



City of La Habra

**2015-2020 CONSOLIDATED PLAN
& 2015-16 ANNUAL ACTION PLAN**



Table of Contents

Executive Summary	3
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....	3
The Process	8
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)	8
PR-10 Consultation - 91.100, 91.200(b), 91.215(l)	9
PR-15 Citizen Participation	16
Needs Assessment	18
NA-05 Overview.....	18
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c).....	19
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2).....	32
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2).....	36
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2).....	40
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	42
NA-35 Public Housing – 91.205(b).....	43
NA-40 Homeless Needs Assessment – 91.205(c)	47
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	51
NA-50 Non-Housing Community Development Needs – 91.215 (f)	56
Housing Market Analysis	57
MA-05 Overview.....	57
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a).....	63
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)	67
MA-25 Public and Assisted Housing – 91.210(b).....	70
MA-30 Homeless Facilities and Services – 91.210(c).....	72
MA-35 Special Needs Facilities and Services – 91.210(d).....	76
MA-40 Barriers to Affordable Housing – 91.210(e).....	83
MA-45 Non-Housing Community Development Assets – 91.215 (f)	84

MA-50 Needs and Market Analysis Discussion.....	92
Strategic Plan.....	95
SP-05 Overview.....	95
SP-10 Geographic Priorities – 91.215 (a)(1).....	96
SP-25 Priority Needs - 91.215(a)(2)	97
SP-30 Influence of Market Conditions – 91.215 (b).....	100
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	107
SP-55 Barriers to affordable housing – 91.215(h)	108
SP-60 Homelessness Strategy – 91.215(d)	110
SP-65 Lead based paint Hazards – 91.215(i).....	112
SP-70 Anti-Poverty Strategy – 91.215(j)	114
SP-80 Monitoring – 91.230	115
Expected Resources	117
AP-15 Expected Resources – 91.220(c)(1,2)	117
Annual Goals and Objectives	118
AP-35 Projects – 91.220(d)	119
AP-38 Project Summary	121
AP-50 Geographic Distribution – 91.220(f)	125
Affordable Housing	126
AP-55 Affordable Housing – 91.220(g)	126
AP-60 Public Housing – 91.220(h)	127
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	128
AP-75 Barriers to affordable housing – 91.220(j)	131
AP-85 Other Actions – 91.220(k)	132
Program Specific Requirements.....	135

Executive Summary

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

1. Introduction

The Consolidated Plan (the “ConPlan”) is a document submitted to the U.S. Department of Housing and Urban Development (HUD) that serves as a comprehensive housing affordability strategy, community development plan and submission for funding under any of HUD’s entitlement formula grant programs. The ConPlan for Housing and Community Development was established through legislation passed by the U.S. Congress in 1990. Under the Cranston-Gonzalez National Affordable Housing Act, jurisdictions that receive federal entitlement funds for housing and community development activities are required to prepare a comprehensive three- to five-year plan for using those funds.

The entitlement formula utilizes population information, poverty and overcrowded housing data to establish funding allocations. The City of La Habra (the “City”) qualifies as a Community Development Block Grant (CDBG) entitlement City based on the grant formula. The City coordinates its efforts to provide a balanced approach to community needs using its available resources. A five-year strategic plan has been developed by the City of La Habra that identifies and prioritizes the future use of the City’s CDBG funds. The 2015-2020 ConPlan covers the timeframe from July 1, 2015 to June 30, 2020.

Methods of Evaluation

In preparing the ConPlan, the City utilized several methods to analyze the housing and community development needs of La Habra. Methods included hosting focus groups, surveying community residents and stakeholders, surveying multi-family unit property owners, analyzing U.S. Census data and utilizing information in several City and county planning documents. The City hosted community meetings and hearings and met with organizations as an effort to outreach to and encourage the participation of all residents, particularly low- and moderate-income residents, elderly persons and persons with disabilities. The purpose of these meetings were to inform the community about the ConPlan process and to identify opportunities to improve collaborative efforts and eliminate service delivery gaps in order to develop and sustain decent and affordable housing, suitable living environments and expanded community and economic opportunities.

Consolidated Plan Format

In 2012, HUD released its new eCon Planning Suite with interactive tools and resources for grantees to use in the preparation of the Consolidated Plan and Action Plan in the Integrated Disbursement and Information System (IDIS). This new tool provides data from HUD-selected sources, primarily 2010 Census data and the American Community Survey (ACS) 2007-2011 data set. Despite the primary reliance on HUD-selected data sources, grantees are permitted opportunities to customize their ConPlans.

Income Definitions

The CDBG program is primarily focused on assisting low-income households. Throughout this document, there are several references to various income levels:

- Extremely Low Income: Households whose gross income is equal to or less than 30 percent of the area median family income (MFI).

- Low Income: Households whose gross income is between 31 percent and 50 percent of the area MFI.
- Moderate Income: Households whose gross income is between 51 percent and 80 percent of the area MFI.
- Above-Moderate Income: Households whose gross income is above 80 percent of the area MFI.

While moderate income and above-moderate income households are included in future tables and analysis, they are not the focus of the CDBG program. HUD defines the maximum income for each income level annually, and adjusts the figures based on household size.

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

The ConPlan is divided into five major parts: 1) the general characteristics of the community and the needs and strategies to address those needs, 2) the housing needs and the current housing market, 3) the needs of the homeless, 4) the goals and prioritization of community and economic development and 5) the strategies that will be used to address non-homeless special needs populations. Based on those categories, the Needs Assessment identified several target populations:

- Extremely low income and low income households;
- Homeless persons;
- Seniors and frail elderly;
- Youth; and
- Persons with disabilities.

Several types of projects were also identified as essential to the community:

- Attract New Business/Micro Enterprise Assistance
- Child Care, Youth, and Educational Services
- Disabled and Senior Services
- Employment Training
- Parks and/or Recreation Facilities
- Senior Facilities
- Neighborhood Facilities
- Street Improvements
- Public Infrastructure and Capital Improvements within qualified census tracts
- Programs that promote fair housing, especially targeting extremely low- and low-income households

The City's priority need objectives and outcomes are based on the availability of \$767,077 in CDBG funding allocation per year over the 5-year ConPlan period. The figures are based on 2015 HUD allocations. If any of these conditions change, projected activities and accomplishments are also subject to change. During the five-year period of the Consolidated Plan, the City will review any new policies and procedures to ensure they do not serve as an actual constraint to the development of affordable housing.

3. Evaluation of past performance

Each year, the U.S. Department of Housing and Urban Development (HUD) assesses the City of La Habra's management of CDBG & HOME program funds, the City's compliance with the ConPlan and the extent to which the City is preserving and developing decent affordable housing, creating a suitable living environment and expanding economic opportunities. Overall, the City has performed satisfactorily in addressing its priority needs and carrying out the programs described in the ConPlan. The City evaluated its performance during the last ConPlan period (2010-2015) in order to set goals and strategies for this ConPlan.

4. Summary of citizen participation process and consultation process

City staff developed a detailed participation plan that is part of this ConPlan. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary.

Citizens were engaged through community meetings, surveys, public hearings, and individual meetings. Citizens who participated in the process received extensive information about the ConPlan, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs.

Citizens were encouraged to participate in two community meetings, two focus groups and public hearings held at the City of La Habra Council Chambers. The Community meeting was held on:

DATE: October 22 and December 8, 2014
TIME: 6:30pm
PLACE: La Habra Community Center

The two focus groups were held on:

DATE: November 14, 2014
TIME: 8:00am and 10:00 am
PLACE: La Habra Community Center

The focus group was held at 8:00am and comprised of representatives from City departments' directly servicing low income residents or have previously received community development funding. The second focus group held at 10:00am were comprised of community service organizations that have previously been a recipient of CDBG funding through the City of La Habra, had a role in such programs, has expressed interest in these programs, or serve a regional affordable housing, community development and/or workforce/economic development need.

The public hearing was held on May 18, 2015. At this hearing, members of the public were asked to provide comments on the draft ConPlan and Annual Action Plan (AAP). The City Council was asked to approve the required Entitlement Community documents before submission to HUD.

Upon completion of the draft ConPlan, it was available for public review and comment for 30 days, from April 18th through May 18th, 2015. Copies of the ConPlan/ AAP were available to the public at City Hall, the La Habra Branch Library, Senior Center, as well as on the City's website.

The City also consulted with internal departments, external agencies, as well as social service and non-profit organizations to understand the community's needs and available resources. Department staff provided input on how CDBG resources could be used and leveraged to provide services.

5. Summary of public comments

City staff developed a detailed participation plan that is part of this ConPlan. Citizens who participated in the process received extensive information about the ConPlan, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs. Below is a summary of comments:

- Community Meeting:
No Comments Provided

- During the preparation of the Consolidated Plan, a Housing and Community Development Survey (in both English and Spanish) was administered (see attached surveys). Surveys were made accessible at the front counter of the Community Development Department, La Habra's Public Library, The La Habra Community Center, and throughout the various non-profit organizations in the City whom receive Community Development Block Grant (CDBG) funding. An electronic version of the survey was also placed on the City's website. A total of 37 respondents participated in the survey. The following is a summary of survey results:
 - Housing- 45%/ Energy Efficiency
 - Infrastructure- 60% / Street Improvements
 - Neighborhood Services- 47% / Graffiti Removal
 - Community Services- 47%/ Anti-Crime Programs
 - Economic Development- 60% / Job Creation
 - Community Facilities- 45% / Park and Recreation Facilities
 - Special Needs Services- 55%/ Neglected/Abused Children Center/Services

- Public Hearing- The following is a summary of public comments:

No comments were received.

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

N/A

7. Summary

Based on the public participation process, review of regional data and reports (i.e. Housing Element and Continuum of Care Homeless Survey,) and hearing held with City Council, La Habra has the following housing and community priorities to address over the next five years:

- Provide decent affordable housing

- Maintain and promote neighborhood preservation
- Support special needs programs and services
- Construct or upgrade public facilities and infrastructure
- Economic Development

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	LA HABRA	City of La Habra - Community Development Dept.

Table 1 – Responsible Agencies

Narrative

The City of La Habra Community Development Department is the lead agency for overseeing the development of the Consolidated Plan. This Department is also responsible for the preparation of the Annual Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER) and CDBG program administration.

Consolidated Plan Public Contact Information

Maria Gallegos
Housing Specialist
City of La Habra - Community Development Dept.
(562) 383-4111 Office
(562) 383-4476 Fax
Mgallegos@lahabraca.gov

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Under La Habra City Council-manager form of government, the City Council appoints and provides policy direction to the City Manager, who is responsible for administering the city's daily operations. As the elected legislative body of the City of La Habra the City Council has overall responsibility for the scope, direction and financing of City services. In setting policy, the City Council works closely with citizen advisory commissions and committees, considers staff information and recommendations and receives comments from the general public during open forums.

In the preparation of the ConPlan, the City has consulted with public departments, social service and non-profit organizations to understand the community's needs and available resources. The City met with several department representatives to provide information about the ConPlan and its processes. Department staff provided input on how CDBG resources could be used and leveraged to provide services. The City of La Habra specifically contacted the following agencies:

- Fair Housing Council of Orange County
Denise Y. Cato, Chief Executive Officer
1516 Brookhollow Drive, Suite A
Santa Ana, CA 92705
714-569-0823
- Economic Development Program
Dave McCauley, Economic Development Consultant
City of La Habra
- Community Preservation Program
Kurt Keating, Manager
City of La Habra
- Housing Grant Programs
Maria Gallegos, Housing Specialist
City of La Habra
- City Alley Improvements
Chris Johansen, City Engineer
City of La Habra
- El Centro Park Patio Roofs
Mark Compton, Public Works Operations Manager
City of La Habra
- Advance! College Prep
JP Gonzalez, Executive Director
sirjpg75@gmail.com
jpgonzalez@ontocollege.org
(562) 691-2117

- Boys & Girls Club of La Habra – PE Program and Facility Improvements
Mark Chavez, Executive Director
(562) 691-2413
mchavez@ourchildrensfuture.org
- La Habra Community Resource Care Center
Hortencia Vizcarra, Director
(562) 697-1199
LHCRCC@verizon.net
- The Gary Center
Pamela Austin, Executive Director
(562) 691-3263 ext. 103
- Graffiti Removal, Operation Santa, Senior Lunch Program
Josie Anderson, Social Services Manager
Sal Failla, Community Services Director
(562) 383-4200
- La Habra Children’s Museum – Young At Art Program
Lovely Qureshi, Museum Manager
(562) 383-4236
- La Habra Youth Center – Youth Employment Services
Al Rodriguez, Manager
(562) 383-4227
- Youth Sports Program
David DeLeon, Recreation Manager
(562) 383-4205

Additionally, cities and governments within the region were contacted and consulted as well. During the consultation process, the City provided detailed information about the ConPlan and the CDBG process, the City’s distribution of funds and current projects using the CDBG funds. Focus group participants highlighted the priority needs in general terms and specific to their target population.

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

The principal provider of community development and economic development programs, housing projects, and financial support will be the City of La Habra. The City works in close collaboration with the Housing Authority of Orange County to provide public housing within the City. La Habra will continue to work independently and closely with the HA and local nonprofits to provide assistance to low-income families. As population demographics continue to change, the City will continue to work with the county housing authority and local (and regional) nonprofits to develop public housing projects in La Habra.

Other key health, mental health and service agencies that the City works closely with are listed in the previous section. Each was consulted during the City's ConPlan and Annual Action plan process.

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

The City of La Habra is a participant in the Orange County Continuum of Care Community Forum (Community Forum). The Community Forum is an entity comprised of public and private agencies, persons, or groups that want to contribute to the efforts to eliminate homelessness in Orange County. The Community Forum has an open membership and is structured in this manner in order to encourage broad and diverse participation in a forum that is both informative and participatory. The City works within this collaborative to help identify needs and gaps in the housing/service needs of the region's homeless.

Since 1998 the County of Orange has coordinated a comprehensive regional Continuum of Care (CoC) strategy that includes the participation of all thirty-four cities in Orange County, County Agencies, the County's homeless housing and service providers, and other community groups (including non-profits, local governmental agencies, faith-based organizations, the homeless and formerly homeless, interested business leaders, schools, and many other stakeholders) to identify the gaps and unmet needs of the County's homeless. Due to the collaborative efforts of the Continuum of Care System and the public/private partnerships that have developed, Orange County has been awarded over \$169.9 million in SuperNOFA Continuum of Care Homeless Assistance Grant funds from 1996-2012.

According to the 2013 Point in Time Homeless Survey, Orange County has implemented policy and program changes aimed at ensuring homeless persons in Orange County are rapidly housed and that local resources are invested in programs with **proven impacts** on reducing homelessness. Programs in Orange County have re-tooled and shifted their focus to moving people quickly into housing. By embracing **rapid re-housing** as a strategy, the length of time that a family experiences homelessness is shorter, also allowing programs to serve more people. Over the past two years, Orange County has dramatically increased permanent supportive housing for the most vulnerable populations, including program shifts and additional capacity including:

- The development of 62 permanent supportive housing units funded by the Mental Health Services Act (MHSA).
- 470 Veterans Affairs Supportive Housing (VASH) vouchers, providing homeless veterans with housing and supports in permanent housing.
- Additional housing opportunities such as the Shelter Plus Care program currently serving approximately 650 people who are homeless and disabled

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

The City does not receive ESG funding. However, the City works closely with the continuum of care homeless system to create funding policies and procedures. The City supports the network of homeless service providers existing in and outside of La Habra.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

La Habra City Council	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
La Habra Planning Commission	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
La Habra Housing Commission	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
La Habra Housing Authority	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
La Habra Community Services Commission	Housing Need Assessment Public Housing Needs Homelessness Strategy

	Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
La Habra Chamber of Commerce	Market Analysis
The Kennedy Commission	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
Orange County Housing Authority	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
Regional Center of Orange County	Housing Need Assessment Non-Homeless Special Needs Market Analysis
La Habra City School District	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
Fullerton Joint Union High School District	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
Lowell Joint School District	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
The Gary Center	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Non-Homeless Special Needs Market Analysis
La Habra Community Resource Care Center (CRCC)	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	Market Analysis
Boys & Girls Club of La Habra	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
Fair Housing Council of Orange County	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

Table 2 – Agencies, groups, organizations who participated

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

N/A

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Orange	The County of Orange is a Continuum of Care applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC, the City of La Habra's Strategic Plan will provide support to nonprofits that meet the social services needs of the City's residents with an emphasis on the homeless.
Housing Element	City of La Habra	Based on the Regional Housing Needs Allocation (RHNA) set forth by the State of California, The Housing Element is the City's chief policy document for the development of affordable and market rate housing. Consistent with this policy document, the City will maintain and enhance the quality of existing residential neighborhoods through and, promote and encourage fair housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size.

