

City Of La Habra General Plan 2035

Adopted, January 21, 2014



General Plan Advisory Committee Meeting

Housing and Safety Element Update

Housing Goals and Policies

May 6, 2021



City of
La Habra

GENERAL PLAN

GPAC Meetings

GPAC Mtg #1: State Law

- GPAC Role: Obtain clarification on state law requirements for the housing element

GPAC Mtg #2: Housing Needs

- GPAC Role: Provide input on local housing needs and priorities in La Habra

GPAC Mtg #3: Housing Sites

- GPAC Role: Review strategy for the RHNA and provide input on housing site opportunities

GPAC Mtg #4: Goals/Policies

- GPAC Role: Review and provide input on housing goals and policies for 2021-2029

GPAC Mtg #5 Housing Programs

- GPAC Role: Review and provide input on housing programs for 2021-2029



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Housing Plan, Goals and Policies

Housing Element Plan...

- **Goals**

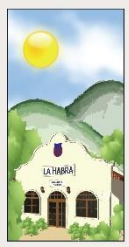
An ideal future end related to the public health, safety, or general welfare.

- **Policies**

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

- **Implementation Programs**

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



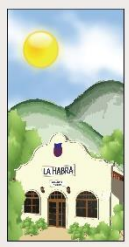
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State law requirements

A statement of the community's goals, quantified objectives, policies, and programs relative to housing

- Identify adequate sites, with appropriate zoning and development standards and services to accommodate the City's RHNA
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households
- Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing
- Conserve and improve the condition of existing affordable-housing
- Preserve assisted housing projects at-risk of conversion to market-rate
- Promote equal housing opportunities for all people



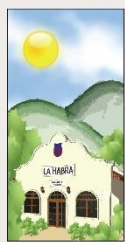
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Why Revise Housing Goals and Policies

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

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



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Goal A: Housing Opportunities

GENERAL PLAN

Current Goal/Policy	Comment	Proposed Goal/Policy
GOAL A: Adequate housing development		Housing Opportunities
Adequate housing development by the private sector utilizing community facilities and structures; minimizing environmental hazards and incompatible land <u>uses, and</u> enhancing the quality of life in residential neighborhoods to meet the economic, social, health, and transportation needs of all citizens.	Revised to clarify intent of goal	Adequate housing development by the private sector utilizing existing community facilities and structures; <u>Well-designed housing that is diverse in type, location, and affordability, while minimizing environmental hazards and incompatible land uses, and enhancing quality of life. in residential neighborhoods to meet their economic, social, health, and transportation needs of all citizens.</u>
A-1: Support State Housing Policy		A-1 <u>Regulatory Assistance</u>
Support State Housing policy by emphasizing the use of those public powers which impact on housing, including, but not limited to land use controls, development controls, and regulatory concessions and incentives.	Revised to clarify intent of <u>policy</u>	Support State Housing policy by emphasizing the use of those public powers which impact on housing, including, but not limited to Utilize land use controls-regulations, development controls, and regulatory concessions and incentives <u>to facilitate the development of all types of housing.</u>
A-2: Integrated Strategy for Development		A-2 <u>Balanced Strategy for Development</u>
Implement an integrated strategy for the development of new housing, commercial activities, provisions of public facilities, and creation of employment opportunities.	Revised to clarify intent of policy	<u>Balance</u> the development of new housing, with commercial activities, provisions of public facilities and services, and the creation of employment opportunities.
A-3: Support Private Sector Housing Production	Move to Goal C	
A-4: Variety of Housing		A-3: Variety of Housing
Promote a variety of housing types at scales, values, and locations carefully selected to provide housing opportunities for all economic segments of the population, while protecting and conserving single family neighborhoods.	Revise to clarify intent of policy	Promote a variety of housing types at scales, <u>values, affordability, and</u> locations carefully selected to provide housing opportunities for all economic segments of the population to accommodate <u>local housing needs,</u> while protecting and conserving single family neighborhoods.
A-5: Market and Non-Market Housing Production Needs		A-4 <u>Housing Production Needs</u>
Achieve, to the maximum extent feasible, the production of new housing in sufficient quantity to meet both market-rate and non-market rate housing needs of the community.	Revise to tie production levels to the RHNA.	Achieve, to the maximum extent feasible, the production of new housing in sufficient quantity <u>and varied affordability levels</u> to meet <u>the full both market-rate and non-market rate</u> housing needs of the city <u>commensurate with the RHNA.</u>



