celebration. The La Habra History Museum and the City will continue working together to update exhibits and curriculum programs over the next year.

VII Housing Element

On September 19, 2022, the City Council adopted the City of La Habra's 2021-2029 Housing Element and found it in substantial compliance with State law. The following day, the City submitted the adopted Housing Element to the State Department of Housing and Community Development (HCD) for review and certification. HCD sent a letter to the City dated November 15, 2022, identifying additional technical and clerical refinements that would be necessary to fully comply with State law. HCD did not express any disagreement with the City Council's finding that the Housing Element substantially complies with State law. Although the City Council made a finding of substantial compliance in its adoption of the Housing Element, it has always been the City's intent to address all of HCD's comments and receive HCD certification. To ensure that the City was on the right path, City staff reached out to HCD after receiving the November comment letter, and after several e-mails and two subsequent meetings with HCD, on February 22, 2023, the City submitted responses to the November HCD comment letter, along with a technical and clerical refinements to the adopted Housing Element. On April 21, 2023 HCD notified the City that the Housing Element was found to be in substantial compliance with State Housing Element Law.

California Government Code Sections 65400(a)(2)(B) through (M) outlines annual reporting requirements for jurisdictions to show its progress in meeting the regional housing needs, which is accomplished by this report and attached exhibits. These requirements include reporting on the number of housing applications submitted, the number of residential units approved, and a listing of sites that were rezoned to accommodate housing, for example. This report covers the previous calendar year and is due to HCD no later than April 1st (see Exhibit B, "Housing Element Annual Progress Report").

The City is on its fifth year of the 6th Housing Element Cycle, which runs from October 2021 through October 2029. One of the key metrics analyzed is the number of housing units that the City has accommodated through the issuance of building permits in comparison to its Regional Housing Needs Assessment (RHNA) allocation. For the 6th Housing Element Cycle, the Southern California Association of Governments (SCAG) assigned the City of La Habra a RHNA allocation of 804 units.

Below is a breakdown of the RHNA allocation by affordability level, as well as the number of dwelling units that have received building permits during the first four years of the 6th Housing Cycle.

City of La Habra Housing Units Permitted and/or constructed between 2021-2025 during the 6th Housing Element Cycle							
Income Level	RHNA Allocation	2021	2022	2023	2024	2025	RHNA Remaining Units
Acutely Low Income (0-15% MFI)						0	-
Extremely Low Income (16-30% MFI)		2	0	0	0	0	-
Very Low Income (31-50% MFI)	192	3	0	0	0	0	187
Low Income (51-80% MFI)	116	12	44	26	47	25	-
Moderate Income (81-120% MFI)	130	0	0	0	12	7	111
Above Moderate Income	366	3	12	51	58	19	223
Total	804	20	56	77	117	51	521

MFI: Median Family Income

* Acutely Low Income and Extremely Low Income are not RHNA allocation categories, but required sub-analyses within the Very Low category for the Housing Element

As shown in the table above, a total of 51 housing units received building permits and/or were constructed in 2025. The 25 units that are shown within the Low-Income category represent Accessory Dwelling Units (ADUs). In order to determine the affordability of these units, Staff surveys the property owners to determine the rents that are anticipated for the units. If Staff does not receive a response to this survey, Staff uses the default category of "Low Income" because HCD has identified the development of ADUs as "Naturally Occurring Affordable Housing (NOAH)." Of the remaining 26 housing units that received building permits and/or were constructed in 2025, 18 are attributed to the permits issued between the 22-unit City Ventures Development at 310 East Whittier Blvd" and the 22-unit townhome project by Bonanni Development at 300 South Walnut Street, of which seven will be affordable to "Moderate Income" households. The remaining 19 units will not be restricted to moderate- or lower-income households; and, therefore by default, are classified as "Above Moderate Income" units.

Since its adoption in April 2021, five projects totaling 102 units have been approved under the City’s Inclusionary Housing Ordinance. In 2024, the City approved the 18-unit "City Ventures Development at 120 East Whittier Blvd", the 22-unit "City Ventures Development at 310 East Whittier Blvd", and the 19-unit apartment complex at 1002 Stearns Ave. In 2025, the City approved a 21-unit apartment complex by the Roman Catholic Diocese of Orange at 920 West La Habra Boulevard and the aforementioned 22-unit townhome project by Bonanni Development at 300 South Walnut Street. Building permits for 14 of the 59 units approved in 2024 were issued in 2025 and building permits for four of the 43 units approved in 2025 were issued as of March 2026. The building

permits for the remaining 84 units are anticipated to be issued in 2026. Additionally, a multi-unit residential project proposing the development of 28 rental units, that will be subject to the Inclusionary Housing Ordinance by either providing affordable units or paying the City's in-lieu fee, will be processed in 2026. Lastly, Lennar has revised their Westridge Hills project for the development of 534 dwelling units, now consisting of 282 single-unit homes and 142 duplex residences, which would not be income restricted ("Above Moderate Income"), and 110 senior apartment units restricted to "Low Income" households. Staff deemed this project application complete in January 2024, and is in the process of preparing an Environmental Impact Report to analyze the physical impacts of the proposed project on the environment.

Staff recommends that the City Council receive and file the annual report and authorize the Director of Community and Economic Development to submit the report to LCI and HCD.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	La Habra	
Reporting Year	2025 (Jan. 1 - Dec. 31)	

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
A1: Love Habra	1. Annually hold Love La Habra events to beautify the community. Periodically solicit for projects and offer online portal for registration.	Annually	6th Cycle	Continuous	Addressed and ongoing	Other	50	https://www.lahabraca.gov/729/Love-La-Habra
A1: Love Habra	2. Work with neighborhood organizations through Neighborhood associations to ensure that 25 percent of all Love La Habra projects are in Central La Habra.	Quarterly	6th Cycle	Continuous	Addressed and ongoing	Other	50	https://www.lahabraca.gov/729/Love-La-Habra
A2: Capital Improvement	1. Prepare and implement the CIP to improve community infrastructure in neighborhoods	Annually by July 1st	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/775/Capital-Improvement
A2: Capital Improvement	2. House service agencies at Hillcrest Service Center	As needed	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/775/Capital-Improvement
A2: Capital Improvement	3. Complete NTMP projects in K, M, & F neighborhoods	End of 2023	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/775/Capital-Improvement
A2: Capital Improvement	4. Expend \$2.5 million to install East Bishop storm drain	End of 2023	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/775/Capital-Improvement
A2: Capital Improvement	5. Expend \$9 million to refurbish Vista Grande Park	End of 2025	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/775/Capital-Improvement
A3: Land Use/ Community Preservation	1. Enforce Zoning, Uniform Housing, and International Property Maintenance Codes; Hire 1 staff to expand code compliance; conduct proactive field surveys annually in Central La Habra to identify concerns	Ongoing	6th Cycle	Completed	Proactive enforcement on unpermitted signage. Code Enforcement Department hired 1 additional code inspector to proactively focus on unpermitted signage. All other code enforcement is complaint based.	Persons	1	https://www.lahabraca.gov/204/Community-Development
A3: Land Use/ Community Preservation	2. Purchase and implement Land Management System to expedite processing of permits and code enforcement and planning activities	End of 2023	6th Cycle	Completed	Launched EPL in March 2024	Other	100%	https://www.lahabraca.gov/204/Community-Development
A3: Land Use/ Community Preservation	3. Target affirmative marketing in low resource areas (Central La Habra) at the Hillcrest Center, Boys & Girls Club, and others with posting of annual fliers.	Post/update once a year	6th Cycle	Continuous	Several facilities set up for non-profits providing food and unemployment services. Economic Development is working with Community Services to pr assist with adults at risk of homelessness.	Other	5	https://www.lahabraca.gov/204/Community-Development
A4: Residential Rehabilitation	1. Assist 25 households subject to funding, with a projected mix of 100 percent lower income households	Annually	6th Cycle	Continuous	In 2025, the City received 10 applications, however only 1 qualified so only 1 rehab was completed.	Households	1	https://www.lahabraca.gov/205/Building-Safety