Table 3 – Other local / regional / federal planning efforts

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

Information in the 2015-2020 Consolidated Plan originates from a variety of sources, including the City's 2014-2021 Housing Element, State Department of Finance (DOF) estimates, Southern California Association of Governments (SCAG) 2012 Regional Housing Needs Assessment (RHNA), and the 2010 Census. In addition, Federal, State, County, local agencies, nonprofit organizations, City residents, social service providers, and private interested groups provided information that was utilized in the preparation of this document.

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

City staff developed a detailed participation plan that is part of this ConPlan. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary.

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The City actively encouraged low- and moderate-income residents, persons of color, persons with disabilities and non-English-speaking residents to attend community meetings and hearings. In accordance with the Citizen Participation Plan, the City provided access and assistance to all residents. This includes: interpreters for non-English-speaking citizens; information provided through workshops, churches, the school district, and local community centers; and utilize sites for the public meetings that are accessible for persons with disabilities. All public hearings and meetings were conducted in the evening hours and were held at convenient and accessible locations that accommodate persons with disabilities.	No comments received	No comments not accepted	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	TBD	No comments received	No comments not accepted	May 18, 2015

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment of the Consolidated Plan, in conjunction with information gathered through consultations and the citizen participation process, will provide a clear picture of the City of La Habra' needs related to affordable housing, community development, and homelessness. From this Needs Assessment, the City identified those needs with the highest priority, which will form the basis for the Strategic Plan and the programs and projects to be administered.

The housing needs of the community are assessed by analyzing various demographic and economic indicators. Developing a picture of the current needs in the community begins by looking at broad trends in population, area median income, the number of households, etc. The next step is intersecting those data points with a more nuanced analysis of variables such as family and household dynamics, race, and housing problems.

A key goal of the needs assessment is to identify the nature and prevalence of housing problems experienced by the residents of La Habra. The main housing problems looked at are: (a) cost-burdened households; (b) substandard housing; and (c) overcrowding. Furthermore, these housing problems are juxtaposed with economic and demographic indicators to discern if certain groups carry a disproportionate burden. Are African-Americans more cost-burdened than other racial groups? Do low-income households experience higher levels of overcrowding? Do large families have more housing problems than small families? These sorts of questions are empirically answered through data analysis. Understanding the magnitude and incidence of housing problems in the community is crucial in aiding the City to set evidence-based priorities for the CDBG and HOME programs.

The area's public housing, homeless, and non-homeless special housing needs are also discussed. Finally, non-housing community development needs, such as public services, are looked at.

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

Summary of Housing Needs

This section addresses the most significant housing needs of low- to moderate-income families in La Habra. Those housing needs are summarized and projected over the five-year Consolidated Plan period. Current supportive housing needs are also summarized. Primary data will come from the La Habra's 2014-2021 Housing Element which is the City's chief policy document relating to community growth, land use, housing, and transportation. Other data sources will include U.S. Census, HUDS Comprehensive Housing Affordability Strategy (CHAS), California Department of Finance Estimates, and American Community Survey (ACS) Estimates. Public community meetings and interviews with interested parties and City staff account for information sources as well.

The section documents many areas where households are facing a cost burden (housing costs that exceed 30 percent of gross household income) and a severe cost burden (housing costs that exceed 50 percent of gross household income). Many of the households identified as having housing problems that do not face cost burdens are subject to overcrowding or substandard conditions.

The following general housing needs have also been identified:

- More extremely low- to low- income units.
- Improved accessibility in units and range of accessibility features.
- Transitional housing options for families with children.
- Increased number of renter options and units for large families.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	59,371	60,117	1%
Households	19,095	18,468	-3%
Median Income	\$47,652.00	\$63,356.00	33%

Table 4 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	3,005	2,655	4,140	2,195	6,475
Small Family Households *	1,230	890	2,010	1,175	3,745
Large Family Households *	270	855	790	325	1,000
Household contains at least one person 62-74 years of age	579	390	580	240	1,095
Household contains at least one person age 75 or older	555	420	425	170	325

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Households with one or more children 6 years old or younger *	705	794	1,065	330	380
* the highest income category for these family types is >80% HAMFI					

Table 5 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	105	60	80	20	265	0	0	10	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	415	500	440	180	1,535	30	4	185	15	234
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	305	255	305	90	955	35	140	105	25	305
Housing cost burden greater than 50% of income (and none of the above problems)	845	270	30	0	1,145	475	315	345	140	1,275
Housing cost burden greater than 30% of income (and none of the above problems)	115	440	650	80	1,285	130	280	530	540	1,480

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	55	0	0	0	55	80	0	0	0	80

Table 6 – Housing Problems Table

Data 2007-2011 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,670	1,085	855	290	3,900	540	460	640	180	1,820
Having none of four housing problems	270	490	1,265	625	2,650	390	625	1,380	1,100	3,495
Household has negative income, but none of the other housing problems	55	0	0	0	55	80	0	0	0	80

Table 7 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	915	535	490	1,940	175	260	635	1,070
Large Related	215	565	150	930	50	190	175	415
Elderly	385	109	45	539	345	245	165	755

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	239	230	215	684	80	40	100	220
Total need by income	1,754	1,439	900	4,093	650	735	1,075	2,460

Table 8 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	755	180	20	955	155	195	215	565
Large Related	190	115	10	315	30	80	40	150
Elderly	355	39	0	394	220	80	85	385
Other	235	70	0	305	80	30	35	145
Total need by income	1,535	404	30	1,969	485	385	375	1,245

Table 9 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	640	605	595	270	2,110	65	100	170	30	365
Multiple, unrelated family households	75	165	150	0	390	0	44	90	4	138
Other, non-family households	20	15	0	0	35	0	0	40	0	40
Total need by income	735	785	745	270	2,535	65	144	300	34	543

Table 10 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

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

Table 11 – Crowding Information – 2/2

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

The 2010 Census indicates that of the total households (18,977) in La Habra, the majority (53.1 percent) or 10,078 households contained domestic couples (either married, or residing together). The American Community Survey 2005-2009 5-year Census estimates report there were just about the same number of single person households (19.3 percent) as households with more than four persons (19.1 percent).

Table below shows the number of single heads of household in 2000 and 2010 by gender where, for the ten year span, the total number of female heads of household increased but remained the same overall percent of total single heads of household at nearly two-thirds, or approximately 63 percent.

**LA HABRA HOUSEHOLD COMPOSITION
2000-2010 and 2005-2009 ESTIMATE**

	Households		Percent of Households	
TOTAL HOUSEHOLDS (2005-2009 Estimates)				
One Person Household	3,491		19.3%	
Two - Four Persons/ Household	11,136		61.6%	
More Than Four Person Households	3,429		19.1%	
TOTAL HOUSEHOLDS	18,056		100.0%	
SINGLE HEADS OF HOUSEHOLD				
	2000	2010	2000	2010
Single Male With No Children Under 18	1,682	1,327	--	--
Single Male With Children Under 18	1,116	619	--	--
Total Single Male Households	2,798	2,869	36.6	36.4%
Single Female with No Children Under 18	2,288	2,905	--	--
Single Female With Children Under 18	2,566	1,360	--	--
Total Single Female Households	4,854	5,014	63.4	63.6%
TOTAL SINGLE HEADS OF HOUSEHOLD	7,652	7,883	100%	100%

Source: U.S. Census 2000-2010 and 2005-2009 American Community Survey 5-Year Estimates

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. In particular, many female-headed households with children are susceptible to having lower incomes than similar two-parent households. Single, female mothers also face social marginalization pressures that often limit their occupational choices, housing options and access to supportive services.

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

Disabled Households

Physical and mental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. A disabled individual is defined as a person who has been determined to have some kind of mobility and/or self-care limitation that impairs their ability to function in a manner consistent with the general population. The nature of the impairment can be sensory, physical or mental, or can be related to a person’s ability to care for him or herself, to leave his or her home, or to secure employment. This impairment is expected to be of definite duration and is of such a nature that the person’s ability to live independently could be improved by more suitable housing conditions.

As shown in Table below, the American Community Survey 3-year Census estimate indicated that of the total population in the City between the ages of 18 and 64, 2,394 persons have a disability or 6.3 percent of the age group. For the population 65 and older, this number was 1,733 or 29.5 percent of the age group. The majority of the disability difficulties were related to ambulatory, independent living, cognitive, and hearing difficulties.

**LA HABRA DISABLED PERSONS 16 AND OLDER BY DISABILITY TYPE
2009-2011 ESTIMATE**

Type of Disability	Persons 18-64		Persons 65+	
	Number (Estimate)	Percent of Age Group	Number (Estimate)	Percent of Age Group
Disabled Persons				
Hearing	480		668	
Vision	410		335	
Cognitive	777		394	
Self-care	306		375	
Ambulatory	1,246		1,197	
Independent Living	884		745	
Total Disabled Persons	2,394	6.3%	1,733	29.5%
Total Persons in Age Group	38,158	100.0%	5,872	100.0%

Source: U.S. Census 2009-2011 American Community Survey 3-Year Estimates

The mobility limitation does not necessarily indicate a need for special need and/or supportive housing, and statistics on the total number of disabled persons needing supportive housing in the City is unavailable. With that said, using the national standard of one to three percent of the disabled population needing supportive housing, it can be estimated that the City has anywhere from 40 to 125 individuals with mobility and/or self-care limitations that are potentially in need of supportive housing.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of disabled persons would have annual incomes within Federal Section 8 income limits, especially those households not in the labor force. Furthermore, many lower-income disabled persons are likely to require housing assistance. Their

housing needs are further compounded by design issues and location requirements, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

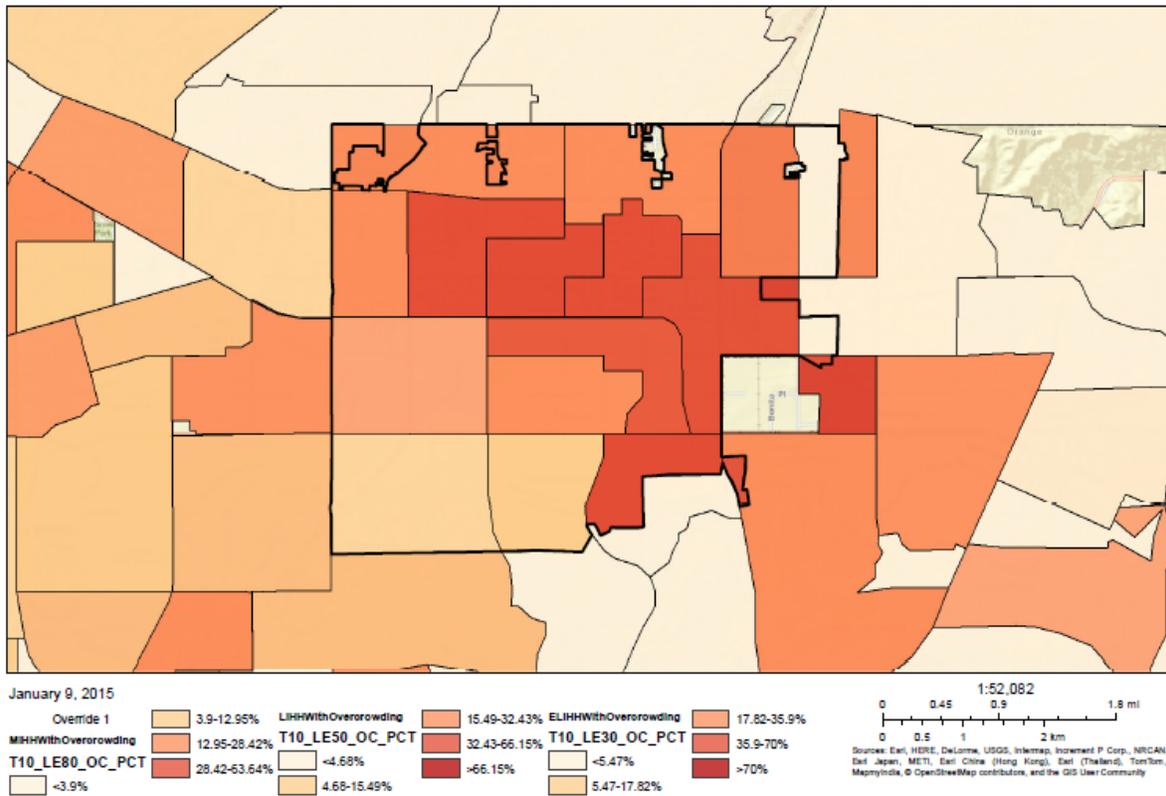
Housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward disabled renters and homeowners for unit modification to improve accessibility.

What are the most common housing problems?

Overcrowding

A persistent problem affecting single person's households is overcrowding. The U.S. Census defines overcrowding as at least 1.01 persons per room excluding kitchen, bathrooms, and hallways. Severe overcrowding is defined as more than 1.5 persons per room. Overcrowding is often an indicator of households that may be financially unable to obtain adequate space for their needs, or households that are required to house extended family members. It is not necessarily a reflection of inadequate physical conditions of the housing units themselves. The extremely low-income group is particularly prone to housing problems such as overpayment and overcrowding, and thus requires special attention to make sure their needs are adequately served. The City is prepared to address these needs on a variety of levels, including its density bonus and second unit policies, preservation of Section 8, rehabilitation programs, and to encourage affordable housing development and activities. According to the map below, the majority of households experiencing overcrowding are located centrally within the City. However more than 70% of all households are experiencing overcrowding principally in the south east region of the city.

Overcrowding by Household Income - City of La Habra



According to SCAG’s 2007 RHNA 3,795 households or approximately 20 percent of total households in the City are experiencing overcrowding. La Habra’s extremely low-income households have a significant level of overcrowding, although this problem is not as widespread as overpayment. A total of 830 extremely low-income households were residing in overcrowded conditions in 2007, which represents just less than one-third of all households in this income group. This compares with an overcrowding rate of just eight percent for all households in the City.

**HOUSEHOLDS WITH OVERCROWDED CONDITIONS
2007**

	Extremely Low	Very Low	Low	Moderate and Above		Total
	<30% median	30-50% median	50-80% median	80-95% median	>95% median	
Renters	680	680	735	245	320	2,660
Owners	150	165	285	205	330	1,135
Total	830	845	1,020	450	650	3,795

Source: SCAG 2007 RHNA

Cost Burden

Overpayment is defined as households paying more than 30 percent of their gross income on housing related expenses. This includes rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in repayment problems, deferred maintenance or overcrowding. Severe overpayment is defined as paying 50 percent or more of the household’s gross income on housing related expenses.

ACS 2007-11 data estimates that 9,111, or 48.99 percent, of households were overpaying for housing. The Table below shows that of these households, 3,565 earned less than \$35,000. Cost burden effects lower-income renters' more than lower income owners. According to ACS estimates, 31 percent of renters over pay for housing versus 24 percent for owners.

Costs	Number	Percentage
Paying > 30%	9,111	48.99%
Earning Less than \$34,999 paying > 30%	3,565	19.17%
Earning More Than \$35,000 paying > 30%	5,546	29.82%
Owner Occupied Earning Less than \$35,000 paying > 30%	1,055	9.94%
Owner Occupied Earning More than \$35,000 paying > 30%	3,616	34.08%
Renter Occupied Earning Less than \$35,000 paying > 30%	2,510	31.42%
Renter Occupied Earning More than \$35,000 paying > 30%	1,930	24.16%

2007-11 ACS

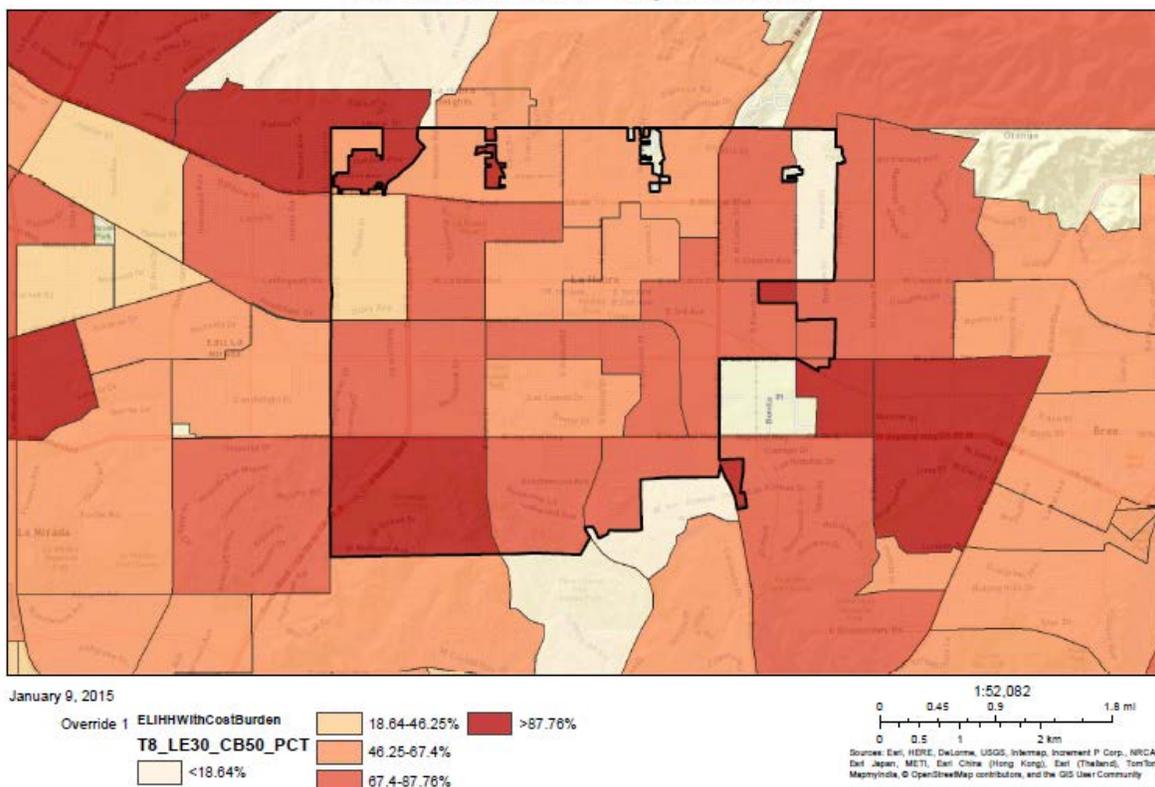
According to the City's 2014 Housing Element, 83 percent of La Habra's extremely low-income households in 2000 experienced housing problems. More than three-quarters, or 79 percent, of these households were overpaying, or paying more than 30 percent of their total income, for rent of their housing. There was also a high rate of households suffering from a severe cost burden, or paying more than 50 percent of income. This was the case for about 64 percent of all extremely low-income households, and 66 percent of extremely low-income renters. All of these characteristics occurred at a much higher rate among extremely low-income households than was experienced as a whole within the City. The map below shows where extremely low-income households with a housing cost burden is located within the City. Nearly 90 percent are located south-west of the City.