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GENERAL PLAN

Goal A: Housing Opportunities

Current Goal/Policy	Comment	Proposed Goal/Policy
A-6: for Jobs/Housing Balance		A-5: Accessory Dwellings
Implement, through the Community Development Element, a comprehensive set of strategies to produce a job/housing balance.	<u>Delete;</u> Replace w/ADUs	<u>Facilitate and encourage the development of well-designed accessory dwellings as a means of expanding housing opportunity for families, students, seniors, and others seeking affordable rental housing.</u>
A-7: Inclusionary Housing	Move to Goal C	
A-8: Mixed Use Development		A-6: Mixed Use Developments
Support and encourage the development of affordable residential housing as part of the City's mixed use land use designations.	Revise to clarify intent of policy	<u>Support and facilitate mixed use residential development that have appropriate on-site amenities, are compatible with adjacent land uses, offer a cohesive and high quality design, and are of the appropriate scale for its location.</u>
B-5: Adequate Housing Sites through Land Use & Zoning		A-7: Adequate Housing Sites through Land Use & Zoning
Provide adequate housing sites through appropriate General Plan land use designations, zoning, and specific plan land use designations to accommodate the City's fair share of regional housing needs.	Moved Policy B-5 from Goal B to Goal A; retitle	Provide adequate housing sites through appropriate General Plan land use designations, zoning, and specific plan land use designations to accommodate the City's fair share of regional housing needs.
B-12: Housing Design		A-8: Housing Design
Encourage housing providers to use design elements that meet code requirements and add to the safety, health, and security of residential environments.	Revised to clarify intent; moved from Goal B.	<u>Require housing developers to incorporate design elements into site planning, landscaping, and architectural features of buildings that are consistent with the General Plan, adopted design standards, and community context.</u>
C-6 Flexibility in Development Standards & Review (New)		A-9: Flexibility in Standards and Reviews
		<u>Provide flexibility in development and design standards to accommodate new approaches to encourage mixed uses, live/work, and other types of housing; maintain efficient entitlement process with coordinated permit processing, objective design review and standards, and environmental clearance procedures</u>



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Goal B: Housing Maintenance/Conservation

GENERAL PLAN

Current Goal/Policy	Comment	Revision
GOAL B: HOUSING MAINTENANCE & CONSERVATION		
Maintained and conserved housing in each neighborhood in a decent, safe, and sanitary condition where adequate public facilities and services are <u>provided</u> and the quality of life is protected from encroachment of other uses or environmental hazards.	Revised to clarify intent of policy	<u>Well-maintained housing</u> , in decent, safe, and sanitary condition, where adequate public facilities, <u>infrastructure</u> , and services are <u>provided</u> and the quality of life is protected from encroachment of other uses or environmental hazards.
B-1: Maintain Residential Character		Policy B-1: Protect and Improve Residential Character
Protect and maintain single-family residential areas <u>in order to</u> maintain the City's existing residential character by fostering improvements of homes and neighborhoods through implementation of maintenance, rehabilitation, and replacement actions and the preservation of residential buildings identified as a historical resource.	Revise to clarify intent of policy and program	Protect and maintain <u>improve the character and quality of single-family residential areas by engaging collaborative relationships with nonprofits, stakeholders, faith-based organizations, and residents to improve housing, public facilities, and neighborhoods.</u>
B-2: Neighborhood Involvement & Organization		B-2: Neighborhood Involvement & Organization
Support and foster the involvement of interested individuals, citizen's groups, and organizations to provide input and voice the problems and needs of the community.	Revise to expand intent of policy	Support and foster the involvement of interested individuals, citizen's groups, and organizations to <u>identify issues and voice policy and program recommendations for addressing the housing needs the problems and needs</u> of the community.
B-3: Supportive Public Facilities		B-3: Supportive Public Facilities
Provide for, or cause the provision for, the development of schools, parks, streets, sewers, storm drains, utilities, and other public facilities and capital improvements to support conservation and maintenance of the City's housing stock.	Keep as is	Same
B-4: Supportive Capital Improvements		B-4: Supportive Capital Improvements
Maintain a long-term capital improvement program as funding permits, which identifies specific areas throughout La Habra and schedules projects that would directly support the conservation and maintenance of the City's housing.	Keep as is	Same