A4: Residential Rehabilitation	2. Evaluate feasibility of a rental housing inspection program and, if deemed feasible, develop program for council consideration	End of 2024	6th Cycle	In Progress	City Council did not take any action on starting a rental inspection program. Council directed residents to the Housing Authority regarding questions about rental housing conditions.	Other	50	https://www.lahabraca.gov/205/Building-Safety
A4: Residential Rehabilitation	3. Target affirmative marketing in low resource areas (Central La Habra) at the Hillcrest Center, Boys & Girls Club, and others with posting of annual fliers.	Post/update once a year	6th Cycle	Addressed	Ongoing	Other	50	https://www.lahabraca.gov/205/Building-Safety
A5: Resource Conservation	1. Require incorporation of energy conservation devices and improvements in housing	Per Project Proposal	6th Cycle	Continuous	Conditioned as projects are approved and submit for building permits.	Other	50	https://www.lahabraca.gov/210/Sustainable-Development-Program
A5: Resource Conservation	2. Implement the model water efficiency landscape ordinance for new and existing residential developments as projects are proposed.	Per Project Proposal	6th Cycle	Continuous	Conditioned as projects are approved and submit for building permits.	Other	5	https://www.lahabraca.gov/210/Sustainable-Development-Program
A6: Traffic Management	1. By end of 2023, finalize improvements to 7 neighborhoods (five in low income areas). In 2024, present a new priority list to City Council and update NTMP policy, and reinstate program in 2025.	End 2024	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/236/Traffic-Transportation-Division
A6: Traffic Management	2. Apply for SR2S grants for improvements schools citywide. Should the funding be approved, develop a SR2S Action in 2023, followed by these improvements:	SR2S Plan by 2023; projects 2024-2029	6th Cycle	In Progress	Grant was approved in 2023, RFPs were advertised in 2024, and a consultant will be finalized in 2027.	Other	60	https://www.lahabraca.gov/236/Traffic-Transportation-Division
B1: Adequate Sites	1. Maintain inventory and map of sites for housing and make available, upon request, at the Planning Division	Ongoing	6th Cycle	In Progress	All sites are mapped. Awaiting IT assistance to make links clickable for additional information and further details.	Other	60	https://www.lahabraca.gov/229/Planning
B1: Adequate Sites	2. Monitor availability of sites no less than an annual basis concurrent with APR preparation to ensure no net loss in development capacity to accommodate the RHNA	Annual	6th Cycle	Continuous	Addressed	Other	100%	https://www.lahabraca.gov/229/Planning
B1: Adequate Sites	3. If residential sites are insufficient for the RHNA, rezone appropriate sites within 180 days to ensure sufficient sites are available to meet the unmet need (shortfall)	As projects proposed	6th Cycle	Continuous	Addressed	Other	50	https://www.lahabraca.gov/229/Planning
B2: Efficient Processing	1. Continue to track project processing to ensure that an environmental determination is made pursuant to PRC §21080.1, within the timeframes of the PRC §21080.2 and Gov't Code 65950(a)(5) (e.g., State law).	As projects proposed	6th Cycle	Addressed - Project Tracking sheet and EPL platform as of 4/2024	Addressed - Project Tracking sheet and EPL platform as of 4/2024	Other	100%	https://www.lahabraca.gov/205/Building-Safety
B2: Efficient Processing	2. Expedite the entitlement process for affordable housing projects consistent with local priorities and publicize to prospective developers	As projects proposed	6th Cycle	Continuous	Will address as projects are proposed	Other	50	https://www.lahabraca.gov/205/Building-Safety
B2: Efficient Processing	3. Adopt streamlined ministerial approval process for qualified projects and use HCD template approval process in accordance with GC §65913.4	Within one year of HEU adoption	6th Cycle	Completed	Approved by CC on 12/4/23	Other	100%	https://www.lahabraca.gov/205/Building-Safety
B3: Affordable Housing Ordinance	Revise the density bonus code; remove the conditional use permit requirement in accordance with state law	Within one year of HEU adoption	6th Cycle	Completed	Approved by CC on 12/4/23	Other	100%	https://www.lahabraca.gov/1094/Affordable-Housing

B4: Accessory Dwellings	1. Record progress in ADU goals on the housing element APR by April 1 each year and frequently monitor (e.g., every two years) ADU production and affordability levels and adjust assumptions to meet desired goals	Annually	6th Cycle	Continuous	Monitored annually	Other	50	https://www.lahabraca.gov/1487/Accessory-Dwelling-Units
B4: Accessory Dwellings	2. By 2025, review and provide recommendation to City Council for programs to encourage ADUs—e.g., prototype plans, permit fee waivers, expedited procedures, affordability monitoring.	By 2025, submit to Council	6th Cycle	Completed	Uploaded pre-approved ADU designs/floorplans for general use on City's website	Other	100%	https://www.lahabraca.gov/1487/Accessory-Dwelling-Units
B4: Accessory Dwellings	3. If ADU production or affordability is below the projected annual average, market the ADU program in the City's newsletter for one year, or until production exceeds the projected annual average, whichever is longer	After annual review	6th Cycle	Completed	116 ADUs were anticipated for the 2021-2029 Housing Element Cycle. As of Devenber 2025, 155 ADUs have been permitted, surpassing the RHNA by 39 units.	Units	155	https://www.lahabraca.gov/1487/Accessory-Dwelling-Units
B4: Accessory Dwellings	4. If after the 2nd year, ADU production or affordability are 25% below the projected annual average, identify sites to meet the deficit and 15% buffer, and process GPA/ZC within 1 year of determination.	Within 1 year after biennial review	6th Cycle	Completed	As of December 2025, 155 ADUs had been permitted compared to the 116 total ADUs projected.	Units	155	https://www.lahabraca.gov/1487/Accessory-Dwelling-Units
B4: Accessory Dwellings	5. For the remaining years, monitor ADU production and affordability and make required changes to the land inventory if a shortfall in the RHNA occurs	Within 1 year after determined	6th Cycle	Will address if necessary	Addressed - was not necessary.	Other		https://www.lahabraca.gov/1487/Accessory-Dwelling-Units
B5: Mixed Use Development	1. Include a FAR standard of 1.5 for mixed use along corridors and clarify the mixed-use land use designation to allow for a minimum of 20% nonresidential uses	Within one year of HEU adoption	6th Cycle	Completed	Addressed	Other	100%	https://ecode360.com/42848363
B5: Mixed Use Development	2. Eliminate one-acre site size requirement for projects that incorporate affordable housing beyond minimum 15% reqr'd	Within one year of HEU adoption	6th Cycle	Completed	Addressed	Other	100%	https://ecode360.com/42848363
B5: Mixed Use Development	3. Monitor progress in mixed-use projects; review ordinance and requirements every three years and revise as needed	Every three years	6th Cycle	Continuous	Most properties within the MX Overlay have been developed with strictly commercial or residential deelopments. The NWC of Harbor Blvd and La Habra Blvd will be a prime location for a multi-story mixed-use development.	Other	50	https://ecode360.com/42848363
B6: Residential Design Standards	1. Replace the neighborhood compatibility finding for design review approval with "consistency with objective development and design standards"	Within one year of HEU adoption	6th Cycle	Completed	Addressed - Approved by CC on 12/4/23	Other	100%	https://ecode360.com/44600390
B6: Residential Design Standards	2. Adopt ODDS for all residential and mixed uses in accordance with Gov't Code §65913.4 and SB 330	Within one year of HEU adoption	6th Cycle	Completed	Addressed - Approved by CC on 12/4/23	Other	100%	https://ecode360.com/44600390
B7: Water and Sewer Priority	1. Route Housing Element to water and sewer agencies to ensure that needed infrastructure and supply is available	Upon HEU adoption	6th Cycle	In Progress	Was routed in 2025	Other	60	https://www.lahabraca.gov/198/Water-Sewer-Division
B7: Water and Sewer Priority	2. Work with regional agencies to update their water and sewer priority policies to comply with Gov't Code §65589.7	Annually	6th Cycle	Continuous	Updates are proposed and completed on an as needed basis.	Other	50	https://www.lahabraca.gov/198/Water-Sewer-Division
B8: Zoning Code and General Plan Amendment	1. Allow ADUs by-right in all zoning districts that allow single- and multiple-family housing, including MHP	Within one year of HEU adoption	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/229/Planning