**EXTREMELY LOW-INCOME HOUSING PROBLEMS AND OVERPAYMENT
2000**

	Total Renters	Total Owners	Total Households
Total households with Income <30% of median	1,738	805	2,543
with any problems	1,491 (85.8%)	631 (78.4%)	2,121 (83.4%)
paying >30% of income	1,397 (80.4%)	613 (76.1%)	2,009 (79.0%)
paying >50% of income	1,149 (66.1%)	465 (57.8%)	1,615 (63.5%)

Source: HUD State of the Cities Data

ELI and Cost Burden - City of La Habra



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

Families living below the poverty line are more affected than others by these problems. According to the American Community Survey 2009-2011 3-year Census estimates, there were approximately 1,430 families, or 10.0 percent of all families in La Habra living below poverty level. This is higher than the County (8.4 percent) as a whole. Of the total estimated families in 2011, there were approximately 195 children under the age of eighteen living below the poverty level, or 13.7 percent.

There are limited opportunities to address this household type by the City. However, the needs of this special needs group are taken into consideration and are generally addressed through the City's overall programs for housing affordability.

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

According to the National Coalition for the Homeless (NCH), one of the fastest growing segments, of the homeless population, are families with children. The NCH reports that a 2000 survey found families with children accounted for 36 percent of the homeless population. Poverty and lack of sufficient affordable housing are listed as the principal causes for homelessness among families. Additional factors include a

relative decline in wages and changes in welfare programs approved during the late 1990s. The County of Orange estimates there are 24,499 “persons in homeless families with children” living in Orange County. This translates to 8,751 homeless families with children living in the region.

In Orange County, the Social Services Agency and the Health Care Agency provide services to assist the homeless and poor in the County. The Orange County Social Services Agency administers the Families with Dependent Children (AFDC) program, which provides medical coverage, child support, work, or training programs, family planning, child health, and disability prevention. The Social Services Agency also provides programs and services not specifically designed to assist the homeless. These include the food stamp program and a medical assistance program. The Social Services Agency also operates a homeless prevention program for AFDC recipients who are at risk or threatened with homelessness.

On February 17, 2009, President Obama signed the American Recovery and Reinvestment Act of 2009, which included \$1.5 billion for a Homelessness Prevention Fund. Funding for this program, called the Homelessness Prevention and Rapid Re-Housing Program (HPRP), was distributed based on the formula used for the Emergency Shelter Grants Program. The program ended on September 30, 2012. HPRP funds are no longer available.

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

Risk of Homelessness

Lower income households with a burdensome housing cost are more likely to become homeless or experience overcrowding. Homeowners with a housing cost burden have the option of selling the homes and becoming renters. Renters, however, are vulnerable and subject to constant changes in the housing market.

Households spending more than 30 percent of gross annual income on housing experience a housing cost burden, which occurs when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care.

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

Historically, La Habra has had the most affordable rental rates at \$100 to \$200 less than in other areas of the County, excluding the Beach areas. Mature communities, especially those that are built out, obviously consist of older housing stock that tends to be smaller in size than the newer developments. Location is also a factor, such as the lack of freeways and local employment opportunities within the City.

Based on an average of the three online rental sources data presented in the table below, the fourth quarter 2012 average asking rental rate in La Habra was \$1,225 per month, as compared to Orange County rents of \$1,610 per month. On average, La Habra’s rents were approximately \$385 lower than the County’s. However, according to ACS 2011 estimates, approximately 56 percent of households in rental housing (compared to 44 percent of owners) pay more than 30 percent of their income on housing. Also, as stated earlier, the incidence of cost burden is greater among low-income renters.

Given the aforementioned data, rental housing as a housing characteristic is most linked with instability and an increased risk of homelessness.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,020	380	120
White	800	170	45
Black / African American	30	0	0
Asian	155	29	40
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	1,025	175	34

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,290	455	0
White	585	290	0
Black / African American	80	0	0
Asian	89	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,515	125	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,475	1,685	0
White	1,000	875	0
Black / African American	35	39	0
Asian	205	120	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	1,230	610	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	970	1,380	0
White	490	765	0
Black / African American	15	70	0
Asian	70	50	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	380	470	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

As described in the Table below, 2,020 extremely low income households (0-30% AMI) in La Habra experience a housing problem. The groups with disproportionately greater need within this category are African American (100%) and American Indian (100%). In income categories 30%-50% AMI, African-Americans (100%) is also the group with disproportionately greater need. It should be noted that African Americans is the only group within these two categories in which 100 percent of the households have disproportionately greater needs. However, with such a low sample size (120 households), it is very difficult to assess the groups needs without a more statistically significant sample.

As the AMI increases, fewer racial or ethnic groups experience housing problems and the overall jurisdiction percentages decrease as well. Within the 80-100% AMI category, Asian Households is the only group with a disproportionately greater need. Additionally, the lack of a true sample size exists for the Pacific Islander group across all income categories.

Disproportionately Greater Need: Housing Problems in La Habra

0%-30% of Area Median Income				
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Disproportionately Greater Need: Housing Problems
Jurisdiction as a whole	2,020	380	120	80%
White	800	170	45	79%
Black / African American	30	0	0	100%
Asian	155	29	40	69%
American Indian, Alaska Native	15	0	0	100%
Pacific Islander	0	0	0	0%
Hispanic	1,025	175	34	83%
30%-50% of Area Median Income				
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	2,290	455	0	83%
White	585	290	0	67%
Black / African American	80	0	0	100%
Asian	89	40	0	69%
American Indian, Alaska Native	0	0	0	0%
Pacific Islander	0	0	0	0%
Hispanic	1,515	125	0	92%
50%-80% of Area Median Income				
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	2,475	1,685	0	59%
White	1,000	875	0	53%
Black / African American	35	39	0	47%
Asian	205	120	0	63%
American Indian, Alaska Native	0	15	0	0%
Pacific Islander	0	0	0	0%
Hispanic	1,230	610	0	67%
80%-100% of Area Median Income				
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	970	1,380	0	41%
White	490	765	0	39%
Black / African American	15	70	0	18%
Asian	70	50	0	58%
American Indian, Alaska Native	0	25	0	0%
Pacific Islander	0	0	0	0%
Hispanic	380	470	0	45%

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Similar to NA-15, disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, if 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, the City of La Habra must provide an assessment for each disproportionately greater need identified.

Severe housing problems include:

- Overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms
- Households with cost burdens of more than 50 percent of income

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,765	635	120
White	670	300	45
Black / African American	30	0	0
Asian	135	60	40
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	925	275	34

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,495	1,245	0
White	305	575	0
Black / African American	35	45	0
Asian	69	60	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,095	550	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,375	2,785	0
White	350	1,530	0
Black / African American	15	54	0
Asian	65	255	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	940	895	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	440	1,910	0
White	200	1,055	0
Black / African American	0	90	0
Asian	40	85	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	195	655	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

As described in the Table below, 1,765 extremely low income households (0-30% AMI) in La Habra experience a severe housing problem. Similar to Section NA 20, the groups with disproportionately greater need within this category are African American (100%) and American Indian (100%). In the next two income categories, 30%-50% and 50%-80% AMI, the only group above the threshold are Hispanics Households. It could be assumed that many of these problems stem from housing cost burden. Lower income families tend to live in housing which often lacks complete kitchen facilities, lacks complete plumbing facilities or has more than 1.5 persons per room. According to 2010 Census median income by Race, Hispanic residents make the least, averaging \$23,989.

As the AMI increases, fewer racial or ethnic groups experience housing problems and the overall jurisdiction percentages decrease as well. Similar to NA 20, within the 80-100% AMI category, Asian Households is the only group with a disproportionately greater need.

Disproportionately Greater Need: Severe Housing Problems in La Habra

0%-30% of Area Median Income				
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Disproportionately Greater Need: Housing Problems
Jurisdiction as a whole	1,765	635	120	70%
White	670	300	45	66%
Black / African American	30	0	0	100%
Asian	135	60	40	57%
American Indian, Alaska Native	15	0	0	100%
Pacific Islander	0	0	0	0%
Hispanic	925	275	34	75%
30%-50% of Area Median Income				
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	1,495	1,245	0	55%
White	305	575	0	35%
Black / African American	35	45	0	44%
Asian	69	60	0	53%
American Indian, Alaska Native	0	0	0	0%
Pacific Islander	0	0	0	0%
Hispanic	1,095	550	0	67%
50%-80% of Area Median Income				
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	1,375	2,785	0	33%
White	350	1,530	0	19%
Black / African American	15	54	0	22%
Asian	65	255	0	20%
American Indian, Alaska Native	0	15	0	0%
Pacific Islander	0	0	0	0%
Hispanic	940	895	0	51%
80%-100% of Area Median Income				
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	440	1,910	0	19%
White	200	1,055	0	16%
Black / African American	0	90	0	0%
Asian	40	85	0	32%
American Indian, Alaska Native	0	25	0	0%
Pacific Islander	0	0	0	0%
Hispanic	195	655	0	23%

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, the City of La Habra must provide an assessment for each disproportionately greater need identified.

Unlike previous sections, section NA-25 measures individuals rather than households. A person is considered to have a housing cost burden when he or she spends more than 30% of gross income on housing expenses. As before, the same methodology applies to calculating disproportionately greater need.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	10,140	4,445	3,330	145
White	5,005	1,830	1,345	45
Black / African American	255	160	80	0
Asian	880	380	265	65
American Indian, Alaska Native	40	0	15	0
Pacific Islander	0	0	0	0
Hispanic	3,915	2,025	1,620	34

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

As discussed in the Table below, 10,140 of La Habra residents live in a household that experiences a housing cost burden (calculated using figures in the 30-50% and >50% columns). In La Habra, only American-Indian/ Alaska Native individuals experienced a disproportionately greater need as it relates to housing cost burdens. Whites with income levels less than 30% AMI experience the highest number of individuals with a cost burden, but do not exceed the 10 percentage points or more than the income level as a whole. Black / African Americans and Asians experience the lowest incidence of housing cost burden among all groups with a significant sample size.

Disproportionately Greater Need: Cost Burden in La Habra

Housing Cost Burden					
Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)	
Jurisdiction as a whole	10,140	4,445	3,330	145	56%
White	5,005	1,830	1,345	45	61%
Black / African American	255	160	80	0	52%
Asian	880	380	265	65	55%
American Indian, Alaska Native	40	0	15	0	73%
Pacific Islander	0	0	0	0	0%
Hispanic	3,915	2,025	1,620	34	52%

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Housing Problems

The groups with disproportionately greater need within this category are African American (100%) and American Indian (100%). In income categories 30%-50% AMI, African- Americans (100%) is also the group with disproportionately greater need. It should be noted that African Americans is the only group within these two categories in which 100 percent of the households have disproportionately greater needs.

Severe Housing Problems

Similar to Section NA 20, the groups with disproportionately greater need within the 0%-30 % income category are African American (100%) and American Indian (100%). In income categories 30%-50% and 50%-80% AMI, the only group with disproportionately greater need is Hispanic. It could be assumed that many of these problems stem housing cost burden. Lower income families tend to live in housing which often lacks complete kitchen facilities, lacks complete plumbing facilities, or has more than 1.5 persons per room. According to 2010 Census median income by Race, Hispanic residents make the least, averaging \$23,989.

Cost Burden

In La Habra, only American-Indian/ Alaska Native individuals experienced a disproportionately greater need as it relates to housing cost burdens. Whites with income levels less than 30% AMI experience the highest number of individuals with a cost burden, but do not exceed the 10 percentage points or more than the income level as a whole.

If they have needs not identified above, what are those needs?

There are no needs beyond housing and cost burden that would need to be addressed based on race/ethnicity.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are no racial or ethnic groups located in specific areas or neighborhoods in the City.

NA-35 Public Housing – 91.205(b)

Introduction

This section provides a concise summary of the needs of public housing residents. This information is gathered through consultations with the public housing agency or agencies located within the jurisdiction’s boundaries.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	10,825	0	10,418	187	207	10

Table 21 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	16,476	0	16,470	17,239	15,594	
Average length of stay	0	0	0	8	0	8	0	4	
Average Household size	0	0	0	2	0	2	1	3	

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

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

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

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	0	64	0	60	4	0	0
Pacific Islander	0	0	0	31	0	30	1	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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

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

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

The City of La Habra does not currently own or operate any public housing units and there are no public housing projects located within the City.

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

The City of La Habra does not currently own or operate any public housing units and there are no public housing projects located within the City.

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

Similar to residents receiving subsidized housing assistance, the population at large is experiencing cost burden, which could mean a high risk of homelessness. The American Community Survey 2005-2009 5-year Census estimates did report that of the total renter households (7,959), 4,102 or over 50 percent were overpaying and of the total owner households (10,097), 3,996 or almost 40 percent were paying over 30 percent of household income on housing. In total, 45 percent of La Habra's households were overpaying according to the American Community Survey 2005-2009 5-year Census estimates.

Cost burden becomes even more pronounced when examining the City's extremely low-income populations. HUD data reveals that just over four-fifths (83 percent) of La Habra's extremely low-income households in 2000 experienced housing problems. More than three-quarters, or 79 percent, of these households were overpaying, or paying more than 30 percent of their total income, for rental housing. There was also a high rate of households suffering from a severe cost burden, or paying more than 50 percent of income. This was the case for about 64 percent of all extremely low-income households, and 66 percent of extremely low-income renters. All of these characteristics occurred at a much higher rate among extremely low-income households than was experienced as a whole within the City.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The U.S. Department of Housing and Urban Development (HUD) provides the following definition of homelessness: "A person is considered homeless only when he/she resides in one of the places described below:

- in places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings;
- in an emergency shelter; or
- in transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter."

People can become homeless because of social structural issues such as increases in rent, loss of job, and rising health care costs. In addition, personal experiences such as domestic violence, physical disabilities, mental illness, and substance abuse can cause people to become homeless as well.

Not all homeless people are the same, but many fall under several categories: the mentally ill, alcohol and drug users, vagrants, the elderly, runaways and abandoned youths, single women with children who are often fleeing domestic violence, individuals and families who have recently lost jobs and are unable to make ends meet, as well as the working poor, those with jobs but whose income is too small to afford housing. Although each category has different specific needs, the most urgent need is for emergency shelter and case management (i.e., help with accessing needed services). Emergency shelters have minimal supportive services for homeless persons, and are limited to occupancy of six months or less by a homeless person per state law. No individual or household may be denied emergency shelter because of inability to pay.

Due to the transient nature of the homeless population, estimating the precise number of homeless persons in a community is a difficult, if not impossible, challenge. Measuring the number of homeless individuals is a difficult task in part because, in most cases, homelessness is a temporary, not permanent, condition. Therefore, a more appropriate measure of the magnitude of homelessness is the number of people who experience homelessness over time, not the exact number of homeless people at any given time.