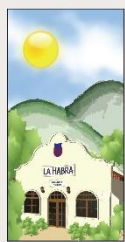


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GENERAL PLAN

Goal B: Housing Maintenance/Conservation

Current Goal/Policy	Comment	Revision
B-5: Adequate Housing Sites through Land Use and Zoning	Move to Goal A	
B-6: Standard Condition of Housing	Delete	
Attain a situation where the residents of La Habra live in housing that is in standard condition.	Merged with other policies	
B-7: Services to County Islands		
Promote adequate provisions of governmental services to County Island areas by intergovernmental coordination and annexation.	Delete: City has annexed County island areas	
B-8: Rehabilitation and Home Improvement Program		B-5: Rehabilitation and Home Improvement Program
Continue to provide rehabilitation and home improvement assistance to low- and moderate-income households and participate in appropriate Federal and State grant programs <u>in order to</u> stimulate rehabilitation and preserve the desirable residential character of the community.	Revise to clarify intent	Continue to provide rehabilitation and home improvement assistance to low- and moderate-income households and participate in appropriate Federal and State grant programs in order to stimulate rehabilitation <u>to ensure safe and sanitary housing and</u> preserve the desirable residential character of the city.
B-9: Nonprofit Organizations	Move to Goal C	
B-10: Preservation of Affordable Housing	Move to Goal C	
B-11: Regulation and Enforcement for Maintenance		B-6 Regulation and Enforcement for Maintenance
Administer and maintain necessary regulations and enforcement procedures to ensure proper maintenance of residential dwelling units.	Keep w/revisions and incorporate intent of deleted Policy B-6.	Administer, <u>maintain and require compliance with building, health, and safety codes</u> , and City regulations; administer enforcement procedures as needed to ensure proper maintenance and repair of residential dwelling units.
B-12: Housing Design	Move to Goal A	
B-13: Energy Conservation		B-7: Energy Conservation
Encourage the design and construction of new homes and rehabilitation of existing homes in accordance with both voluntary and mandatory green building code standards and energy saving criteria adopted by the City.	Keep with slight revision	Encourage the design and construction of new homes and rehabilitation of existing homes in accordance with both voluntary and mandatory sustainable building practices and energy saving criteria adopted by the City.



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Goal C: Assist in Provision of Housing

Current Goal/Policy	Comment	Revision
GOAL C: ASSIST IN PROVISION OF AFFORDABLE HOUSING		
Assist in the development, provision, and retention of affordable housing for lower and <u>moderate income</u> households, including those special needs.	New Goal	
C-1: Rental Housing Assistance		C-1: Rental Housing Assistance
Continue to seek housing assistance resources to meet the needs of lower income households and special needs households.	Revised and moved from earlier goal	<u>Support and participate, where feasible, in the provision of rental assistance to allow residents to afford, secure, or retain housing; refer homeowners to other agencies for homebuyer assistance</u>
C-2: Collaborative Partnerships		C-2: Collaborative Partnerships
Facilitate the efforts of the private sector in the production of new housing for all economic segments of the community.	Revised and moved from earlier goal	<u>Support collaborative partnerships that provide financial and implementation assistance for the maintenance and repair of existing homes and development of affordable housing.</u>
C-3: Mobile Home Preservation		C-3: Mobile Home Preservation
	New Policy	<u>Assist in the improvement, preservation, and retention of the affordability of mobile homes for seniors, families, special needs groups, and households of lower and moderate incomes</u>
C-4: Inclusionary Housing		C-4: Inclusionary Housing
	Revised and moved from earlier goal	<u>Encourage the development and integration of affordable housing within individual projects and throughout the community to promote an equitable distribution of affordable housing and further fair housing objectives</u>
C-5 Financial Assistance (New)		C-5 Financial Assistance (new)
	New Policy	<u>Consider deferring fees or providing other financial assistance when new housing project are affordable, confer communitywide benefits, or assist in furthering achievement of the lower income RHNA goals.</u>
C-6 Preservation of Affordable Housing (was B-10)		C-6 Preservation of Affordable Housing
Preserve the existing affordable housing stock and place long-term affordability restrictions on assisted housing.	Revise to clarify intent of policy	<u>Preserve and maintain existing affordable housing and pursue efforts to extend, where feasible, long-term affordability covenants on assisted housing that is at risk of conversion to market rents.</u>



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Goal D: Policies

GENERAL PLAN

Current Goal/Policy	Comment	Revision
GOAL D: AFFIRMATIVELY FURTHER FAIR HOUSING		
Housing opportunities that are adequate for all economic segments of the community regardless of race, color, age, national origin, religion, sex, familial status, or disability.	New	Housing opportunities that are adequate for all economic segments of the community <u>income levels of residents and</u> regardless of race, color, age, national origin, religion, sex, familial status, or disability, <u>or other protected status.</u>
C-1: Equal Housing Opportunity		D-1: Equal Housing Opportunity
Support equal housing opportunity in La Habra for all residents regardless of race, color, age, national origin, religion, sex, familial status, or disability to obtain decent housing and a suitable living environment.	Keep	Support equal housing opportunity in La Habra for all residents regardless of race, color, age, national origin, religion, sex, familial status, or disability to obtain <u>and retain</u> decent housing and a suitable living environment.
C-2: Assistance to Prevent Housing Discrimination		D-2: Fair Housing Services
Assist the efforts of nonprofit organizations to prevent housing discrimination and achieve access to housing regardless of race, color, age, national origin, religion, sex, familial status, or disability.	Revise to clarify and update policy intent	<u>Support the provision of fair housing services and tenant/landlord mediation to City residents; support education of tenants, landlords, property owners, realtors, and the real estate industry.</u>
C-3: Support & Participate in Housing Programs		
Maximize opportunities, when feasible, to support and participate in programs sponsored by other levels of government which assist households in need of housing assistance, financing, or housing rehabilitation funds.	Delete; repetitive	
C-4: Special Needs Households		D-3: Special Need Households
Recognize the special needs of certain segments of the community including the elderly, disabled and persons with developmental disabilities, large families, homeless, and low- and moderate-income families and make provisions for housing that is supportive of these special needs.	Keep	Recognize special <u>housing</u> needs of certain segments in the community including the elderly, disabled and persons with developmental disabilities, large families, homeless, and low- and moderate-income families and make provisions for housing <u>and services</u> that is supportive of <u>address</u> their special needs.