B8: Zoning Code and General Plan Amendment	2. Allow employee housing for six or fewer employees in accordance with the HSC §17021.5	Within one year of HEU adoption	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/229/Planning
B8: Zoning Code and General Plan Amendment	3. Raise height limit to at least 12'/story in R-3, R-4, R-5, R6, R-7 zones + structure height limit; delete covered garage req'd for studios in multi-family /mixed use zones.	Within one year of HEU adoption	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/229/Planning
C1: Collaborative Partnership	1. Continue to work with current housing partners and, as needed, expand partnership to augment administrative and financial resources	Annual - per Project Proposal	6th Cycle	Continuous	Economic Development met with housing developers in 2025 but did not find a suitable property or funding source to establish a partnership.	Units		https://www.lahabraca.gov/790/La-Habra-Collaborative
C1: Collaborative Partnership	2. Report on progress and its effectiveness of the nonprofit development partnership program annually to City Council	Annual - part of APR	6th Cycle	In Progress	The City has not collected any in-lieu fees as of yet. Economic Development team is still trying to gather funds for a legitimate partnership.	Units		https://www.lahabraca.gov/790/La-Habra-Collaborative
C2: Inclusionary Housing	1. Implement the IHO; periodically review impact on affordable housing production; develop guidelines for resident preferences	Annually; guidelines within 1 year of HE adoption	6th Cycle	Completed	Inclusionary Housing Ordinance was adopted on April 5, 2021 and is currently being applied to applicable housing projects	Other	5	https://ecode360.com/42849547#42849547
C2: Inclusionary Housing	2. Consider review and development of expenditure policies as in-lieu fees are received	Annually; guidelines within 1 year of HE adoption	6th Cycle	In Progress	City has pending in-lieu fees for 2 units that will be collected upon Certificate of Occupancy of the final unit.	Units	2	https://ecode360.com/42849547#42849547
C2: Inclusionary Housing	3. Review the program annually, concurrent with the preparation of the APR and, as needed, revise program parameters to ensure effectiveness in meeting objectives	Annual when APR prepared	6th Cycle	Continuous	The review of projects subject to the IHO is done annually. In 2025, 2 projects totalling 43 units were processed. (6 moderate income units total)	Units	2	https://ecode360.com/42849547#42849547
C3: Mobile Home Preservation	1. Periodically review existing conditions and identify improvements needed to maintain the quality and condition of mobile home parks	Ongoing	6th Cycle	Continuous	The Residential Rehab Program is available to assist owner occupied mobile homes with repairs in order keep mobile home parks and the units in good condition. The Housing Authority owned 3 mobile homes in 2025. Those will be replaced with new manufactured homes.	Households	3	https://ecode360.com/42847557#42847557
C3: Mobile Home Preservation	2. Offer home rehabilitation grants to eligible homeowners in mobile home parks.	Annual as funds available	6th Cycle	Continuous	During 2025 mobile homes were repaired under the Residential Rehabilitation Program on an as needed basis. The program received no Applicants in 2025, but it's an ongoing program.	Persons		https://ecode360.com/42847557#42847557
C3: Mobile Home Preservation	3. Preserve and retain the long-term affordability and quality of the Park La Habra and View Park Mobile Home Parks owned by the City	Annual	6th Cycle	Continuous	During 2025 the Housing Authority re-roofed all the common buildings in view park estates.	Other	100%	https://ecode360.com/42847557#42847557
C4: Preservation of Assisted Housing	1. Contact property owners within one year of the affordability expiration date to discuss the City's desire to preserve units	1 year before project covenant expires	6th Cycle	Continuous	During 2025 there were no affordable housing units at risk of converting to market rate units.	Units		https://www.lahabraca.gov/1094/Affordable-Housing

C4: Preservation of Assisted Housing	2. Explore funding options with property owners to preserve long-term affordability of the units	1 year before project covenant expires	6th Cycle	Continuous	Currently there are no units at risk of converting to market rate units.	Units		https://www.lahabracca.gov/1094/Affordable-Housing
C4: Preservation of Assisted Housing	3. Coordinate with property owners to ensure notices to tenants are sent out at 3 years, 12 months, and 6 months required by state law	1 year before project covenant expires	6th Cycle	Continuous	Currently there are no units at risk of converting to market rate units.	Units		https://www.lahabracca.gov/1094/Affordable-Housing
C4: Preservation of Assisted Housing	4. Work with tenants or contact specialists, if needed, to provide education regarding tenant rights and conversion procedures	1 year before project covenant expires	6th Cycle	Continuous	The City contracts with Fair Housing Foundation to provide tenants/landlord with information on their rights and to ensure that there aren't discriminatory practices in housing.	Other	50	https://www.lahabracca.gov/1094/Affordable-Housing
C4: Preservation of Assisted Housing	5. Provide other technical assistance, as feasible, to assist in developing, financing, or supporting preservation efforts	1 year before project covenant expires	6th Cycle	Continuous	Staff will direct any affordable housing developers to any known grants available to support affordable housing.	Other	50	https://www.lahabracca.gov/1094/Affordable-Housing
C5: Housing Choice Voucher	1. Continue to participate in the Housing Choice Voucher program; maintain 160 HCVs	Annual	6th Cycle	Continuous	The City/Housing Authority does not run a voucher program but each year the City signs a certification to OCHA stating that their programs are consistent with the State's Five-Year Consolidated Plan. The vouchers are provided to individuals that can use them in any city in Orange County, so the number of vouchers in La Habra may differ from year to year.	Other	50	https://www.lahabracca.gov/1091/Fair-Housing
C5: Housing Choice Voucher	2. Advertise the program at the City Hall, front counter, and website; make available a resource brochure at City Hall	By end of 2023	6th Cycle	Continuous	Staff direct owners to OCHA when they are interested in vouchers	Other	50	https://www.lahabracca.gov/1091/Fair-Housing
C5: Housing Choice Voucher	3. Encourage landlords to register units with the County Housing Authority	Annual through flyer	6th Cycle	Continuous	Staff direct owners to OCHA when they are interested in vouchers	Other	50	https://www.lahabracca.gov/1091/Fair-Housing
C6: Emergency Rental Assistance	1. Assist up to 30 lower income households over the Housing Element planning period with CDBG-CV emergency rental assistance	Annual as funding is available	6th Cycle	Completed	The ERAP Program sunset in June 2023. In total 32 households were assisted.	Households	32	https://www.lahabracca.gov/documentcenter/view/11024
C6: Emergency Rental Assistance	2. Assist up to 200 lower income households over the housing element planning period with ARPA-funded bill assistance	Annual as funding is available	6th Cycle	Completed	The ARPA Bills Assistance and Dine and Shop Programs sunset in December 2023. In total 161 residents were assisted with bills and or received a \$200 gift card that could be used exclusively in the City of La Habra in businesses that accepted Mastercard.	Persons	161	https://www.lahabracca.gov/documentcenter/view/11024
C6: Emergency Rental Assistance	3. Advertise the program at the City Hall, front counter, and website	By end of CY 2022	6th Cycle	Completed	ARPA portion sunsetted. We use it when people are displaced unexpectedly. If a building is red-tagged, we will use ARPA to give them a few days to figure out their plans.	Other	100%	https://www.lahabracca.gov/documentcenter/view/11024