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

While larger cities may have recognized and dealt with their homeless population, La Habra has historically been largely untouched by this type of problem. Transients are not as likely to stop in La Habra because the City does not have direct freeway access. The closest freeway is three miles away. Those homeless that have been accounted for in the City are mostly adult males. The majority of the visible homeless are "residents" who are adults and for reasons of their own choose to live in this manner, though assistance has been offered and provided. According to the City's Police Department, it is estimated, based on patrol observations, that there are approximately 20 homeless individuals in the

City at any one time (annually/seasonally). All individuals visible on the street were adults and less than 10 percent were female. No families with children were encountered.

The City of La Habra is a participant in the Orange County Continuum of Care Community Forum (Community Forum). The Community Forum is an entity comprised of public and private agencies, persons, or groups that want to contribute to the efforts to eliminate homelessness in Orange County. The Community Forum has an open membership and is structured in this manner in order to encourage broad and diverse participation in a forum that is both informative and participatory. The City works within this collaborative to help identify needs and gaps in the housing/service needs of the region's homeless.

The City provides assistance to the Community Resource Care Center (CRCC), a nonprofit organization located at 350 South Hillcrest Street in La Habra, which provides motel vouchers for emergency shelter and makes initial assessments before making referrals to other agencies. The CRCC operates a food distribution center and provides transportation vouchers, gas vouchers, utility assistance, clothing and other services to the poor and homeless in La Habra. The CRCC also refers people to various organizations within the County for extended shelter needs, and to the City's Employment and Training Development One Stop Center for job training programs. On average, the Center assists 60 people per month needing assistance.

The City also provides assistance to the Gary Center, a local nonprofit organization that provides services to families, seniors, youths, and veterans. The Center operates a food distribution center and dental clinic, child abuse treatment and prevention services, family mental health services, and community assistance.

La Habra City School District participates in the Free and Reduced Price Lunch Program, which is a federally funded program administered by the U.S. Department of Agriculture. This program assists low-income families by providing students with breakfast and lunch free of charge or at a reduced price for those families that qualify. In 2006/07, approximately 39 percent of Orange County's total public school enrollment participated in the program. In the same year, La Habra City School District had the third highest percentage of students receiving free and reduced price lunches in the county at 67 percent. The highest participation rates were Anaheim City School District at 81 percent and Santa Ana Unified School District at 75 percent. The City will continue to fund local agencies that provide support services to homeless and other special needs groups. When available and subject to approval, the City will utilize CDBG Public Services funds. The CDBG funds for these types of services are capped at 15 percent of the City's CDBG entitlement.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

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

Families

As stated earlier in the ConPlan, the National Coalition for the Homeless (CSH) indicates that one of the fastest growing segments, of the homeless population, are families with children. The NCH reports that a 2000 survey found families with children accounted for 36 percent of the homeless population. Poverty and lack of sufficient affordable housing are listed as the principal causes for homelessness among families.

Additional factors include a relative decline in wages and changes in welfare programs approved during the late 1990s. The County of Orange estimates there are 24,499 “persons in homeless families with children” living in Orange County. This translates to 8,751 homeless families with children living in the region.

Veterans

According to the 2014 Santa Ana/Anaheim/Orange County Point in Time Homeless Survey below, there were 129 sheltered and 269 unsheltered Veterans. Organizations serving veterans exclusively include the OC Veterans Service Office and Veterans First-Santa Ana. In addition, there are several Continuum of Care (CoC) service members who serve veterans among other subpopulations. CoCs current efforts toward combating homelessness among veterans are consistent with its strategic plan goals that include Permanent Supportive Housing (PSH). Veterans First provides a 28-bed PSH program exclusively for veterans. Other CoC PSH providers serve veterans among other residents. The CoC wants to increase the percentage of veterans moving from Temporary Housing (TH) to PH. Veterans First has five TH programs with 60 beds that includes services to help residents move into permanent housing

CoC members are committed to increasing the percentage of veterans that are employed at program exit. Members are committed to helping both employable and unemployable veterans receive mainstream resources. The OC Veterans Service Office provides free benefit claims counseling and referrals to veterans. Veteran's First provide case management, substance abuse and mental health counseling, and job assessment and training.

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

According to the 2014 Point in Time (PIT) Count and Survey conducted by the Orange County Continuum of Care, the following describes the nature and extent of Homelessness in the County by Racial and Ethnic

Group:

	SHELTERED			UNSHELTERED	TOTAL
	Emergency	Transitional	Safe Haven		
White	497	964	0	0	1,461
Black	131	195	0	0	326
Asian	45	51	0	0	96
American Ind	107	24	0	0	131
Native Hawaiian or Other Pacific Islander	18	13	0	0	31
Multiple Races	53	57	0	0	110

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Utilizing a Department of Housing and Urban Development (HUD) approved methodology, the 2014 Point in Time (PIT) Count and Survey was conducted on the morning of January 24, 2014 and included sheltered and unsheltered counts of homeless. The HUD definition of homelessness for the purpose of a point in time homeless count includes only people who are literally homeless – living unsheltered on the streets, in a vehicle or another place not fit for human habitation or in an emergency shelter or transitional housing program.

The point-in-time is a one night snapshot of *literal* homelessness as defined by HUD. Many people and families considered homeless or at risk in other arenas – including those in prison/jail, living in hotels/motels or “couch surfing” was NOT included in the HUD Point-In-Time Count. Based on the findings from the 2014 Orange County PIT Count and Survey, a total of 3,833 individuals are homeless on any given night. Of this number, 2,205 were sheltered while 1,678 were unsheltered. The table below provides a more detail assessment of sheltered and unsheltered homeless in the area.

CA-602 Santa Ana/Anaheim/Orange County CoC

Point-in Time Date: 1/24/2014

Summary by household type reported:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Households without children ¹	528	330	1,642	2,500
Households with at least one adult and one child ²	94	315	1	410
Households with only children ³	11	0	1	12
Total Homeless Households	633	645	1,644	2,922
Persons in households without children ¹	536	339	1,674	2,549
Persons Age 18 to 24	33	44	178	255
Persons Over Age 24	503	295	1,496	2,294
Persons in households with at least one adult and one child ²	304	965	3	1,272
Children Under Age 18	188	586	1	775
Persons Age 18 to 24	17	68	0	85
Persons Over Age 24	99	311	2	412
Persons in households with only children ³	11	0	1	12
Total Homeless Persons	851	1,304	1,678	3,833

Summary of homeless persons by subpopulations reported:

	Sheltered	Unsheltered	Total Population
Chronically Homeless	141	673	814
Chronically Homeless Individuals	130	668	798
Chronically Homeless Persons in Families	11	5	16
Severely Mentally Ill	167	376	543
Chronic Substance Abuse	149	753	902
Veterans	129	269	398
HIV/AIDS	36	27	63
Victims of Domestic Violence	467		

* Safe Haven programs are included in the Transitional Housing category.

¹This category includes single adults, adult couples with no children, and groups of adults.

²This category includes households with one adult and at least one child under age 18.

³This category includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.

Tuesday, October 07, 2014

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

Introduction:

Non-homeless special needs refer to the needs of population subgroups that have been identified by HUD as more commonly in need of housing assistance than the general population. Due to their economic, social, mental, and/or physical conditions, these populations have difficulty finding appropriate housing. These groups include:

- The elderly and frail elderly,
- Persons with disabilities,
- Persons with HIV/AIDS,
- Persons with alcohol or drug addictions; and
- Victims of domestic violence.

Additionally, individual regions often contain specific subgroups that face challenges unique to the region. This section is intended to identify the nature and extent of these needs as well as strategies being implemented to address these needs.

Describe the characteristics of special needs populations in your community:

Persons with Mobility and/or Self-Care Limitations

A disabled individual is defined as a person who has been determined to have some kind of mobility and/or self-care limitation that impairs their ability to function in a manner consistent with the general population. The nature of the impairment can be sensory, physical or mental, or can be related to a person's ability to care for him or herself, to leave his or her home, or to secure employment. This impairment is expected to be of definite duration and is of such a nature that the person's ability to live independently could be improved by more suitable housing conditions.

According to the American Community Survey 3-year Census estimate indicated that of the total population in the City between the ages of 18 and 64, 2,394 persons have a disability or 6.3 percent of the age group. For the population 65 and older, this number was 1,733 or 29.5 percent of the age group. The majority of the disability difficulties were related to ambulatory, independent living, cognitive, and hearing difficulties.

Persons with Developmental Disabilities

A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

The State Department of Developmental Services (DDS) provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities.

The Regional Center of Orange County (RCOC) is one of 21 regional centers in the State that is charged by the State of California with the care of people with developmental disabilities and provides point of

entry to services to these population groups. The center is a private, non-profit community agency that serves close to 170,000 Orange County residents with developmental disabilities and their families. Within

Elderly Persons

Another population segment that requires special consideration is the elderly, or the population 65 years of age and over. The concerns for this particular age cohort are related to their fixed-incomes and the need for affordable and accessible housing, health care, and transportation. According to the 2000 Census, 6,549 residents in La Habra were reported as 65 years or older and comprised 10.8 percent of the total population.

There were 4,706 elderly households in the City in 2010. Information on elderly households by tenure was unavailable from the 2010 Census; however, the American Community Survey 2005-2009 5-year Census estimates show that over 80 percent of elderly households lived in owner occupied units. This compares to the 2000 Census data of 57.7 percent of the total households in the City residing in owner occupied units.

The elderly, with relatively fixed incomes, may be very vulnerable to rapidly rising housing costs. The majority of the elderly below poverty level are renters and for these residents, housing costs may reduce monies needed for life's necessities such as food, clothing, and medical care, as well as for entertainment and transportation.

Large Families

Large families are defined as households with five or more members. Large families have special housing needs because they typically require larger size units than what the market usually provides. As a result, many large families are often forced to occupy inadequately sized units because housing units that meet their needs are either not available or beyond their ability to pay. According to the American Community Survey 2005-2009 5-year Census estimates, the number of large family households in the City totaled 3,387 of which 45 percent were owners and 55 percent were renters.

The City's Community Services Department provides programs to help families improve their economic conditions, which has the effect of increasing the income they can devote to housing. For example, the City continues to administer the jobs training program for youths. The program offers a wide range of opportunities from work experience for youths to classroom training for both youths and adults. In addition, the City-administered Child Development Programs provide quality child daycare and development services to children while parents work or attend job training.

A key element of these services is La Habra's locally administered branch of the Federal Head Start program, which is designed to meet the educational, emotional, social, health and nutritional needs of low-income children three to five years of age. The program is designed to make children "socially competent" and ready to enter school, and parents are given ample opportunities for participation. Eligibility for Head Start and other child development programs generally is based on family income, size and need. State guidelines require that priority be given to families with the lowest income. Parents must be working, in training or educational programs, seeking employment, medically incapacitated, or in need of protective services to qualify for child care programs.

Farmworkers

Another segment of the population that requires special housing consideration is Farmworkers. Farmworkers are defined as persons whose primary source of income is derived from seasonal agricultural labor. According to the American Community Survey 2006-2010 5-year Census estimates, 154 residents classified their industry as agriculture, forestry, fishing and hunting, and mining, comprising 0.5 percent of the total employed City civilian population 16 years and over and representing 0.3 percent of the total population 16 years and over.

Female Heads of Household

The 2010 Census indicates that of the total households (18,977) in La Habra, the majority (53.1 percent) or 10,078 households contained domestic couples (either married, or residing together). The American Community Survey 2005-2009 5-year Census estimates report there were just about the same number of single person households (19.3 percent) as households with more than four persons (19.1 percent).

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

Persons with Mobility and/or Self-Care Limitations

The mobility limitation does not necessarily indicate a need for special need and/or supportive housing, and statistics on the total number of disabled persons needing supportive housing in the City is unavailable. With that said, using the national standard of one to three percent of the disabled population needing supportive housing, it can be estimated that the City has anywhere from 40 to 125 individuals with mobility and/or self-care limitations that are potentially in need of supportive housing.

Persons with Developmental Disabilities

Many developmentally disabled persons can live and work independently with a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Elderly Persons

According to the La Habra Senior Center staff, the greatest need for seniors in the City is affordable housing—specifically for independent living—and transportation. Additionally, the Orange County Housing Authority indicates that over one half of participants in the Section 8 rental assistance certificate and voucher program are seniors or disabled.

Large Families

To address the needs of large families, the City promotes homeownership opportunities for low-income and moderate-income households through the use of nonprofit agencies providing neighborhood-marketing strategies, education and counseling for homebuyers, and financing options. NeighborWorks of Orange County (formerly Neighborhood Housing Services of Orange County) provides homeownership opportunities for La Habra residents through the agency's First-time Buyer/Homeownership Education Program. In addition, the City administers the distribution of Community Development Block Grant (CDBG) funds, which support homeownership programs for low- and moderate-income households.

Farmworker

It could be assumed that many farmworker households often lacks complete kitchen facilities, lacks complete plumbing facilities, and has more than 1.5 persons per room. However, due to La Habra's urban setting, the non-existence of agricultural activities in the City, and nominal farm worker population, the special housing needs of this group can generally be addressed through overall programs for housing affordability.

Female Heads of Household

Female heads of household typically display a need for housing assistance due to the demand for day care services and lower wages earned, and is therefore identified as a special needs group. Table 23 shows the number of single heads of household in 2000 and 2010 by gender where, for the ten year span, the total number of female heads of household increased but remained the same overall percent of total single heads of household at nearly two-thirds, or approximately 63 percent.

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

According to the 2014 Orange County Health Care Agency- HIV statistics, at the end of 2013, there were 6,215 persons living with HIV disease (PLWHD) in Orange County. Of these:

- 275 persons were newly diagnosed with HIV disease in 2013.
- 55 persons were concurrently diagnosed with AIDS indicating that the individual was living with HIV disease but unaware of their status for a significant amount of time.

In addition to the 6,215 persons known to be living with HIV disease, there are an estimated 1,364 who are unaware of their HIV status. Therefore, the total estimated number of PLWHD in Orange County is 7,579.

The Table below provides additional characteristics of the population with HIV/AIDS within the Eligible Metropolitan Statistical Area.

Percent Change in the Number of Cases Diagnosed, 2004 versus 2013

	2004		2013		Percent Change in the Number of Cases
	Number	Percent	Number	Percent	
Total Number of Cases	362	100.0%	275	100.0%	
Gender					
Male	304	84.0%	244	88.7%	-19.74%
Female	53	14.6%	30	10.9%	-43.40%
Transgender Male-to-Female	5	1.4%	*	*	*
Race/Ethnicity					
Black	17	4.7%	12	4.4%	-29.4%
Hispanic	177	48.9%	143	52.0%	-19.2%
White	135	37.3%	83	30.2%	-38.5%
Asian/Pacific Islander	26	7.2%	35	12.7%	+34.6%
Other/More than One Race/Unknown	7	1.9%	*	*	*
Age at Diagnosis					
19-25 Years	61	16.9%	52	18.9%	-14.8%
26-35 Years	119	32.9%	88	32.0%	-26.1%
36-45 Years	115	31.8%	66	24.0%	-42.6%
46-55 Years	49	13.5%	44	16.0%	-10.2%
56 Years and Older	12	3.3%	19	6.9%	+58.3%
Reported Mode of HIV/AIDS Exposure					
Men Having Sex With Men (MSM)	256	70.7%	212	77.1%	-17.2%
Heterosexual Contact	45	12.4%	30	10.9%	-33.3%
Injection Drug Use (IDU)	23	6.4%	9	3.3%	-60.9%
MSM/IDU	11	3.0%	12	4.4%	+9.1%
Other/Unknown	27	7.5%	12	4.4%	-55.6%

*Fewer than five cases diagnosed.

Other race/ethnicity includes Native American/Alaskan Native

Other Mode of Exposure includes recipients of transfusions or transplants, persons who received treatment for hemophilia, and all pediatric modes of transmission.

Discussion:

The National Coalition on Homelessness reports that the lack of affordable housing is a critical problem facing a growing number of people living with HIV and AIDS. The costs of health care and medications for people living with HIV/AIDS are often too high for people to keep up with. In addition, persons living with HIV/AIDS are in danger of losing their jobs due to discrimination or as a result of frequent health-related absences. As a result, up to 50 percent of persons living with HIV/AIDS in the United States are at risk of becoming homeless.

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

Describe the jurisdiction’s need for Public Facilities:

Rehabilitation of public facilities and infrastructure continues to be identified as a high priority community development need. The 2010 Census suggests there is a high need for parks and recreational areas in particular to serve the City’s youth under 19 years of age, which totals about 32 percent of the population in La Habra. The Public Works Department identified a number of parks and public facilities improvements that would benefit the City and its residents. These proposed projects were identified as high priorities due to the age and condition of the facilities and due to the fact that improving the facilities would improve the quality of services provided from the facilities. Proposed public facilities and infrastructure improvements included: rehabilitate public facilities to improve youth sports programs and community meeting space; provide security at parks; provide for needed recreational improvements; ADA accessibility; and upgrades to deteriorating structures. The Public Works Department also identified the improvement and/or resurfacing of alleyways at various locations in the City. These improvements would serve to: pave alleys with a dirt surface; resurface alleys to prolong the life of the alleyway by 10 years; improve neighborhood access and improve community appeal.