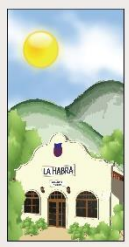


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Goal D: Policies

GENERAL PLAN

Current Goal/Policy	Comment	Revision
C-5: Special Needs of the Homeless		D-4: Special Needs of the Homeless
Recognize the importance and need to temporarily house homeless populations and others in housing crisis situations through emergency shelters and transitional and supportive housing options.	Keep; strengthen to reflect city's ongoing actions	Recognize the importance and need Support and facilitate efforts to temporarily house homeless populations and others in housing crisis situations through emergency shelters and transitional and supportive housing options.
C-6: Apartment Conversion to Ownership		
Regard the conversion of apartments to ownership condominiums as a positive contribution to the housing stock in La Habra and a homeownership opportunity for moderate-income households. Tenant displacement problems will be <u>mitigated</u> and a desirable level of apartment or rental units retained in the housing stock.	Delete	
C-7: Housing Assistance Resources	Moved to Goal C	
C-8: Day Care and Job Training		D-5: Day Care and Job Training
Promote day care services to assist female heads of household, single heads of household, and low- and moderate-income families with special needs for day care <u>in order to be employed</u> , which is financially supportive to housing costs.	Keep	Support day care services to assist female heads of household, single heads of household, and low- and moderate-income families with special needs and <u>promote job training/retraining of residents to increase employment opportunities, for day care in order to be employed</u> , which is financially supportive to housing costs.
C-9: Job Training		
Promote job training/retraining for residents to increase employment opportunities, which is financially supportive to housing costs.	Merge with C-8	



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Programs

Goal #A: Housing & Neighborhood Quality

- 1) Land Use Controls – Continue program
- 2) Home Repair – Consolidate related programs
- 3) Neighborhood Cleanup – Change to Love La Habra
- 4) Energy Conservation – Continue program
- 5) Infrastructure Improve – Continue program
- 6) HCD Revolving Fund – Delete; program infeasible
- 7) Senior SRO program – Delete; program infeasible
- 8) Rental Inspection – Delete; program infeasible

Programs

Goal #B: Expanded Housing Opportunities

Programs:

- 1) Housing Sites – Revise program per state law
- 2) Accessory Units – Revise program per state law
- 3) Prior Processing – Extend to inclusionary projects
- 4) Density Bonus – Revise program per state law
- 5) Inclusionary – Revise per Council action
- 6) Nonprofit Partners – Continue program
- 7) Condo conversion – Delete program



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Programs

Goal #C: Assist in Provision of Affordable Housing

Programs:

- 1) At-Risk Affordable Units – Continue program
- 2) Reprogram HA Funds – Delete; funds serve #6
- 3) Rental Inspection – Delete; not feasible
- 4) Rental Housing Voucher – Continue program
- 5) Emergency Rent Assist. – **New program**
- 6) MobileHome Preservation – **New program**
- 7) First Time homebuyers – Delete; no funding

Programs

Goal #D: Affirmatively Further Fair Housing

Programs*:

- 1) Senior Housing – Continue with revisions
- 2) Disabled Residents – Continue with revisions
- 3) Homeless Services – Continue with revisions
- 4) Job Training – Continue with revisions
- 5) Child Care – Continue with revisions
- 6) Fair Housing Services – Continue with revisions

* Programs will be revised as needed to incorporate new requirements per AB 686

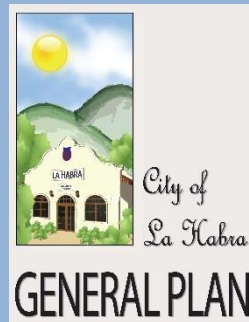


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Questions for Discussion

- Are Goals and Policies Appropriate?
- Additional Ideas for Programs?
- Next Steps



Questions or Comments:
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