C7: Extremely Low Income Housing	1. Pursue options to attract new senior housing; reach out to developers annually, concurrent with the APR and as opportunities arise	As projects submitted	6th Cycle	Continuous	During 2025 the City had at least one meeting with a property owner regarding senior housing.	Meetings	1	https://www.lahabraca.gov/documentcenter/view/3775
C7: Extremely Low Income Housing	2. Continue to provide technical at-risk preservation services as feasible	As fees become available	6th Cycle	Continuous	There were no senior housing units at risk during 2025.	Units		https://www.lahabraca.gov/documentcenter/view/3775
C7: Extremely Low Income Housing	3. Consider priorities for expending in-lieu fees to address the needs of ELI households	As fees become available	6th Cycle	Continuous	There were no in-lieu fees collected during 2025.	Other		https://www.lahabraca.gov/documentcenter/view/3775
D1: Seniors	1. Pursue options to attract new senior housing; reach out to developers annually, concurrent with the APR and as opportunities arise	Reach out to developers annually	6th Cycle	Continuous	During 2025 the City had at least one meeting with a property owner regarding senior housing.	Meetings	1	https://www.lahabraca.gov/documentcenter/view/3777
D1: Seniors	2. Continue to offer health and social services to senior residents through the various community service programs	Reach out to developers annually	6th Cycle	Continuous	The Community Services Department held a Health Fair in conjunction with Senior Week in November of 2025. The Community Services Department also continued to coordinate the administering of flu-vaccines through Kaiser at City Hall.	Meetings	2	https://www.lahabraca.gov/documentcenter/view/3777
D1: Seniors	3. Seek to preserve deed-restricted senior housing when feasible (C4); offer home grants to assist in making improvements and modifications to their homes (A4)	Reach out to developers annually	6th Cycle	Continuous	Seniors get grants through the residential rehab program. For rentals there are no units at risk. Westridge development has proposed 110 senior appartments	Units	110	https://www.lahabraca.gov/documentcenter/view/3777
D2: People with Disabilities	1. Implement reasonable accommodation process, eliminate \$81 filing fee, publicize process on City's website, and allow the use of reasonable accommodation process to consider siting/modifying care facilities	Eliminate fee by 2023; publicize annually	6th Cycle	Completed	Addressed - CC Approved on 12/4/23	Other	100%	https://www.lahabraca.gov/612/americans-with-disabilities-act-notice
D2: People with Disabilities	2. Permit residential care facilities and other special needs housing consistent with state law and with HCD's Technical Memo. See program D7 for changes to remove potential constraints.	See Program D7	6th Cycle	Completed	Addressed - CC Approved on 12/4/23	Other	100%	https://www.lahabraca.gov/612/americans-with-disabilities-act-notice
D2: People with Disabilities	3. Require developers to adhere to accessibility requirements in local, state, and federal law; Offer improvements grants for home accessibility modifications (Program A4)	As projects proposed	6th Cycle	Continuous	Addressed. The Residential Rehab Program allows for ADA modifications.	Other	50	https://www.lahabraca.gov/612/americans-with-disabilities-act-notice
D2: People with Disabilities	4. Update the ADA Self-Evaluation and Transition Plan to guide future projects with respect to public facilities, infrastructure, and services.	Complete by the end of 2023	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/612/americans-with-disabilities-act-notice
D3: Homeless Services	1. Provide funds and assistance to public, private, and nonprofits that address homelessness. Participate in regional partnerships. Hire City homeless outreach coordinator to provide enhanced outreach services to homeless	Annual allocation; quarterly mtgs; Hire by 2022	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/documentcenter/view/3923
D3: Homeless Services	2. Amend LHMC to allow transitional and supportive housing as by-right uses in the MHP zone. Remove 500-foot distance requirements that do not apply to other dwellings of the same type in the same zone (GC 65583)(c)(3))	Within one year of HEU adoption	6th Cycle	Completed	Addressed - CC Approved on 12/4/23	Other	100%	https://www.lahabraca.gov/documentcenter/view/3923

D3: Homeless Services	3. Amend LHMC to allow supportive housing and low barrier navigation centers as a by-right use in zones for residential, mixed uses, and nonresidential zones permitting multifamily uses. Amend parking standards per state law	Within one year of HEU adoption	6th Cycle	Completed	Addressed - CC Approved on 12/4/23	Other	100%	https://www.lahabraca.gov/documentcenter/view/3923
D3: Homeless Services	4. Amend LHMC to allow supportive housing and low barrier navigation centers as a by-right use in zones for residential, mixed uses, and nonresidential zones permitting multifamily uses. Amend parking standards per state law	Within one year of HEU adoption	6th Cycle	Completed	Addressed - CC Approved on 12/4/23	Other	100%	https://www.lahabraca.gov/documentcenter/view/3923
D3: Homeless Services	5. Amend LHMC to expand the definition of a shelter, allow the same residential uses in the overlay zone as the MHP zone, amend parking standards (AB 139), remove/modify governmental regulations that are constraints	Within one year of HEU adoption	6th Cycle	Completed	Addressed - CC Approved on 12/4/23	Other	100%	https://www.lahabraca.gov/documentcenter/view/3923
D3: Homeless Services	6. Remove two special needs housing categories—senior hotel and congregate housing—along with associated requirements	Within one year of HEU adoption	6th Cycle	Completed	Addressed - CC Approved on 12/4/23	Other	100%	https://www.lahabraca.gov/documentcenter/view/3923
D3: Homeless Services	7. Eliminate requirement for management plans for transitional housing, domestic violence shelters, and other similar housing except where permitted by state law	Within one year of HEU adoption	6th Cycle	Completed	Addressed - CC Approved on 12/4/23	Other	100%	https://www.lahabraca.gov/documentcenter/view/3923
D3: Homeless Services	8. Revise emergency shelter standards to ensure compliance with AB 2339 and 139, including parking, objective development standards, occupancy and operating standards, etc. Amend LHMC to allow residential uses allowed in the MHP Zone in the ES Overlay	Within one year of HEU adoption	6th Cycle	Completed	Addressed - CC Approved on 12/4/23	Other	100%	https://www.lahabraca.gov/documentcenter/view/3923
D3: Homeless Services	9. Remove requirement that the transitional housing owner/manager provide information of each lessee, renter, resident, or occupant of the project to the City as part of management plan	Within one year of HEU adoption	6th Cycle	Completed	Addressed - CC Approved on 12/4/23	Other	100%	https://www.lahabraca.gov/documentcenter/view/3923
D3: Homeless Services	10. Remove provision allowing revocation of the facility's permit based on any violation of any law by residents or occupants of transitional housing while on the premises or mandates a crime free addendum that terminates residency for conviction for any criminal violation	Within one year of HEU adoption	6th Cycle	Completed	Addressed - CC Approved on 12/4/23	Other	100%	https://www.lahabraca.gov/documentcenter/view/3923
D3: Homeless Services	11. Work with Mercy Housing to administer pilot program for perm. supportive housing on limited mobile home units in the MHP zone; consider use of PHLA funds to support effort	Annual/On-going	6th Cycle	Continuous	The Economic Development Department still has an ongoing relationship with Mercy Housing - Scattered site supportive housing.	Other	50	https://www.lahabraca.gov/documentcenter/view/3923
D4: Child Development Services	1. Operate the Child Development Division programs to assist up to 600 La Habra children from lower-income families	Annual	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/322/Child-Development
D4: Child Development Services	2. Implement programs and services to improve the health and welfare of families with children	Annual	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/322/Child-Development
D4: Child Development Services	3. Support La Habra Boys and Girls Club, serving 3,000 La Habra residents each year	Annual	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/322/Child-Development