How were these needs determined?

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

Describe the jurisdiction’s need for Public Improvements:

Please see Public Facilities needs above.

How were these needs determined?

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

Describe the jurisdiction’s need for Public Services:

The prioritization of public services was established through a review of the census data, analysis of the existing housing stock, needs assessment, market conditions, population trends and input from the priority community development needs process. Public services will be pursued over the next five years to support programs to serve the homeless, funding to expand services for low- and moderate-income persons and special needs groups, to provide child development and Head Start programs and to support the expansion of services for seniors.

How were these needs determined?

They were determined through a review of the census data, analysis of the existing housing stock, needs assessment, market conditions, population trends and input from the community development needs process.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the grantee must administer their programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered.

Similar to the ConPlan's *Needs Assessment* section, primary data will come from the La Habra's 2014-2021 Housing Element which is the City's chief policy document relating to community growth, land use, housing, and transportation. Other data sources will include U.S. Census, HUDS Comprehensive Housing Affordability Strategy (CHAS), California Department of Finance Estimates, and American Community Survey (ACS) Estimates. Public community meetings and interviews with interested parties and City staff account for additional information.

For Sale Market (2014 Housing Element Analysis)

According to the California Association of Realtors, roughly one-third or 34 percent of families in Orange County could afford to purchase an entry-level home during the third quarter of 2012. An entry-level home is defined as a home priced at 85 percent of the county median, which for general comparative purposes was \$480,000 in the fourth quarter 2012.

The 2012 fourth quarter median sales price of single-family homes and condominiums in La Habra was \$340,000, which was approximately 30 percent more affordable than Orange County's median price. These figures were derived from information provided by Trulia.com market trends. Compared to surrounding cities in Orange County, La Habra's home prices are still the lowest. Although prices throughout the region have increased dramatically since 2007, recent trends over the last several years show prices declining by approximately 10 to 20 percent. This trend is anticipated to continue.

For Rent Market (2014 Housing Element Analysis)

Historically, La Habra has had the most affordable rental rates at \$100 to \$200 less than in other areas of the County, excluding the Beach areas. Mature communities, especially those that are built out, obviously consist of older housing stock that tends to be smaller in size than the newer developments. Location is also a factor, such as the lack of freeways and local employment opportunities within the City.

Based on an average of the three online rental sources, the fourth quarter 2012 average asking rental rate in La Habra was \$1,225 per month, as compared to Orange County rents of \$1,610 per month. On average, La Habra's rents were approximately \$385 lower than the County's.

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

The plan must describe the significant characteristics of the jurisdiction’s housing market. This section details the supply of housing currently in the market.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	10,133	52%
1-unit, attached structure	1,445	7%
2-4 units	1,430	7%
5-19 units	2,057	11%
20 or more units	3,468	18%
Mobile Home, boat, RV, van, etc	837	4%
Total	19,370	100%

Table 25 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	152	1%	1,677	21%
1 bedroom	355	3%	1,924	24%
2 bedrooms	2,046	20%	2,805	35%
3 or more bedrooms	7,869	76%	1,640	20%
Total	10,422	100%	8,046	100%

Table 26 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

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

Federal Programs

- Community Development Block Grant Funds-** The City of La Habra became an entitlement city in 1994 and was eligible to receive Community Development Block Grant (CDBG) funds directly from the Housing and Urban Development Department (HUD). CDBG funds are very flexible and allow the City to fund a wide variety of programs and services to primarily assist low and moderate income households. Eligible activities include, but not limited to, housing programs, facility improvement, single family and multiple family rehabilitation, public services,

acquisition, relocation, and homeownership programs for low- and moderate income households.

The City offers its *Single Family Rehabilitation Grant Program* to assist eligible families. The program offers a grant up to \$21,000 for interior and exterior improvements to very low , low, and moderate income homeowners. Between 2008 and 2012, a total of 19 homeowners were assisted with home improvement grants issued from CDBG funds. The City also offers the *Mobile Home Rehabilitation Grant Program* to assist eligible families. The program offers a grant up to \$20,000 for interior and exterior improvements to very low, low, and moderate income homeowners. Between 2008 and 2012, a total of 29 homeowners were assisted with the grant issued from CDBG funds.

- **Section 8 Program (Housing Choice Voucher)** – The Section 8 rental assistance program extends Federal rental subsidies to low-income families and elderly who spend more than 30 percent of their incomes on rent. Orange County Housing Authority (OCHA) is a division within Orange County Community Services that administers federally funded programs to provide monthly rental assistance to qualified tenants in privately owned rental housing. The largest such program is referred to as the Housing Choice Voucher Program. Participants who receive a Housing Voucher can use this rental assistance in a variety of rental dwellings and locations with almost any property owner who is willing to participate in the program.

The Orange County Housing Authority reported, as of February 2013, there are 174 Section 8 rental assistance vouchers helping La Habra residents. Of the total vouchers, approximately 69 percent went to extremely low-, 18 percent to very low-, and 13 percent to low income households. The Housing Authority also reported there are approximately 12,600 applicants on the County’s waiting list.

- **Orange County Continuum of Care** - The City of La Habra is a participant in the Orange County Continuum of Care Community Forum (Community Forum). The Community Forum is an entity comprised of public and private agencies, persons, or groups that want to contribute to the efforts to eliminate homelessness in Orange County. The Community Forum has an open membership and is structured in this manner in order to encourage broad and diverse participation in a forum that is both informative and participatory. The City works within this collaborative to help identify needs and gaps in the housing/service needs of the region’s homeless.

Since 1998 the County of Orange has coordinated a comprehensive regional Continuum of Care (CoC) strategy that includes the participation of all thirty-four cities in Orange County, County Agencies, the County’s homeless housing and service providers, and other community groups (including non-profits, local governmental agencies, faith-based organizations, the homeless and formerly homeless, interested business leaders, schools, and many other stakeholders) to identify the gaps and unmet needs of the County’s homeless. Due to the collaborative efforts of the Continuum of Care System and the public/private partnerships that have developed, Orange County has been awarded over \$169.9 million in SuperNOFA Continuum of Care Homeless Assistance Grant funds from 1996-2012.

State Programs

The Low-Income Housing Tax Credit is a significant source of equity for rental housing development. The credit serves as a valuable income tax benefit to corporate investors.

Investors will contribute cash for the development cost of a low-income project in order to obtain these dollar for dollar tax benefits from the federal government.

The California Tax Credit Allocation Committee (CTCAC) awarded 9 percent tax credits to six affordable housing projects in Orange County in 2011. Five of the projects constructed new affordable units and ranged in size from 20 units to 65 units, with the per-unit cost averaging approximately \$420,000.

Local Programs

The City is limited in its economic ability to provide assistance to affordable housing units. With the dissolution of the Redevelopment Agencies in California under AB X1 26, Low/Moderate Income Housing Funds are no longer available to use for site assembly and other forms of assistance for affordable housing development. The City's current General Fund is balanced to the extent that it provides for mandated and necessary services to the community. There is no excess of available contingency to subsidize any affordable projects for the current fiscal year or the next eight years.

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

Starting in the mid 1960's, the federal government provided low interest rate financing and rental subsidies to developers that provided affordable housing. Much of this housing is now considered "at risk" of conversion to market rate housing as most of these contracts are reaching the expiration date. This section identifies all multiple family rental units in the City, which are assisted under Federal, State, and/or local loan and rental subsidy programs that are at risk of losing the associated low-income affordability restrictions within the ten-year period, 2012-2022.

Ten-Year Analysis

According to the California Housing Partnership Corporation (CHPC), there are two properties in the City of La Habra that are at risk of converting to market rate units. Las Lomas Gardens is categorized as "high" risk and Casa El Centro Apartments has a "very high" risk level. These projects are discussed further, in detail, below. In addition, the La Habra Inn is a 70-unit senior single room occupancy (SRO) motel conversion managed by the La Habra Housing Authority that will be at risk within the ten-year period. These projects are assets to the community, as the properties provide affordable rental housing and the conversion of the projects to market rate rents would affect 54 senior households in Casa El Centro of which most are single head of households and 93 lower income households in Las Lomas Gardens. La Habra has a healthy percentage of existing rental units (42 percent of the total City households are renters), which continue to historically offer the most affordable rental rates in the County. The impact of the possible relocation of the majority of the households of these subsidized projects would be difficult, if not impossible to mitigate, especially within a short period of time.

CHPC under a contract with HUD in the State of California continues to develop technical assistance to alleviate the impact of conversion of affordable lower income projects to market rate units. Requests for early termination of the contracts and repayment of the mortgages require approval from HUD. All such requests must be accompanied by a relocation plan, which indicates how the owners, at their expense, will relocate existing tenants into affordable housing. An alternative that HUD may consider is the allowance of the owner to adjust rents currently being paid at the 30 percent income level for each tenant who pays less than this percentage and placing those classified as very low-income households on Section 8, which would provide the owner with a fair market rent for the unit.

Las Lomas Gardens

Las Lomas Gardens is a 112-unit multiple family apartment complex located at 940 West Las Lomas Drive in the City of La Habra consisting of 14 one-bedroom units, 48 two bedroom units, 44 three-bedroom units and 6 four-bedroom units. Of the total units in this development, 93 are affordable to lower income households via Section 8 vouchers. In 1969, the City approved Las Lomas Gardens lower-income occupants to receive the cost reduction benefits caused by below market interest rate financing. This was the first development to be assisted by Section 236 Interest Reduction Payment Program.

Under the Section 236 program, periodic payments are made to private lenders who have financed low-income rental and cooperative housing projects. These payments amount to the difference between monthly debt expenses at market interest rate. Since debt service payments are reduced, the monthly rents are reduced to within the economic means of lower-income households. As a result, Las Lomas Gardens has some of the lowest apartment rental rates in the City.

Casa El Centro Apartments

Casa El Centro Apartments is a 56-unit complex located at 101 North Cypress Street, which includes 55 affordable one-bedroom units for senior citizens. This apartment development was a long-term ambition of the City, developed in 1978 with Section 8 New Construction and Section 221(d)(4) monies, and was planned specifically for senior citizen housing by the former Redevelopment Agency in its "Plan for Downtown Redevelopment."

The Section 8 component offers monthly housing assistance payments to lower income senior tenants that pay no more than 30 percent of their income for housing. The project received special design consideration for increased density, decreased square footage in the size of the units, and a parking reduction to better suit the needs of the elderly. The original assistance contract was for 20 years. This project's earliest date to negotiate for subsidy terminated was in November 1990. The HUD contract was first extended 5 years to April 2000, then to April 2005, and again another 5 years to September 2010. According to the 2014 Housing Element, additional communication with the property management company revealed the owner of Casa El Centro Apartments is committed to the property and intends to keep this complex affordable to lower income seniors with annual extensions for the foreseeable future.

La Habra Inn

The La Habra Inn is a 70-unit senior single room occupancy (SRO) motel conversion located at 700 N. Beach Boulevard consisting of 61 very low-income units, 6 low-income units, and 3 moderate-income units for seniors age 55 and over. As of November 2012, the La Habra Housing Authority is under a ground lease to manage and maintain this motel conversion until 2016. The senior SRO conversion occurred after the former La Habra Redevelopment Agency adopted a resolution transferring \$1,250,000 in redevelopment housing set aside funds for the conversion of the motel and entered into a ground lease to the La Habra Housing Authority. The 70 units are at risk for conversion in 2016 once the ground lease term expires on March 31, 2016.

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

The quantified need of the extremely-low income category is assumed to be 50 percent of the very low-income allocation, pursuant to State law. This process is known as the Regional Housing Needs Assessment (RHNA), and the goals are referred to as either the RHNA goals or the "regional share" goals for new housing construction. The allocation takes into account factors such as market demand for

housing, employment opportunities, availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and other considerations. In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The current RHNA prepared by Southern California Association of Governments (SCAG) allocates housing needs for the period from January 1, 2014 to October 31, 2021 (essentially an eight-year cycle). The RHNA identifies the La Habra's share of the region's housing needs is 4 units.

Describe the need for specific types of housing:

As previously stated, The RHNA identifies the City of La Habra's housing needs as 4 new housing units. Below describe the need for specific types of housing and the percentage of overall new production.

REGIONAL HOUSING NEEDS ALLOCATION

2014-2021

	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Units	1		1	1	1	4
Percent of Total	25%		25%	25%	25%	100%

Source: SCAG 2012 RHNA

Discussion

In addition to the City's 2014-2021 RHNA allocation, the City must roll over 76 lower income units of the assigned RHNA from the prior 2008-2014 Housing Element planning period, as Program A2 (Density Amendments to General Plan and Zoning Ordinance) in the 2008-2014 Housing Element was not implemented to amend the General Plan and Zoning Ordinance to increase the maximum residential density to at least 30 dwelling units per acre in the R-4 zone and the La Habra Boulevard Specific Plan area in order to accommodate future affordable housing within the necessary timeframe.

Post September 2011 adoption of the 2008-2014 Housing Element, the City was already underway with the comprehensive update of the City's General Plan. The City, after some discussion, decided, due to inherent efficiencies and the desire to be completely compatible with the direction of land use decisions opted to create additional land use designations that allows for up to 50 units to the acre.

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

Introduction

This section describes the significant characteristics of La Habra’s housing market. This section details the supply of housing currently in the market. Household characteristics are an important indicator of housing needs in a community. The Census defines a “household” as one or more persons who occupy a housing unit. This includes persons living alone, families related through marriage or blood, or unrelated persons sharing a dwelling. People living in retirement or convalescent homes, school dormitories, or other group living situations are not considered households, but are considered part of the group quarters population.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	190,000	422,800	123%
Median Contract Rent	734	1,185	61%

Table 27 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	353	4.4%
\$500-999	1,747	21.7%
\$1,000-1,499	4,207	52.3%
\$1,500-1,999	1,292	16.1%
\$2,000 or more	447	5.6%
Total	8,046	100.0%

Table 28 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	185	No Data
50% HAMFI	635	475
80% HAMFI	4,685	1,200
100% HAMFI	No Data	2,000
Total	5,505	3,675

Table 29 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent					
High HOME Rent					
Low HOME Rent					

Table 30 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

As previously stated, The RHNA identified a shortage of housing units for the City of La Habra by 4 units. Below describe the need for specific types of housing and the percentage of overall new production needed for all levels of income:

REGIONAL HOUSING NEEDS ALLOCATION 2014-2021

	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Units	1		1	1	1	4
Percent of Total	25%		25%	25%	25%	100%

Source: SCAG 2012 RHNA

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

Like many Orange County cities, La Habra housing prices for all housing types had a significant increase from 2000 to 2010. Median home prices rose 123 percent over the 10 year period, while rents saw a 61 percent rise. Precipitous rise in housing cost could lead to many residents, particularly below moderate household, unable to afford housing within the City.

Overpayment is defined as spending over 30 percent of household income on housing, while severe overpayment is defined as paying more than 50 percent. The SCAG 2007 RHNA estimated that 4,670 households, or 24.5 percent of the 19,035 households in 2006, were overpaying for housing. The table below shows that of these households, 1,180 (26 percent) were in the very low-income category, 1,365 (29 percent) were in the low-income category, 940 (20 percent) were in the moderate-income category, and 790 (25 percent) were in the above moderate-income category.

**HOUSEHOLDS OVERPAYING FOR HOUSING
2007**

	Extremely Low	Very Low	Low	Moderate and Above		Total
	<30% median	30-50% median	50-80% median	80-95% median	>95% median	
Renters	700	730	405	40	45	1,920
Owners	480	635	535	355	745	2,750
Total	1,180	1,365	940	395	790	4,670

Source: SCAG 2007 RHNA

The SCAG Regional Housing Need Assessment (RHNA) also indicated that of the 4,670 households experiencing a cost burden (paying over 30 percent of their income towards housing), 41 percent were renters and 59 percent were owners. The incidence of cost burden is greater among the low-income renters and the above moderate-income homeowners.

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

The National Low Income Housing Coalition’s (NLIHC) 2012 *Out of Reach* report showed that Orange County is the eighth most expensive county and the fifth most expensive metropolitan area in the nation in terms of the estimated hourly housing wage (\$31.77) a household must earn to afford the median fair market rent (FMR) for a two-bedroom apartment.

Although La Habra tends to be one of the more affordable communities in the County, the income of its residents tends to be lower than the County average. Given that renters remain a significant minority of the City’s households, there continues to be a need for low-cost rental housing for those who do not have the means to purchase a home. The City will implement programs and policies to maintain and increase the supply of rental housing in La Habra, and will promote the construction of affordable units. Additionally, the City will pursue programs and seek funding to assist renters in the very low-, low-, and moderate-income households.

Discussion

Below provides a snapshot of trends and other data relevant to La Habra’s housing characteristics:

Total Housing Production

- Between 2000 and 2012, permits were issued for 339 new residential units.
- In 2000, City of La Habra had 1.7 permits per 1,000 residents compared to the overall county figure of 4.5 permits per 1,000 residents.
- For the city in 2012, the number of permits per 1,000 residents decreased to 0.2 permits. For the county overall, it decreased to 3.3 permits per 1,000 residents.

Home Sales Prices

- Between 2000 and 2012, the median home sales price increased 52.5 percent from \$200,000 to \$305,000.

- Median home sales price decreased by 4.7 percent between 2010 and 2012.
- In 2012, the median home sales price in the city was \$305,000, \$117,000 lower than that in the county overall.

Housing Units by Housing Types

- The most common housing type is Single Family Detached.
- Approximately 60.5 percent were single family homes and 35.1 percent were multi-family homes.

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

Introduction

The majority of the City’s housing stock is maturing with 83 percent of the City 2010 housing stock being constructed prior to 1980, as compared to 64 countywide, a difference of 19 percent. In general, older buildings require greater maintenance, which results in higher costs. Thus, maintenance is deferred resulting in the further deterioration of physical conditions of the buildings in the City. In addition, older deteriorated structures often violate building code standards and lack safety features such as fire suppression, home security devices and seismic safety retrofits. Although the bulk of the housing stock in the City is between 30 and 40 years old, the overall condition is good and well maintained with some problem areas localized in specific neighborhoods within the central and older portions of the community.

Definitions

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

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,279	41%	3,787	47%
With two selected Conditions	452	4%	1,685	21%
With three selected Conditions	0	0%	56	1%
With four selected Conditions	0	0%	20	0%
No selected Conditions	5,691	55%	2,498	31%
Total	10,422	100%	8,046	100%

Table 31 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	371	4%	211	3%
1980-1999	1,414	14%	1,160	14%
1950-1979	8,291	80%	6,100	76%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Before 1950	346	3%	575	7%
Total	10,422	101%	8,046	100%

Table 32 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,637	83%	6,675	83%
Housing Units build before 1980 with children present	310	3%	325	4%

Table 33 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Need for Owner and Rental Rehabilitation

In 1999, the City conducted a housing conditions survey, which found that 180 units required substantial rehabilitation and 25 units were in need of replacement. Based on the survey, minor repair was needed on approximately 15 percent of the total units. Although the age of the existing housing stock is relatively old, the housing stock is in overall good condition and well maintained. This is because the City funds an Owner-Occupied Rehabilitation Loan Program (OOR) and grant program, and continues to enforce building and zoning code standards through its Community Preservation Division.

As part of the development of the prior 2008-2014 Housing Element, a survey of housing conditions was conducted in areas designated for Medium Density and High Density Residential land uses. These two land use designations were selected because they have the potential for higher density recycling. The results of the survey indicated that 64 parcels containing 153 units were candidates for recycling. The survey was conducted in order to grade residential structures according to the visual appearance of physical blight according to California Community Redevelopment Law. The criteria considered are structural deterioration and dilapidation.

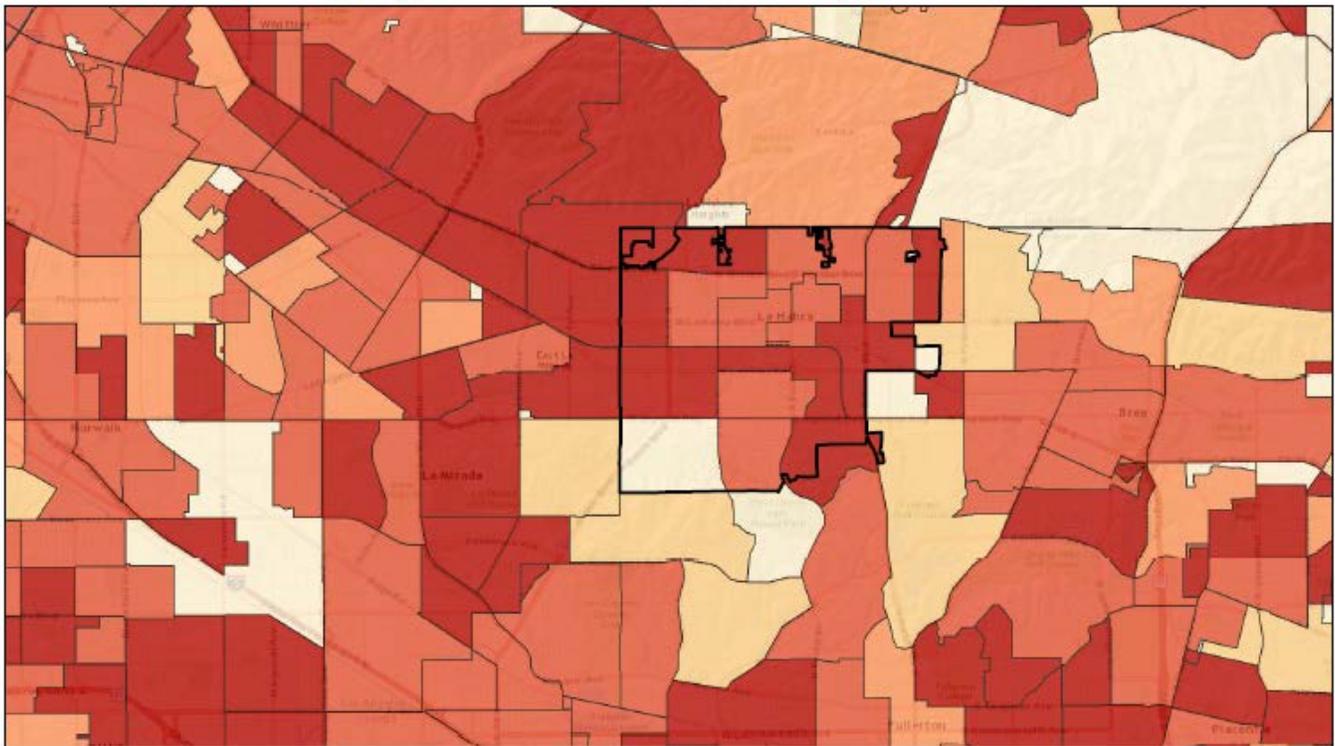
Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to the Table 39 above, 83 percent of owner and renter occupied units were built before 1980. It is difficult to estimate the number of units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. However the map below provides the location of all units built prior to 1980. Each of these units could be at risk of lead base poisoning.

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

The City will continue to promote the Single Family Rehabilitation Grant Program, Mobile Home Rehabilitation Grant Program and an Owner Occupied Rehabilitation Loan Program (OOR), which incorporates energy efficient (“Energy Star”) appliances, water heaters and heating and air systems in the housing rehabilitation standards. Promoting energy efficient improvements will be a high priority of the program and will be highlighted in the program application that will be available at the Community Development public counter and posted on the City’s website. Housing Element Program B4 (Enhance Residential Quality and Energy Conservation) encourages energy conservation features be incorporated into design of residential units.

Housing at Risk of Lead Base Paint - City of La Habra



November 3, 2014

Override 1 RentalHousingBuiltBefore1980
 B25036_RENT_80MINUS_PCT
 <15.6%
 15.6-42.66%
 42.66-65.75%
 65.75-86.85%
 >86.85%

1:94,044
 0 0.75 1.5 3 mi
 0 1.25 2.5 5 km
 Sources: Esri, HERE, DeLorme, USGS, Intermap, Inverness P Corp., MRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, Mapbox, © OpenStreetMap contributors, and the GIS User Community

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

Introduction

The La Habra Housing Authority was formed by the City Council on September 22, 1992, by Resolution No. 4146 under provisions of State Law. The City of La Habra has an agreement for a period of 10 years for the administration of Section 8 housing programs with the Orange County Housing Authority. The properties owned by the La Habra Housing Authority consist of a two mobile home parks with 107 and 143 spaces and an 81 unit Senior Citizen Affordable Alternative Single Room Occupancy housing facility.

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

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				9,925			879	1,669	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 34 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

On March 7, 2011, a Disposition and Development Agreement was entered into between the former La Habra Redevelopment Agency and Habitat for Humanity of Orange County to develop seven affordable units at 520-526 E. La Habra Boulevard. The Department of Finance found that to be an enforceable obligation and transferred the site and the former low-mod funds to the La Habra Housing Authority to fulfill this obligation. The seven units have received entitlements and are expected to be built by the end of 2015.

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

Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Table 35 - Public Housing Condition

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

N/A

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

N/A

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

Introduction

The plan must include a brief inventory of facilities, housing, and services that meet the needs of homeless persons within the jurisdiction, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory of services must include both services targeted to homeless persons and mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Facilities and Housing Targeted to Homeless Households.

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

Sheltered homeless are those families or individuals whose primary residence is an emergency shelter, transitional housing, a domestic violence shelter, a shelter for runaway children, or people living in a motel/hotel under a voucher arrangement. Unsheltered homeless are those individuals whose primary residence is a place not designated for sleeping. Unsheltered homeless are typically chronically transient homeless persons, usually de-institutionalized mental health patients. They are often alcohol/substance abusers, although mental illness, respiratory infections and malnutrition are common contributors to the general poor health of these individuals. They are predominantly male and usually know how to utilize available charitable and government services.

Families become homeless for different reasons than transient persons do. A certain percentage of homeless families come from other areas seeking employment. Their efforts are hampered, in part, by outdated skills. They are usually able to find employment in minimum wage jobs; however, they rarely make enough money to support their families. In other situations, medical illness has depleted a family's savings and other assets. Commonly, these families are living on the "economic edge." Rent payments for shelter in some of these cases are two thirds of a family's monthly income, leaving insufficient amounts for food and other necessities, such as medical care. If a wage earner in this type of situation loses his/her job, the family cannot pay the rent and is evicted. They resort to living in their cars and depend upon community service programs and churches for food and shelter.

While larger cities may have recognized and dealt with their homeless population, La Habra has historically been largely untouched by this type of problem. Transients are not as likely to stop in La Habra because the City does not have direct freeway access. The closest freeway is three miles away. Those homeless that have been accounted for in the City are mostly adult males. The majority of the visible homeless are "residents" who are adults and for reasons of their own choose to live in this manner, though assistance has been offered and provided. The homeless population is typically divided into subpopulations, which also merit further discussion.

- **Elderly** – An elderly head of household has a one-in-three chance of paying more than 50 percent of his or her income for housing. Faced with the added challenge of paying for other

necessities such as food, medicine and health care, senior citizens are particularly vulnerable to homelessness. According to the National Coalition for the Homeless (NCH), 2.5 percent to 19.4 percent of the nation’s homeless are age 55-60. Orange County’s most recent analysis of the number of homeless in the region did not attempt to enumerate the number of homeless elderly; however, based on the national range, it is estimated that 1,750 to 6,790 of the region’s homeless are elderly.

- Families with Children** – According to the NCH, one of the fastest growing segments, of the homeless population, are families with children. The NCH reports that a 2000 survey found families with children accounted for 36 percent of the homeless population. Poverty and lack of sufficient affordable housing are listed as the principal causes for homelessness among families. Additional factors include a relative decline in wages and changes in welfare programs approved during the late 1990s. The County of Orange estimates there are 24,499 “persons in homeless families with children” living in Orange County. This translates to 8,751 homeless families with children living in the region.
- Mental Illness** – According to the NCH, 20 to 25 percent of the single adult homeless population suffers from some form of severe and persistent mental illness. Homeless persons with mental illness remain homeless for longer periods of time and have less contact with family and friends. According to Orange County’s recent application to HUD for Homeless Assistance Grant funds, there were 2,218 homeless persons with mental illness in the Orange County region. This figure represents 22.5 percent of the homeless in Orange County, which is within the estimates of the NCH.

Facilities Targeted to Homeless Persons	Emergency Shelter Year Round Beds (Current and New)	Emergency Shelter Voucher/ Seasonal/ Overflow Beds	Transitional Housing Beds (Current and New)	Permanent Supportive Housing Beds (Current and New)	Permanent Supportive Housing Beds Under Development
Households with Adult(s) and Children	169	507	1,487	350	15
Households with Only Children	0	-	-	N/A	N/A
Households with Only Adults	194	400	503	N/A	62
Chronically Homeless Households	N/A	N/A	N/A	630	-
Veterans	N/A	N/A	89	494	N/A

2012 Housing Inventory Count (HIC)

Table 36 - Facilities and Housing Targeted to Homeless Households

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

The City of La Habra is a participant in the Orange County Continuum of Care Community Forum (Community Forum). The Community Forum is an entity comprised of public and private agencies, persons, or groups that want to contribute to the efforts to eliminate homelessness in Orange County. The Community Forum has an open membership and is structured in this manner in order to encourage broad and diverse participation in a forum that is both informative and participatory. The City works within this collaborative to help identify needs and gaps in the housing/service needs of the region’s homeless.

The City provides assistance to the Community Resource Care Center (CRCC), a nonprofit organization located at 350 South Hillcrest Street in La Habra, which provides motel vouchers for emergency shelter and makes initial assessments before making referrals to other agencies. The CRCC operates a food distribution center and provides transportation vouchers, gas vouchers, utility assistance, clothing and other services to the poor and homeless in La Habra. The CRCC also refers people to various organizations within the County for extended shelter needs, and to the City's Employment and Training Development One Stop Center for job training programs. On average, the Center assists 60 people per month needing assistance. The City also provides assistance to the Gary Center, a local nonprofit organization that provides services to families, seniors, youths, and veterans. The Center operates a food distribution center and dental clinic, child abuse treatment and prevention services, family mental health services, and community assistance.

La Habra City School District participates in the Free and Reduced Price Lunch Program, which is a federally funded program administered by the U.S. Department of Agriculture. This program assists low-income families by providing students with breakfast and lunch free of charge or at a reduced price for those families that qualify. In 2006/07, approximately 39 percent of Orange County's total public school enrollment participated in the program. In the same year, La Habra City School District had the third highest percentage of students receiving free and reduced price lunches in the county at 67 percent. The highest participation rates were Anaheim City School District at 81 percent and Santa Ana Unified School District at 75 percent.

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

The City will continue to fund local agencies that provide support services to homeless and other special needs groups. When available and subject to approval, the City will utilize CDBG Public Services funds. The CDBG funds for these types of services are capped at 15 percent of the City's CDBG entitlement. Within Orange County there are additional resources available to the Citizens of La Habra including:

- The Orange County Rescue Mission, the largest provider of homeless services in the County, operates two facilities. An emergency facility in Santa Ana provides daily meals for the poor and homeless and provides a 30-day temporary shelter for men and an 18-month recovery program. The House of Hope offers a comprehensive program for abused and abandoned women with children. In addition, the Orange County Rescue Mission operates a mobile unit with a group of doctors, nurses and volunteers that bring food, clothing and medical services to homeless people on the street.
- Anaheim Interfaith, a 72-bed facility, provides shelter to families and provides transitional housing for up to 90 days.
- Lutheran Social Services in Fullerton which provides motel vouchers, food assistance and referrals.
- Shelter for the Homeless provides permanent, transitional and emergency accommodation for homeless families and individuals. They have 50 facilities in Southern California. Shelter for the

Homeless also operates the Emergency Cold Weather Shelter Program for the County, providing food and shelter at the National Guard Armories in Fullerton and Santa Ana.

- The Dayle McIntosh Center for the Disabled operates a six-bedroom shelter for homeless persons with disabilities. In Orange County, the Social Services Agency and the Health Care Agency provide services to assist the homeless and poor in the County. The Orange County Social Services Agency administers the Families with Dependent Children (AFDC) program, which provides medical coverage, child support, work or training programs, family planning, child health, and disability prevention. The Social Services Agency also provides programs and services not specifically designed to assist the homeless. These include the food stamp program and a medical assistance program. The Social Services Agency also operates a homeless prevention program for AFDC recipients who are at risk or threatened with homelessness.

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

Introduction

The plan must describe, to the extent information is available, facilities and services that assist persons who are not homeless but require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Certain segments of the population have more difficulty in finding decent affordable housing due to special needs. This section identifies the needs for elderly persons, large households, and female-headed households, persons with disabilities, homeless persons and farmworkers. These groups are considered to be special needs populations.

The City of La Habra as well as local non-profits, offers an array of services to low and moderate-income residents and special needs groups such as persons with disabilities. With the increase in the number of families and children over the last decade, these services are in demand and address a number of needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The non-homeless special needs populations include, but not limited to, the following:

- Elderly/ Frail Elderly
- Persons with disabilities (mental, physical, developmental)
- Persons with HIV/AIDS and their families

These populations may require housing and have supportive housing needs. Also include amongst this population are Large Households and Female Headed Households. Large households are defined as having five or more persons living within the same household. Large households are considered a special needs group because they require larger bedroom counts. Due to the limited supply of adequately sized units to accommodate large family households, large families face an above-average level of difficulty in locating adequately sized affordable housing. Even when large units are available, the cost is generally higher than that of smaller units. The lack of supply, compounded with the low-income of larger families, results in many large families living in overcrowded conditions.

Elderly

The concerns for this particular age cohort are related to their fixed-incomes and the need for affordable and accessible housing, health care, and transportation. According to the 2000 Census, 6,549 residents in La Habra were reported as 65 years or older and comprised 10.8 percent of the total population.