D5: Job Training	1. Administer City workforce training and employment programs for 600 clients; increase staffing fourfold	Annual	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/documentcenter/view/3772
D5: Job Training	2. Consider additional partnerships and expansion of efforts to better achieve program goals and objectives	Same	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/documentcenter/view/3772
D6: Place based Program	1. Update the safety element to address climate change, environmental justice, and resiliency; implement programs to address hazards (D6)	By end of CY 2022	6th Cycle	Completed	Addressed - CC Approved on 1/16/24	Other	100%	https://www.lahabraca.gov/documentcenter/view/13386
D6: Place based Program	2. Operate the Hillcrest Health and Wellness Center to serve residents in need (D6) Affirmatively market services with fliers annually	Annual	6th Cycle	Completed	Addressed for 2025	Other	100%	https://www.lahabraca.gov/documentcenter/view/13386
D6: Place based Program	3. Retrofit parks and recreation facilities (e.g., ElCentro-Lions, Vista Grande) in low-mod resource areas in central La Habra (D6)	3 retrofitted parks by 2025	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/documentcenter/view/13386
D6: Place based Program	4. Implement the EDI program and offer services for children in Central La Habra	Annual	6th Cycle	Continuous	Addressed for 2025	Other	50	https://www.lahabraca.gov/documentcenter/view/13386
D6: Place based Program	5. Continue to complete Love La Habra projects; target 25% of projects in Central La Habra	Annual	6th Cycle	Continuous	Addressed for 2025	Other	50	https://www.lahabraca.gov/documentcenter/view/13386
D6: Place based Program	6. Complete NMTP Program (NMTP) projects in Central La Habra -K, M, F Neighborhoods (A2)	End of 2023	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/documentcenter/view/13386
D6: Place based Program	7. Expend \$2.5 million to install East Bishop storm drain to alleviate potential flooding (A2)	2023/2024	6th Cycle	Completed	Adressed	Other	100%	https://www.lahabraca.gov/documentcenter/view/13386
D6: Place based Program	8. Collect or see built equivalent of 100 units of low-mod income inclusionary housing (25% in highest income tracts) assuming projects are all built within the 8 year (2021-2029) period.	By 2029	6th Cycle	In Progress	Addressing as projected	Other	60	https://www.lahabraca.gov/documentcenter/view/13386
D6: Place based Program	9. Apply for SR2S grants for all schools; if received, develop plan, make improvements during period (A6)	End of 2023, build by 2029	6th Cycle	In Progress	Addressing as projected	Other	60	https://www.lahabraca.gov/documentcenter/view/13386
D6: Place based Program	10. Operate Child Development Division programs and assist up to 600 children from low-income families (D4)	Annual	6th Cycle	Continuous	Addressing as projected	Other	50	https://www.lahabraca.gov/documentcenter/view/13386
D6: Place based Program	11. Administer City workforce training /job programs for 600 participants in the County; increase staff 4X (D5)	Annual	6th Cycle	Continuous	Addressing as projected	Other	50	https://www.lahabraca.gov/documentcenter/view/13386
D6: Place based Program	12. Continue to support the La Habra Boys and Girls Club, serving 3,000 residents each year (D4)	Annual	6th Cycle	Continuous	Addressing as projected	Other	50	https://www.lahabraca.gov/documentcenter/view/13386
D7: Constraints to Housing for People Disabled	1. Revise LHMC as follows: Replace the terms and definition of a "family" to a "housekeeping unit" and ensure the definition will not overly scrutinize living arrangement or reference lease agreements, household size, or other such criteria.	Within one year of HEU adoption	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/documentcenter/view/13457
D7: Constraints to Housing for People Disabled	2. Replace the definition of "one" and "two dwelling units" by the terms "single unit dwelling" and "two-unit dwellings" with no reference to the design of the unit exclusively for occupancy or the number of families.	Within one year of HEU adoption	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/documentcenter/view/13457
D7: Constraints to Housing for People Disabled	3. Replace definition of an "apartment unit" with the term "multi-unit dwellings" without reference to "families" or the number of occupants and replace the term bachelor units to a more gender neutral "studio" units.	Within one year of HEU adoption	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/documentcenter/view/13457

D7: Constraints to Housing for People Disabled	4. Expand the definition of "disability" to include both federal and more expansive state definitions of disability with respect to any limitation of a major life activity and cause of the disability.	Within one year of HEU adoption	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/documentcenter/view/13457
D7: Constraints to Housing for People Disabled	5. Revise definition of a "residential care" and "community care" facility (RCFs) to be consistent with the many facilities covered under the California Health & Safety, Welfare & Institutions, Government Codes.	Within one year of HEU adoption	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/documentcenter/view/13457
D7: Constraints to Housing for People Disabled	6. Permit group homes that operate as a single housekeeping unit and do not provide licensable services as a by-right use in all zones allowing single or multi-unit residences, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all residences	Within one year of HEU adoption	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/documentcenter/view/13457
D7: Constraints to Housing for People Disabled	7. Permit RCFs operating as a single housekeeping unit that provide licensable services to six or fewer residents as a by-right use in all zones allowing single or multi-unit residences, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all residences.	Within one year of HEU adoption	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/documentcenter/view/13457
D7: Constraints to Housing for People Disabled	8. Permit RCFs that operate as a single housekeeping unit that provide licensable services to more than six residents as a conditional use based on generally applicable, nondiscriminatory findings. Revise to allow reasonable accommodation procedures to be used to comply with fair housing laws.	Within one year of HEU adoption	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/documentcenter/view/13457
D7: Constraints to Housing for People Disabled	9. For group homes with seven or more people, the City will analyze whether the CUP process creates a potential constraint on this type of housing. If the CUP is found to be a constraint, or if no determination can be made, then the City will amend the LHMC to provide more objective standards to analyze the conditional use permit request for these uses	End of 2025	6th Cycle	In Progress	The City is in the process of determining if this will be a Minor CUP.	Other	60	https://www.lahabraca.gov/documentcenter/view/13457
Fair Housing	1. Implement and administer City fair housing services in a manner consistent with affirmatively furthering fair housing.	End of 2025	6th Cycle	Completed	The City partners with Fair Housing Foundation for services. We are part of County wide fair housing document	Other	100%	https://www.lahabraca.gov/1091/Fair-Housing
Fair Housing	2. Provide ongoing technical assistance on landlord-tenant issues and investigate complaints of fair housing discrimination.	Annual	6th Cycle	Continuous	The City partners with Fair Housing Foundation for services they provide quarterly workshops and also provide one-on-one services as they receive inquires from landlords and tenants.	Other	50	https://www.lahabraca.gov/1091/Fair-Housing
Fair Housing	3. Provide technical assistance on landlord-tenant issues and investigate complaint for fair housing discrimination	Annual	6th Cycle	Continuous	The City partners with Fair Housing Foundation for services.	Other	50	https://www.lahabraca.gov/1091/Fair-Housing
Fair Housing	4. Develop affordable housing resource list for residents seeking options in La Habra and neighboring cities.	As complaints arise	6th Cycle	Continuous	The City provides the affordable housing list that includes all units in OC.	Other	50	https://www.lahabraca.gov/1091/Fair-Housing

Fair Housing	5. Amend the municipal code to revise municipal code definitions and permit process that conflicts with HCD's Group Home Technical	End of 2023	6th Cycle	Completed	Addressed - CC Approved on 12/4/23	Other	100%	https://www.lahabraca.gov/1091/Fair-Housing
Fair Housing	6. Implement all activities in Table 3.12	See Program D6	6th Cycle	See table below				
D8 Fair Housing	Meaningful Fair Housing Actions & Metrics (programs shown by letter/numbering)	Timeframe	6th Cycle	Status				https://www.lahabraca.gov/1091/Fair-Housing
1. Supply and production of Affordable Housing •Zoning Code regulations and land use controls that constrain/ restrict housing opportunities •Historic limited available land for new development of multiplefamily housing •General lack of affordable housing for low and moderate income residents	Adopt streamlined ministerial approval process to expedite the development of housing (B2) (METRIC: Adopt an ordinance within one year of HEU adoption)	Within one year of HEU adoption	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/1091/Fair-Housing
1. Supply and production of Affordable Housing •Zoning Code regulations and land use controls that constrain/ restrict housing opportunities •Historic limited available land for new development of multiplefamily housing •General lack of affordable housing for low and moderate income residents	Revise density bonus ordinance and remove CUP requirement to facilitate higher density housing (B3) (METRIC: Adopt an ordinance within one year of HEU adoption)	Within one year of HEU adoption	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/1091/Fair-Housing
1. Supply and production of Affordable Housing •Zoning Code regulations and land use controls that constrain/ restrict housing opportunities •Historic limited available land for new development of multiplefamily housing •General lack of affordable housing for low and moderate income residents	Remove 1-acre minimum for mixed use projects and 20% standard for multiple-family on a block (B5) (METRIC: Adopt an ordinance within one year of HEU adoption)	Within one year of HEU adoption	6th Cycle	Completed	Addressed	Other	100%	https://www.lahabraca.gov/1091/Fair-Housing

<p>1. Supply and production of Affordable Housing</p> <ul style="list-style-type: none"> •Zoning Code regulations and land use controls that constrain/ restrict housing opportunities •Historic limited available land for new development of multiplefamily housing •General lack of affordable housing for low and moderate income residents 	<p>Adopt objective design standards to facilitate multifamily and mixed use housing production (B6) (METRIC: By 2025, Approval of at least 2 multiple-family residential projects)</p>	<p>Within one year of HEU adoption</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Addressed</p>	<p>Other</p>	<p>100%</p>	<p>https://www.lahabraca.gov/1091/Fair-Housing</p>
<p>1. Supply and production of Affordable Housing</p> <ul style="list-style-type: none"> •Zoning Code regulations and land use controls that constrain/ restrict housing opportunities •Historic limited available land for new development of multiplefamily housing •General lack of affordable housing for low and moderate income residents 	<p>Remove the CUP neighborhood compatibility finding in the design review process (B6) (METRIC: Adopt an ordinance within one year of HEU adoption)</p>	<p>Within one year of HEU adoption</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Addressed</p>	<p>Other</p>	<p>100%</p>	<p>https://www.lahabraca.gov/1091/Fair-Housing</p>
<p>1. Supply and production of Affordable Housing</p> <ul style="list-style-type: none"> •Zoning Code regulations and land use controls that constrain/ restrict housing opportunities •Historic limited available land for new development of multiplefamily housing •General lack of affordable housing for low and moderate income residents 	<p>Adjust story height and parking requirement to facilitate the production of multiple-family housing (B8) (METRIC: Adopt an ordinance within one year of HEU adoption)</p>	<p>Within one year of HEU adoption</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Addressed</p>	<p>Other</p>	<p>100%</p>	<p>https://www.lahabraca.gov/1091/Fair-Housing</p>

<p>1. Supply and production of Affordable Housing</p> <ul style="list-style-type: none"> •Zoning Code regulations and land use controls that constrain/ restrict housing opportunities •Historic limited available land for new development of multiplefamily housing •General lack of affordable housing for low and moderate income residents 	<p>Allow transitional, supportive housing, and low barrier navigation centers in accordance with state law (D3) (METRIC: Adopt an ordinance within one year of HEU adoption)</p>	<p>Within one year of HEU adoption</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Addressed</p>	<p>Other</p>	<p>100%</p>	<p>https://www.lahabraca.gov/1091/Fair-Housing</p>
<p>1. Supply and production of Affordable Housing</p> <ul style="list-style-type: none"> •Zoning Code regulations and land use controls that constrain/ restrict housing opportunities •Historic limited available land for new development of multiplefamily housing •General lack of affordable housing for low and moderate income residents 	<p>Allow residential care facilities req. by state law and remove filing fee for reasonable acc. request (D2) (METRIC: Permitting of at least 2 care facilities)</p>	<p>Within one year of HEU adoption</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Addressed</p>	<p>Other</p>	<p>100%</p>	<p>https://www.lahabraca.gov/1091/Fair-Housing</p>
<p>2. Housing Instability & Displacement</p> <p>Objective:</p> <ul style="list-style-type: none"> •High levels of overcrowding and overpayment; mismatch with housing needs •Rising prices and rents for housing far exceed recent increases in incomes •Several affordable housing projects remain at risk of conversion. •Lower income renters have been particularly impacted by COVID 	<p>Encourage ADUs, including 20% in higher resource areas through annual publication citywide (B4) (METRIC: Permit 30 ADUs; 20% in high resource area)</p>	<p>Annual – end of calendar year</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Addressing as projected</p>	<p>Other</p>	<p>50</p>	<p>https://www.lahabraca.gov/1091/Fair-Housing</p>

<p>Z. Housing Instability & Displacement</p> <p>Objective:</p> <ul style="list-style-type: none"> •High levels of overcrowding and overpayment; mismatch with housing needs •Rising prices and rents for housing far exceed recent increases in incomes •Several affordable housing projects remain at risk of conversion. •Lower income renters have been particularly impacted by COVID 	<p>Participate, support, and advertise HCV program; advertise program to increase participants (C5) (METRIC: Maintain 160 HCVs; seek 25% increase)</p>	<p>Annual – end of calendar year</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City/HA does not control vouchers but supports the program. The number of vouchers varies annually based on population.</p>	<p>Other</p>	<p>50</p>	<p>https://www.lahabraca.gov/1091/Fair-Housing</p>
<p>Z. Housing Instability & Displacement</p> <p>Objective:</p> <ul style="list-style-type: none"> •High levels of overcrowding and overpayment; mismatch with housing needs •Rising prices and rents for housing far exceed recent increases in incomes •Several affordable housing projects remain at risk of conversion. •Lower income renters have been particularly impacted by COVID 	<p>Assist up to 200 lower income households over the planning period with ARPA-funded bill assistance. (METRIC: Assist 200 households)</p>	<p>By the end of 2023</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>142 households were provide Bills Assistances and or Gift Cards Thru 2024, when the program sunsetted.</p>	<p>Households</p>	<p>142</p>	<p>https://www.lahabraca.gov/1091/Fair-Housing</p>
<p>Z. Housing Instability & Displacement</p> <p>Objective:</p> <ul style="list-style-type: none"> •High levels of overcrowding and overpayment; mismatch with housing needs •Rising prices and rents for housing far exceed recent increases in incomes •Several affordable housing projects remain at risk of conversion. •Lower income renters have been particularly impacted by COVID 	<p>Retain affordability and condition of mobile home parks (C3) and publicly / deed-restricted apartments affordable to lower income households (C4) (METRIC: Preserve 324 city-owned mobile homes & affordable apts)</p>	<p>Annual – end of calendar year</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Housing Authority owns 2 mobile home parks, with a total of 250 units. Only 6 units are owned by the housing authority, while the other 244 are owner occupied. Rents are well below market rate. At least 20% of residents are low-income.</p>	<p>Units</p>	<p>250</p>	<p>https://www.lahabraca.gov/1091/Fair-Housing</p>