There were 4,706 elderly households in the City in 2010. Information on elderly households by tenure was unavailable from the 2010 Census; however, the American Community Survey 2005-2009 5-year Census estimates show that over 80 percent of elderly households lived in owner occupied units. This compares to the 2000 Census data of 57.7 percent of the total households in the City residing in owner occupied units.

According to the La Habra Senior Center staff, the greatest need for seniors in the City is affordable housing—specifically for independent living—and transportation. Additionally, the Orange County Housing Authority indicates that over one half of participants in the Section 8 rental assistance certificate and voucher program are seniors or disabled.

The elderly, with relatively fixed incomes, may be very vulnerable to rapidly rising housing costs. The majority of the elderly below poverty level are renters and for these residents, housing costs may reduce monies needed for life's necessities such as food, clothing, and medical care, as well as for entertainment and transportation.

Persons with disabilities (mental, physical, developmental)

A disabled individual is defined as a person who has been determined to have some kind of mobility and/or self-care limitation that impairs their ability to function in a manner consistent with the general population. The nature of the impairment can be sensory, physical or mental, or can be related to a person's ability to care for him or herself, to leave his or her home, or to secure employment. This impairment is expected to be of definite duration and is of such a nature that the person's ability to live independently could be improved by more suitable housing conditions.

The American Community Survey 3-year Census estimate indicated that of the total population in the City between the ages of 18 and 64, 2,394 persons have a disability or 6.3 percent of the age group. For the population 65 and older, this number was 1,733 or 29.5 percent of the age group. The majority of the disability difficulties were related to ambulatory, independent living, cognitive, and hearing difficulties.

The mobility limitation does not necessarily indicate a need for special need and/or supportive housing, and statistics on the total number of disabled persons needing supportive housing in the City is unavailable. With that said, using the national standard of one to three percent of the disabled population needing supportive housing, it can be estimated that the City has anywhere from 40 to 125 individuals with mobility and/or self-care limitations that are potentially in need of supportive housing.

A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently with a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The Regional Center of Orange County (RCOC) is one of 21 regional centers in the State that is charged by the State of California with the care of people with developmental disabilities and provides point of

entry to services to these population groups. The center is a private, non-profit community agency that serves close to 170,000 Orange County residents with developmental disabilities and their families.

According to the RCOC the City of La Habra's resident population of developmentally disabled persons by age cohort. The majority of those with developmental disabilities are 14 years of age and under (43 percent), followed by those between the ages of 23 and 54 (32 percent), while those age 65 and over represent just 1 percent of the population of developmentally disabled residents.

There are a number of housing types appropriate for people living with a development disability, for example, rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

Persons with HIV/AIDS and their families

The lack of affordable and medically appropriate housing for persons living with HIV/AIDS and their families is an ongoing concern for AIDS housing providers, policy makers, and advocates across the country. Stable housing promotes improved health status, sobriety or decreased use of nonprescription drugs, and a return for some persons with AIDS to productive work and social activities. HUD has pointed out that stable housing is the cornerstone of HIV/AIDS treatment.

The Orange County Health Care Agency Disease Control and Epidemiology HIV Disease Surveillance and Monitoring Program is responsible for tracking and reporting data regarding this Special Needs group. Since reporting began in 1981, 11,677 persons have been reported as being infected with HIV disease in Orange County. At the end of 2013, there were 6,215 persons living with HIV disease (PLWHD) in Orange County. Of these:

- 275 persons were newly diagnosed with HIV disease in 2013.
- 55 persons were concurrently diagnosed with AIDS indicating that the individual was living with HIV disease but unaware of their status for a significant amount of time.

In addition to the 6,215 persons known to be living with HIV disease, there are an estimated 1,364 who are unaware of their HIV status. Therefore, the total estimated number of PLWHD in Orange County is 7,579.

Large Families

Large families are defined as households with five or more members. Large families have special housing needs because they typically require larger size units than what the market usually provides. As a result, many large families are often forced to occupy inadequately sized units because housing units that meet their needs are either unavailable or beyond their ability to pay. According to the American Community Survey 2005-2009 5-year Census estimates, the number of large family households in the City totaled 3,387 of which 45 percent were owners and 55 percent were renters.

To address the needs of large families, the City promotes homeownership opportunities for low-income and moderate-income households through the use of nonprofit agencies providing neighborhood-marketing strategies, education and counseling for homebuyers, and financing options. NeighborWorks of Orange County (formerly Neighborhood Housing Services of Orange County) provides

homeownership opportunities for La Habra residents through the agency's First-time Buyer/Homeownership Education Program. In addition, the City administers the distribution of Community Development Block Grant (CDBG) funds, which support homeownership programs for low- and moderate-income households.

The City's Community Services Department provides programs to help families improve their economic conditions, which has the effect of increasing the income they can devote to housing. For example, the City continues to administer the jobs training program for youths. The program offers a wide range of opportunities from work experience for youths to classroom training for both youths and adults. In addition, the City-administered Child Development Programs which provide quality child daycare and development services to children while parents work or attend job training. A key element of these services is La Habra's locally administered branch of the Federal Head Start program, which is designed to meet the educational, emotional, social, health and nutritional needs of low-income children three to five years of age. The program is designed to make children "socially competent" and ready to enter school, and parents are given ample opportunities for participation. Eligibility for Head Start and other child development programs generally is based on family income, size and need. State guidelines require that priority be given to families with the lowest income. Parents must be working, in training or educational programs, seeking employment, medically incapacitated, or in need of protective services to qualify for child care programs.

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

The City also provides assistance to the Gary Center, a local nonprofit organization that provides services to families, seniors, youths, and veterans. The Center operates a food distribution center and dental clinic, child abuse treatment and prevention services, family mental health services, and community assistance. Below are other providers, programs and services.

In addition, Orange County Housing and Community Services, Orange County Partnership, 2-1-1 Orange County, and the Continuum of Care Leadership Cabinet coordinated in 2006 to receive a 10.7 million dollar grant from the U.S. Department of Housing and Urban Development (HUD). The grant award provided transitional shelter and supportive services for families and individuals as well as permanent supportive housing for the disabled and special needs homeless populations. Below describes the programs and services that are being provided as a result of this grant:

- Mercy House Transitional Living Centers, Inc.
\$188,000 for 21 beds, supportive services, operations, and HMIS to provide transitional housing for homeless subpopulations suffering from HIV/AIDS
- Anaheim Supportive Housing For Senior Adults, Inc.
\$278,040 for 12 beds, operations, HMIS, and supportive services to provide permanent housing for chronically homeless elderly, disabled, and homeless subpopulations
- American Family Housing
\$260,600 for 37 transitional housing beds, supportive services, operations, and HMIS for chronically homeless, disabled, and homeless subpopulations
- Colette's Children's Home, Inc.

\$313,469 for 24 transitional housing beds, supportive services, operations, and HMIS for chronically homeless women and children, disabled women, and homeless subpopulations

- Serving People In Need, Inc.
\$209,600 for supportive services and HMIS for chronically homeless substance abusers and subpopulations
- Council of Orange County Society of St. Vincent de Paul
\$839,325 for acquisition of sites for 25 transitional housing beds, supportive services, operations, and HMIS for chronically homeless and homeless subpopulations
- Saddleback Community Outreach
 - \$52,155 for 8 beds, supportive services, and operations to provide transitional housing for homeless families
 - \$193,209 for 50 transitional housing beds, supportive services, and HMIS for homeless families and subpopulations
- Veterans First
\$823,330 for 24 beds, supportive services, operations and HMIS to provide permanent housing for chronically homeless, disabled veterans
- Women’s Transitional Living Center, Inc. (WTLC)
\$97,889 for 40 transitional housing beds, supportive services, operations, and HMIS for chronically homeless victims of domestic violence and homeless subpopulations
- The Eli Home, Inc.
\$522,576 for 28 transitional housing beds, supportive services, operations, and HMIS for homeless victims of domestic violence and homeless subpopulations
- WISEPlace
\$201,187 for acquisition of sites for 5 transitional housing beds, supportive services, operations, and HMIS for chronically homeless women
- Women’s Transitional Living Center, Inc. (WTLC)
\$24,001 for 14 transitional housing beds, supportive services, and HMIS for chronically homeless victims of domestic violence and homeless subpopulations
- Thomas House Temporary Shelter
\$57,984 for 24 beds, operations, HMIS, and supportive services to provide transitional housing for homeless families with children and homeless subpopulations
- Thomas House Temporary Shelter
\$30,800 for 6 beds and supportive services to provide transitional housing for homeless families with children and homeless subpopulations
- Toby’s House Maternity Home
\$254,352 for supportive services for pregnant, homeless women and children (0-5)

- Fullerton Interfaith Emergency Service, Inc.
\$252,000 for supportive services (child care) for homeless families and homeless subpopulations
- Southern California Alcohol & Drug Program, Inc.
\$380,245 for 20 transitional housing beds, supportive services, operations, and HMIS for substance abusing women and children and homeless subpopulations
- Orange County Housing Authority:
 - \$677,844 for 42 Housing Certificates for tenant based rental assistance for disabled homeless
 - \$1,171,488 for 72 Housing Certificates for tenant based rental assistance for disabled homeless
 - \$493,176 for 32 Housing Certificates for tenant - based rental assistance for disabled homeless
 - \$474,108 for 30 Housing Certificates for tenant based rental assistance for disabled homeless
 - \$2,911,380 for 37 Housing Certificates for tenant based rental assistance for disabled homeless

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

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

- To discourage discrimination, the City will continue to contract with the Fair Housing Council of Orange County or a similar Fair Housing Agency to provide a variety of fair housing services and landlord tenant counseling. The Fair Housing Council of Orange County is certified by HUD to provide housing counseling and education, and to investigate issues related to evictions, discriminations, and local lending practices among others.
- Continue to participate in and promote the Section 8 Rental Assistance Program. The program provides rental subsidies to lower income households (80 percent or less of the County’s median income) who are paying over 30 percent of their income towards rent. The Orange County Housing Authority administers and coordinates the Section 8 program for the City.
- The City’s Building and Safety Division enforces, through the plan check process, Title 24 of the California Administrative Code, which provides regulations for adaptability and accessibility of apartment buildings to provide for the safety and welfare of physically disabled residents. Title 18, Chapter 18.10 of the La Habra Municipal Code provides individuals with disabilities reasonable accommodation, as necessary to ensure equal access to housing and to provide a process for individuals with disabilities to make requests for, and be provided, reasonable accommodation from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City. The City will continue to enforce Title 24 during plan check on all multi-family residential development and implement the reasonable accommodations process for individuals with disabilities.
- The City will continue to work with the Regional Center of Orange County (RCOC) to implement an outreach program that informs families within the City on housing and services available for

persons with developmental disabilities. The program will include the development of an informational brochure, including information on services on the City's website, and providing referrals to RCOG for participation in housing-related workshops and/or training for individuals and families.

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

N/A

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

Land Use Controls and Development Standards

The Zoning Ordinance's development standards for the R-2, R-3 and R-4 zones place limitations on the level of development that can take place on any given site, in accordance with the goals and objectives of the General Plan's Land Use and Housing Elements. They do not, however, prohibitively constrain projects from including the maximum number of units allowed under each zone's allowed density, as the standards and densities governing the zones were designed concurrently. The most likely standards to constrain the number of dwelling units are that governing maximum lot coverage, which varies from 35 percent in the R-2 zone to 40 percent in R-4. These standards decrease the available building envelope beyond the limitations imposed by yard requirements, but still allow an economically designed project to include the maximum number of units. The recently adopted General Plan creates additional land use designations that allow for up to 50 units to the acre.

Permit Process, Fees and Improvements

Undue delays in processing a project's application increase the developer's cost, thereby being a constraint on development. The City's development review procedures are relatively uncomplicated. Depending upon the permits requested, approvals may be required by City staff, the Planning Commission, and the City Council. There are no other boards or commissions (e.g., Architectural or Design Review Board) involved in the development review process.

The City's development review and approval procedures are relatively uncomplicated and streamlined. For a typical single-family unit, as well as for a second unit on an R-1 zone, the project is exempt from design review and is forwarded directly to the plan check and building permit approval process, which is reviewed by the City's Community Development Department. Plan check is completed in two to three weeks. Typically it takes two rounds of review before a permit is issued. Multi-family housing is a permitted use by right in the City's R-2, R-3 and R-4 zones. New residential construction or major remodeling in these zones requires either the processing of a Design Review or a Planned Unit Development (PUD) Permit. Projects requiring a Design Review are reviewed by the Planning Commission for compliance with the Zoning Ordinance Development Standards for that zone and architectural compatibility. The decision of the Planning Commission is final unless the action is appealed to the City Council. The appeal will be placed on the City Council's agenda. The City Council's review will be based on the same criteria used by the Planning Commission. In those limited instances where properties are located within a PUD Overlay Zone, both Planning Commission and City Council approval is necessary.

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

Introduction

The plan must provide a concise summary of the jurisdiction's priority non-housing community development needs that are eligible for assistance. This screen can be used to describe the economic development needs of the jurisdiction. It also provides a wealth of data regarding the local economic condition of the jurisdiction and compares the ability of the local work force to satisfy the needs of local businesses. Much of this data can be used to describe the level of housing demand in the local market.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	199	17	1	0	-1
Arts, Entertainment, Accommodations	3,403	2,540	13	18	5
Construction	1,367	792	5	6	0
Education and Health Care Services	3,700	1,063	14	7	-6
Finance, Insurance, and Real Estate	1,772	563	7	4	-3
Information	754	126	3	1	-2
Manufacturing	3,302	760	12	5	-7
Other Services	1,310	852	5	6	1
Professional, Scientific, Management Services	2,137	566	8	4	-4
Public Administration	0	0	0	0	0
Retail Trade	3,654	3,330	13	23	10
Transportation and Warehousing	1,096	1,237	4	9	5
Wholesale Trade	2,015	496	7	3	-4
Total	24,709	12,342	--	--	--

Table 37 - Business Activity

Data 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	31,081
Civilian Employed Population 16 years and over	28,562
Unemployment Rate	8.10
Unemployment Rate for Ages 16-24	18.55
Unemployment Rate for Ages 25-65	5.64

Table 38 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	5,301
Farming, fisheries and forestry occupations	1,342
Service	3,147
Sales and office	8,119
Construction, extraction, maintenance and repair	2,595
Production, transportation and material moving	1,912

Table 39 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,963	55%
30-59 Minutes	9,950	36%
60 or More Minutes	2,423	9%
Total	27,336	100%

Table 40 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,454	371	1,405
High school graduate (includes equivalency)	6,111	557	1,861
Some college or Associate's degree	7,896	541	1,712

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	5,412	320	1,042

Table 41 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	191	962	1,007	1,483	726
9th to 12th grade, no diploma	758	832	862	1,084	513
High school graduate, GED, or alternative	2,188	2,671	2,289	3,569	1,661
Some college, no degree	2,378	2,270	2,106	3,556	1,270
Associate's degree	222	612	603	1,014	491
Bachelor's degree	229	1,622	1,205	2,013	792
Graduate or professional degree	29	366	629	939	374

Table 42 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,351
High school graduate (includes equivalency)	31,761
Some college or Associate's degree	44,372
Bachelor's degree	50,606
Graduate or professional degree	68,443

Table 43 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

The 2010 American Community Survey 5-year Census estimate of employment by industry in Table 45 above shows that organizations involved in educational, health, and social services represented the leading employers of La Habra residents, followed by manufacturing and retail trade. These same three sectors were also the top employers in 2000, although manufacturing (nearly 17 percent) and retail trade (just over 12 percent) formed larger shares of residents' employment than they did in 2010. The arts, entertainment, recreational, and accommodation sector (7.5 percent in 2000) increased its share during this period.

Describe the workforce and infrastructure needs of the business community:

Workforce Needs

The City's Business Retention and Attraction Program is a multi-faceted approach that has been designed to preserve and enhance the City's business environment. The City recognizes the value and importance of a strong and diverse business community. The City appreciates its businesses as corporate residents with long-term investments. The following statements reflect the specific goals of the Business Retention and Attraction Program.

- The City will maintain and enhance the positive pro-business approach of City staff as they assist both existing businesses and businesses seeking to relocate.
- The City will seek to enhance communication with the business community regarding areas of interest and concern to their ongoing operations.
- The City will assist and encourage the relocation of strong positive new businesses and retain existing businesses.
- The City will assist businesses in efforts to influence legislation and other factors to make Orange County and California a more attractive place to do business.
- The City will strengthen our competitive economic environment by developing programs and providing assistance for new construction and rehabilitation of a range of housing opportunities in the City.

The City will maintain and enhance the positive pro-business approach of City staff as they assist current businesses and businesses seeking to relocate.