<p>Z. Housing Instability & Displacement</p> <p>Objective: •High levels of overcrowding and overpayment; mismatch with housing needs •Rising prices and rents for housing far exceed recent increases in incomes •Several affordable housing projects remain at risk of conversion. •Lower income renters have been particularly impacted by COVID</p>	<p>Require replacement units per Gov't Code 65915 (C)(3) for lower income units demolished (C8) (METRIC: As projects are proposed)</p>	<p>As projects are proposed</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>There were no lower-income units demolished during 2025.</p>	<p>Units</p>		<p>https://www.lahabraca.gov/1091/Fair-Housing</p>
<p>Z. Housing Instability & Displacement</p> <p>Objective: •High levels of overcrowding and overpayment; mismatch with housing needs •Rising prices and rents for housing far exceed recent increases in incomes •Several affordable housing projects remain at risk of conversion. •Lower income renters have been particularly impacted by COVID</p>	<p>Implement inclusionary housing ordinance and prioritize funding (fees) for affordable housing (C2) (METRIC: Develop all 100 incl. units, 25% of which in highest income tracts)</p>	<p>By 2029</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Inclusionary Housing has been implemented. Most developers' applications incorporate developing the housing as part of the project. In 2025 no fees have been collected.</p>	<p>Other</p>		<p>https://www.lahabraca.gov/1091/Fair-Housing</p>
<p>Z. Housing Instability & Displacement</p> <p>Objective: •High levels of overcrowding and overpayment; mismatch with housing needs •Rising prices and rents for housing far exceed recent increases in incomes •Several affordable housing projects remain at risk of conversion. •Lower income renters have been particularly impacted by COVID</p>	<p>Target affirmative marketing in low resource areas at the Hillcrest Center, Boys & Girls Club, and others. (METRIC: Prepare/distribute flyer on City program)</p>	<p>Within one year of HEU adoption</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Addressing as projected</p>	<p>Other</p>	<p>60</p>	<p>https://www.lahabraca.gov/1091/Fair-Housing</p>

<p>3. Displacement risk due to housing Conditions</p> <p>Objective:</p> <ul style="list-style-type: none"> •Age of housing stock; most homes were built more than 50 years ago •Housing rehabilitation and repairs are expensive, especially for retirees •Limited staff for building/code compliance make it difficult to address needs 	<p>Hold regular Love La Habra events to assist incomequalified residents with home repairs (A1) (METRIC: Hold multi-project event every year)</p>	<p>Annually, each September</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Addressing as projected</p>	<p>Other</p>	<p>50</p>	<p>https://www.lahabraca.gov/1091/Fair-Housing</p>
<p>3. Displacement risk due to housing Conditions</p> <p>Objective:</p> <ul style="list-style-type: none"> •Age of housing stock; most homes were built more than 50 years ago •Housing rehabilitation and repairs are expensive, especially for retirees •Limited staff for building/code compliance make it difficult to address needs 	<p>Hire additional code enforcement staff to address backlog and provide capacity for proactive work (A3) (METRIC: Hire 2 CE staff)</p>	<p>End of 2023</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>In 2025 the City hired 1 additional Code Enforcement Inspector</p>	<p>Persons</p>	<p>1</p>	<p>https://www.lahabraca.gov/1091/Fair-Housing</p>
<p>3. Displacement risk due to housing Conditions</p> <p>Objective:</p> <ul style="list-style-type: none"> •Age of housing stock; most homes were built more than 50 years ago •Housing rehabilitation and repairs are expensive, especially for retirees •Limited staff for building/code compliance make it difficult to address needs 	<p>Purchase Land Management System (LMS) to track code compliance, building and planning permits (A3) (METRIC: Implement LMS)</p>	<p>End of 2023</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The Code Enforcement Department uses Comcate and Planning uses EPL by Tyler.</p>	<p>Other</p>	<p>100%</p>	<p>https://www.lahabraca.gov/1091/Fair-Housing</p>

<p>3. Displacement risk due to housing Conditions</p> <p>Objective:</p> <ul style="list-style-type: none"> •Age of housing stock; most homes were built more than 50 years ago •Housing rehabilitation and repairs are expensive, especially for retirees •Limited staff for building/code compliance make it difficult to address needs 	<p>Issue housing rehabilitation grants/loans for 25 households over the planning period (A4) (METRIC: 3 housing grants every year)</p>	<p>Annual, by end of calendar year</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>1 unit were rehabbed during 2025.</p>	<p>Units</p>	<p>1</p>	<p>https://www.lahabraca.gov/1091/Fair-Housing</p>
<p>3. Displacement risk due to housing Conditions</p> <p>Objective:</p> <ul style="list-style-type: none"> •Age of housing stock; most homes were built more than 50 years ago •Housing rehabilitation and repairs are expensive, especially for retirees •Limited staff for building/code compliance make it difficult to address needs 	<p>Evaluate feasibility of rental housing inspection program and, if feasible, develop program (A4) (METRIC: Complete study)</p>	<p>End of 2023</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Council did not approve a rental inspection program. These are thus reviewed on a case by case basis.</p>	<p>Other</p>	<p>50</p>	<p>https://www.lahabraca.gov/1091/Fair-Housing</p>
<p>3. Displacement risk due to housing Conditions</p> <p>Objective:</p> <ul style="list-style-type: none"> •Age of housing stock; most homes were built more than 50 years ago •Housing rehabilitation and repairs are expensive, especially for retirees •Limited staff for building/code compliance make it difficult to address needs 	<p>Seek collaborative partnership which can assist in addressing local housing rehabilitation needs (C1) (METRIC: Annual)</p>	<p>Annual</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Currently Residential Rehab is ran in-house. It is typically more economical to run the program in-house since most of the available funding can go to rehab vs administration fees of non-profits.</p>	<p>Other</p>	<p>50</p>	<p>https://www.lahabraca.gov/1091/Fair-Housing</p>

<p>3. Displacement risk due to housing Conditions</p> <p>Objective:</p> <ul style="list-style-type: none"> •Age of housing stock; most homes were built more than 50 years ago •Housing rehabilitation and repairs are expensive, especially for retirees •Limited staff for building/code compliance make it difficult to address needs 	<p>Target affirmative marketing in low resource areas at the Hillcrest Center, Boys & Girls Club, and others. (METRIC: Distribute flyer on City programs)</p>	<p>Within one year of HEU adoption</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Addressed as projected</p>	<p>Other</p>	<p>100%</p>	<p>https://www.lahabraca.gov/1091/Fair-Housing</p>
<p>4. Health, education & employment</p> <p>Objective:</p> <ul style="list-style-type: none"> •Lower ranking schools compared to wealthier districts in the county Lower graduation rate among Hispanics and other groups compared to county results •Lower incomes due to either underemployment and or unemployment •Need to continue investments in the children and youth of La Habra 	<p>Operate the Child Development Division programs and assist up to 600 La Habra children from lower-income families (D4) (METRIC: 600 children)</p>	<p>Annual, end of calendar year</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Addressed as projected</p>	<p>Other</p>	<p>50</p>	<p>https://www.lahabraca.gov/1385/our-goal</p>
<p>4. Health, education & employment</p> <p>Objective:</p> <ul style="list-style-type: none"> •Lower ranking schools compared to wealthier districts in the county Lower graduation rate among Hispanics and other groups compared to county results •Lower incomes due to either underemployment and or unemployment •Need to continue investments in the children and youth of La Habra 	<p>Administer City workforce training + employment programs for 600 participants in the County; increase staff fourfold (D5) (METRIC: 600 Enrollees)</p>	<p>Annual, end of calendar year</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Addressed as projected</p>	<p>Other</p>	<p>50</p>	<p>https://www.lahabraca.gov/1385/our-goal</p>

<p>4. Health, education & employment</p> <p>Objective:</p> <ul style="list-style-type: none"> •Lower ranking schools compared to wealthier districts in the county •Lower graduation rate among Hispanics and other groups compared to county results •Lower incomes due to either underemployment and or unemployment •Need to continue investments in the children and youth of La Habra 	<p>Continue to support La Habra Boys and Girls Club, serving 3,000 La Habra residents each year (D4) (METRIC: 3,000 youth)</p>	<p>Annual, end of calendar year</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Addressed as projected</p>	<p>Other</p>	<p>50</p>	<p>https://www.lahabraca.gov/1385/our-goal</p>
<p>4. Health, education & employment</p> <p>Objective:</p> <ul style="list-style-type: none"> •Lower ranking schools compared to wealthier districts in the county •Lower graduation rate among Hispanics and other groups compared to county results •Lower incomes due to either underemployment and or unemployment •Need to continue investments in the children and youth of La Habra 	<p>Continue to work with housing, employment, and community service partners, as needed, evaluate and expand partnerships and resources (C1) (METRIC: Meeting with partners)</p>	<p>Quarterly, depends on partner</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Addressed as projected</p>	<p>Other</p>	<p>50</p>	<p>https://www.lahabraca.gov/1385/our-goal</p>
<p>4. Health, education & employment</p> <p>Objective:</p> <ul style="list-style-type: none"> •Lower ranking schools compared to wealthier districts in the county •Lower graduation rate among Hispanics and other groups compared to county results •Lower incomes due to either underemployment and or unemployment •Need to continue investments in the children and youth of La Habra 	<p>Retrofit parks and recreation facilities (e.g., El-Centro-Lions, Vista) in low-mod resource areas in central La Habra (D6) (METRIC: Retrofit 2 parks)</p>	<p>End of 2025</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Addressed as projected</p>	<p>Other</p>	<p>50</p>	<p>https://www.lahabraca.gov/1385/our-goal</p>

<p>4. Health, education & employment</p> <p>Objective:</p> <ul style="list-style-type: none"> •Lower ranking schools compared to wealthier districts in the county •Lower graduation rate among Hispanics and other groups compared to county results •Lower incomes due to either underemployment and or unemployment •Need to continue investments in the children and youth of La Habra 	<p>Remediate landfill hazards with vapor devices underneath the Vista Grande Park (D6) (METRIC: Hazard remediation)</p>	<p>End of 2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Addressed</p>	<p>Other</p>	<p>100%</p>	<p>https://www.lahabraca.gov/1385/our-goal</p>
<p>4. Health, education & employment</p> <p>Objective:</p> <ul style="list-style-type: none"> •Lower ranking schools compared to wealthier districts in the county •Lower graduation rate among Hispanics and other groups compared to county results •Lower incomes due to either underemployment and or unemployment •Need to continue investments in the children and youth of La Habra 	<p>Continue to support the children's museum, accommodating nearly 95,000 visits each year (D4) (METRIC: 95,000 visits)</p>	<p>Annual, end of calendar year</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Addressed as projected</p>	<p>Other</p>	<p>50</p>	<p>https://www.lahabraca.gov/1385/our-goal</p>
<p>5. Central Downtown</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Central La Habra has a confluence of demographic, economic, and social issues. • The Downtown is considered a disadvantaged area due to environmental pollution • Older housing has a high prevalence of lead-based paint hazards 	<p>Update safety element to address climate change, EJ, and resiliency; implement programs to address hazards (D6) (METRIC: Draft & Adopted Element)</p>	<p>Adopt Element by June 2023</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Addressed</p>	<p>Other</p>	<p>100%</p>	<p>https://www.lahabraca.gov/1420/la-habra-boulevard-specific-plan</p>

<p>5. Central Downtown</p> <p>Objectives:</p> <ul style="list-style-type: none"> •Central La Habra has a confluence of demographic, economic, and social issues. •The Downtown is considered a disadvantaged area due to environmental pollution •Older housing has a high prevalence of lead-based paint hazards 	<p>Operate the Hillcrest Health and Wellness Center to serve residents in need, including Central La Habra (D6) (METRIC: Serve 25,000 households)</p>	<p>Annual, end of calendar year</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Addressed</p>	<p>Other</p>	<p>50</p>	<p>https://www.lahabraca.gov/1420/la-habra-boulevard-specific-plan</p>
<p>5. Central Downtown</p> <p>Objectives:</p> <ul style="list-style-type: none"> •Central La Habra has a confluence of demographic, economic, and social issues. •The Downtown is considered a disadvantaged area due to environmental pollution •Older housing has a high prevalence of lead-based paint hazards 	<p>Retrofit parks and recreation facilities (e.g., El-Centro-Lions, Vista) in low-mod resource areas in central La Habra (D6) (METRIC: Retrofit 2 parks)</p>	<p>End of 2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Addressed</p>	<p>Other</p>	<p>100%</p>	<p>https://www.lahabraca.gov/1420/la-habra-boulevard-specific-plan</p>
<p>5. Central Downtown</p> <p>Objectives:</p> <ul style="list-style-type: none"> •Central La Habra has a confluence of demographic, economic, and social issues. •The Downtown is considered a disadvantaged area due to environmental pollution •Older housing has a high prevalence of lead-based paint hazards 	<p>Ensure 25% Love La Habra projects in Central La Habra (METRIC: 25% of projects)</p>	<p>Annually, each September</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Addressed</p>	<p>Other</p>	<p>50</p>	<p>https://www.lahabraca.gov/1420/la-habra-boulevard-specific-plan</p>

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<p>5. Central Downtown</p> <p>Objectives:</p> <ul style="list-style-type: none"> •Central La Habra has a confluence of demographic, economic, and social issues. •The Downtown is considered a disadvantaged area due to environmental pollution •Older housing has a high prevalence of lead-based paint hazards 	<p>Expend \$2.5 million to install East Bishop storm drain (A2) (METRIC: Complete drain)</p>	<p>End of 2023/24</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Addressed</p>	<p>Other</p>	<p>100%</p>	<p>https://www.lahabraca.gov/1420/la-habra-boulevard-specific-plan</p>
<p>5. Central Downtown</p> <p>Objectives:</p> <ul style="list-style-type: none"> •Central La Habra has a confluence of demographic, economic, and social issues. •The Downtown is considered a disadvantaged area due to environmental pollution •Older housing has a high prevalence of lead-based paint hazards 	<p>Expend \$9 million to refurbish Vista Grande Park (A2) (METRIC: Complete Park)</p>	<p>End of 2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Opened in August 2025</p>	<p>Other</p>	<p>100%</p>	<p>https://www.lahabraca.gov/1420/la-habra-boulevard-specific-plan</p>

<p>5. Central Downtown</p> <p>Objectives:</p> <ul style="list-style-type: none"> •Central La Habra has a confluence of demographic, economic, and social issues. •The Downtown is considered a disadvantaged area due to environmental pollution •Older housing has a high prevalence of lead-based paint hazards 	<p>Affirmatively market City services at Hillcrest (A3) (METRIC: Annual flyer)</p>	<p>Within one year of HEU adoption</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Addressed</p>	<p>Other</p>	<p>100%</p>	<p>https://www.lahabraca.gov/1420/la-habra-boulevard-specific-plan</p>
<p>5. Central Downtown</p> <p>Objectives:</p> <ul style="list-style-type: none"> •Central La Habra has a confluence of demographic, economic, and social issues. •The Downtown is considered a disadvantaged area due to environmental pollution •Older housing has a high prevalence of lead-based paint hazards 	<p>Apply for SR2S grants citywide for all schools; if received, develop plan, make improvements during planning period (A6) (METRIC: SR2S Plan Improvements)</p>	<p>End of 2023; build through 2029</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Addressing as projected</p>	<p>Other</p>	<p>60</p>	<p>https://www.lahabraca.gov/1420/la-habra-boulevard-specific-plan</p>
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