- The City is in the process of developing a user-friendly Development Manual that outlines all of the City's permitting processes in an easy-to-follow format.
- Develop a business-friendly training program incorporating business issues for appropriate City staff.
- Encourage the use of the free "screen check" process at our internal Development Review Committee for initial plans to assist in expediting planning reviews, saving applicants costs by receiving planning input early in the process.

The City will seek to enhance communication with the business community regarding areas of interest and concern to their ongoing operations.

- Create a team approach regarding the City's interaction with businesses.
- Involve resident and business representatives in reviewing zoning codes.
- Design and implement a computerized tracking system for plan check and building permit applications and submissions, including a counter terminal for easy applicant access.
- Provide letters to new businesses welcoming them to the City.
- Schedule City/Chamber visits to businesses located in the community.

The City will assist and encourage the relocation of strong positive new businesses.

- Maintain access to listings of significant commercial and industrial vacant properties, buildings, or space in the City, including the key real estate broker or salesperson involved through use of the Internet.
- Direct potential buyers or tenants for retail, commercial, or industrial space to appropriate brokers.
- Economic Development staff will facilitate, when appropriate, planning and permitting processes for businesses that are trying to relocate.
- Work with Orange County Business Council on promoting Orange County as a business location.
- The City may utilize the services of a staff consultants to assist businesses to relocate including issues relating to housing, City services transfers, and miscellaneous issues.
- The City will participate in area trade shows that focus on marketing Orange County as a good location for business.
- Coordinate the North Orange County Partnership (cities) effort on behalf of the North Orange County region.
- Meet on a regular basis to discuss mutual issues.
- Implement mutually beneficial programs and share information related to regional economic development.
- Capitalize and market the diverse economy of North Orange County.
- Focus on improvements to transportation and housing.

The City will assist businesses in efforts to influence legislation and other factors to make Orange County and California a more attractive place to do business.

- Integrate the business community's legislative advocacy agenda in the City's legislative advocacy work.
- Inform the Chamber of Commerce regarding legislative efforts that will negatively impact the City's ability to pursue and finance economic development efforts.
- The City, The Successor Agency (formerly Redevelopment), and Housing Authority will encourage community-supported affordable housing efforts through public/private partnership.

Infrastructure Needs

As the City is urbanized, all major infrastructures are already provided, i.e., streets and other public improvements. Information provided by the service and utility companies also indicates that the present infrastructure is generally sufficient to accommodate planned growth levels. Thus, the capacity of service and facility infrastructure is not considered to be an obstacle to the development, maintenance and improvement of housing in the City.

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

Every five years, the Orange County Workforce Investment Board (OCWIB) develops the Comprehensive Economic Development Strategy (CEDS), which provides valuable information on Orange County's economic environment along with potential plans for developing and growing the economy. The CEDS:

- Presents the current condition of the Orange County economy and its impact on those who live and work in Orange County.
- Identifies economically vulnerable areas in which to invest in economic improvement activities.
- Proposes action on issues involving advancing red-zone residents' lives; world-class education and workforce opportunities; state-of-the-art infrastructure; competitive and growing clusters; and improved economic competitiveness.
- Provides the framework required for Orange County region to be eligible to receive U.S. Department of Commerce, Economic Development Administration funding.

Since the previous CEDS in 2008, the County has experienced permanent shifts in economic and social trends, as a result of the recent Great Recession such as:

1. global competition for jobs and economic growth;
2. industries that traditionally created large numbers of jobs -- construction, financial services, and manufacturing -- were particularly hard hit and just starting to recover; and
3. due to the combination of the housing market crash and severe recession, a large proportion of Orange County's cities, neighborhoods, and households faced severe economic hardships that will take years to recover from.

As a result, this report adopts a special focus on the County's Red-Zone areas (geographic locations within the County experiencing high unemployment and substantially lower levels of income relative to the rest of the County) in order to recommend economic development projects. The following cities are identified as "Red-Zone" cities: Anaheim, Buena Park, Costa Mesa, Fullerton, Garden Grove, Huntington Beach, Irvine, La Habra, Orange, Placentia, Santa Ana, Stanton and Westminster. The CEDS details five overarching goals designed to achieve a thriving, balanced, and sustainable economy in Orange County:

1. Goal One: Advance Lives of Red-Zone Residents
2. Goal Two: Provide World-Class Education and Workforce Opportunities
3. Goal Three: Plan for and Develop State-of-the-Art Infrastructure
4. Goal Four: Promote Competitive and Growing Clusters
5. Goal Five: Improve Orange County's Economic Competitiveness

These five goals are part of the five-year strategic plan that creates the framework for classifying Orange County as a separate regional economy with unique demands and specific issues to be addressed by evaluating current needs, economic realities resulting from the Great Recession, and future challenges and opportunities. Overall, the 2013-2018 Comprehensive Economic Development Strategy provides local, regional and statewide stakeholders with the necessary tools to ensure that Orange County grows and eventually sustains itself as a competitive regional and national economic leader.

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

According to the 2014-2015 Orange County Workforce Indicators Report, the Great Recession caused devastating job losses and dealt severe economic hardship to the national and global economy. In Orange County, 2013 was the first year since the downturn that was characterized by widespread recovery. There was lowered unemployment rates, recovered home prices, business expansion, and newfound growth in Orange County's signature industry sectors such as health care, advanced manufacturing, and information technology. The downturn created persistently high unemployment rates among Americans aged 18 to 24, revealing a nationwide challenge for the next generation

workforce to attain the stability of new employment opportunities and keep pace with the costs of supporting a household. Employers throughout the country continue to report that they are unable to find workers possessing the skills that their firms need. These realities suggest a skills mismatch between educational institutions and employers' needs, particularly in high-STEM (science, technology, engineering and mathematics) areas of expertise; education systems must be adapted to current workforce needs if they are to sufficiently meet the task of preparing workers for success in the years ahead.

In 2014, Orange County continues to make great strides in driving economic growth for Southern California. Orange County's unemployment reached five-year lows, home values reached five-year highs, and cutting-edge infrastructure projects once again moved forward. Orange County's recovery was quick compared to surrounding counties and California as a whole thanks to the demographic diversity of its residents, competitive business environment, highly-skilled workforce, and continued job growth in innovative emerging industries. While unemployment has decreased, there is still room to grow jobs, create economic growth, and expand business opportunities through targeted economic development investments in the region.

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

The City administers job training programs to eligible residents of ten north and west Orange County cities at a job referral and training One Stop Center. Programs are available for individuals 14 years of age and over. The majority of the clients face barriers to obtaining and keeping employment, which are overcome by intensive training, counseling supportive services and appropriate referral. The program's goal is self-sufficiency. The program serves youth, adults, and laid-off workers. The program offers a wide range of opportunities from work experience for youths to classroom training for both youths and adults. Highly technical training is available for those clients with professional backgrounds. The program also offers on the job training, where a client is able to refine existing job skills, while learning new ones. This program will continue to be supported by the City through goals within the Consolidated Plan.

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

Yes

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

The City is an active participants in the County's CEDs planning efforts. As previously mentioned, La Habra is 1 of 13 cities identified as Red-Zone areas (geographic locations within the County experiencing high unemployment and substantially lower levels of income relative to the rest of the County). The CEDS details five overarching goals designed to achieve a thriving, balanced, and sustainable economy in Orange County:

- Goal One: Advance Lives of Red-Zone Residents
- Goal Two: Provide World-Class Education and Workforce Opportunities
- Goal Three: Plan for and Develop State-of-the-Art Infrastructure
- Goal Four: Promote Competitive and Growing Clusters
- Goal Five: Improve Orange County's Economic Competitiveness

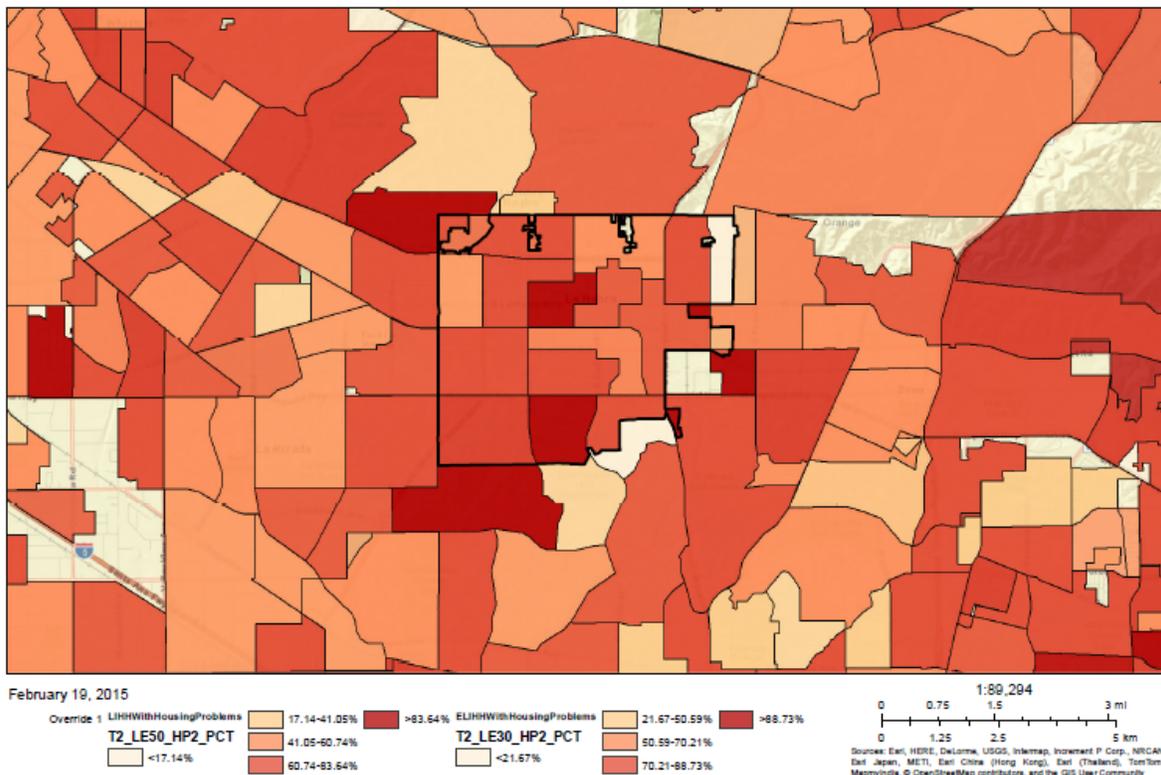
The city will reflect Goal Two and Five within its strategic goals for the consolidated plan. Specifically, the City will continue to support nonprofits providing workforce training as well as its in house Business Retention and Attraction Program.

MA-50 Needs and Market Analysis Discussion

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

Households with multiple housing problems seem to be located primarily in the Central and southern parts of the city. However, there doesn't seem to be a concentration of households with multiple housing problems. Concentration is defined as more than 70 % of households reporting a problem. The primary housing problems in these areas are cost burden and overcrowding, with cost burden being the most significant issue. The problem is largely due to the rise in home prices in the mid-2000s. The ability to find affordable housing in La Habra is a significant issue. Decreased buying power and median family income not keeping up with inflation has led to many residents spending more than 30% of their income on housing.

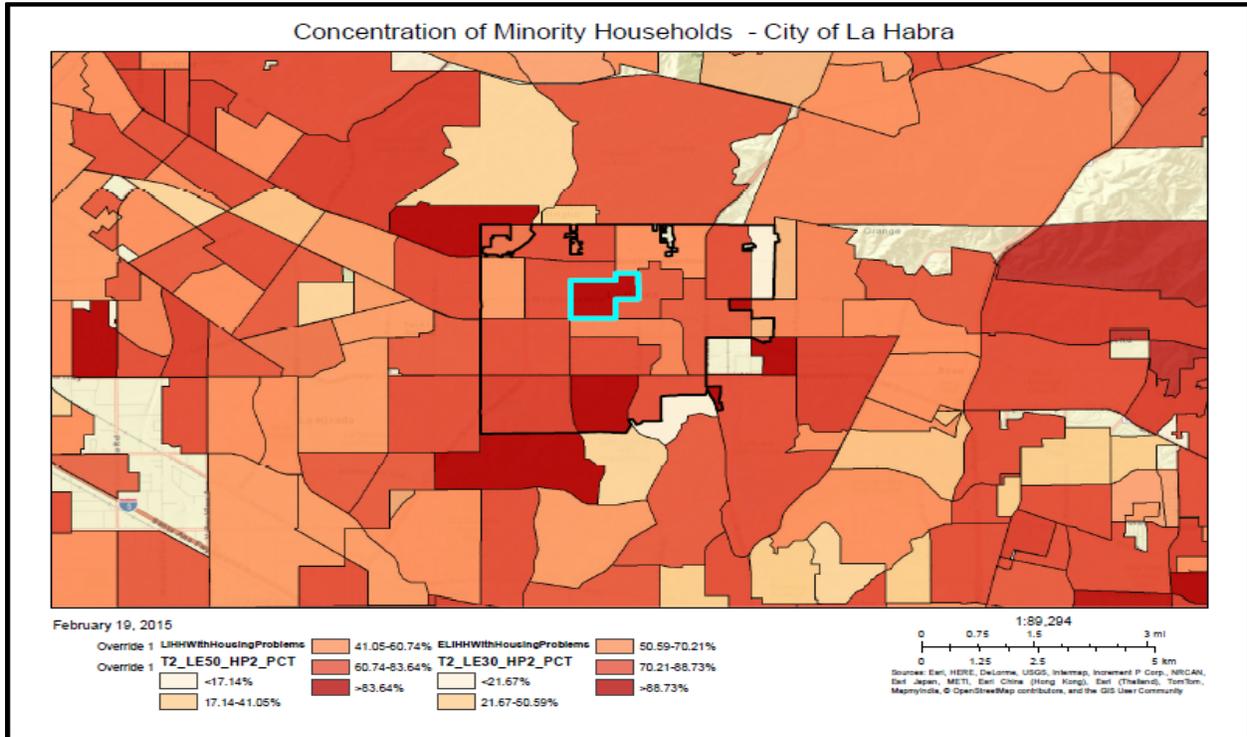
Concentration of Households with Severe Housing Problems - City of La Habra



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

A minority concentration is defined as any tract where the population of any minority group is ten percent more than the citywide proportion. For example, if one racial/ethnic group represents 20 percent of the population as a whole, but 30.1 percent of a specific census tract within a jurisdiction, then a racial concentration assumes to exist.

For tract 06059001201, highlighted in map below, there appears to be a concentration of Hispanic households. Although Hispanic Households make up 56.7 percent of La Habra's population, they make up more than 74 percent within this census tract.



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

Housing Characteristics in Census Tract 06059001201						
Number and percentage of occupied housing units by structure type	Owner	Pct	Renter	Pct	Total	Pct
1-unit Detached	428	85.09%	232	26.07%	668	46.16%
1-unit Attached	51	10.14%	13	1.46%	64	4.42%
2 to 4 Units	-	0.00%	82	9.21%	82	5.67%
5 to 19 Units	24	4.77%	173	19.44%	243	16.79%
20 or More Units	-	0.00%	375	42.13%	375	25.92%
Other (mobile home, RV, etc.)	-	0.00%	15	1.69%	15	1.04%
Total	503		890		1,447	
2007-11 ACS						

Are there any community assets in these areas/neighborhoods?

According to 2001-11 ACS data, nearly 85 percent of all housing built was prior to 1980 and 53 percent of all residents are over the age of 25, which makes the area one of the City's most well established and mature neighborhoods. Of those residents over the age of 25, nearly 96 percent are employed. The area is also surrounded by several community parks- Guadalupe Park; Portola; and La Bonita. The Median Household Income In the past 12 Months is 52,790, slightly lower than the City's average of \$62,000.

Are there other strategic opportunities in any of these areas?

No strategic opportunities have been identified.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of La Habra's 2015-2020 Strategic Plan proposes projects and activities to meet the priorities described in the Consolidated Plan (the "ConPlan"). It describes eligible programs, projects and activities to be undertaken with anticipated funds made available over the next five years and their relationship to identified needs for housing, homelessness, and community and economic development. Each year, assuming funding levels remain the same, more specific projects throughout the City will be identified and implemented via the annual Action Plans.

The general priority categories of housing, homelessness, special needs, and community development needs and their related goals are addressed in the various activities to be undertaken. These activities estimate the number and type of families that will benefit from the proposed activities, including special local objectives and priority needs. The projected use of funds identifies the proposed accomplishments. Area benefit activities were qualified using 2010 data from the U.S. Census Bureau.

The City has been awarded \$767,077 in CDBG funding. These figures are based on a 2015 HUD Grantee Summary and the assumptions that CDBG funding, entitlement funding distribution formulas and/or the number of communities eligible to receive entitlement grants will remain constant. If any of these conditions change, projected activities and accomplishments are also subject to change.

The Strategic Plan provides information related to the proposed geographic distribution of investment. It includes a general description of the homeless and other community development needs activities to be undertaken and other actions to address obstacles to meet underserved needs and reduce poverty. This plan can also be found at the City's website.

It is the mission of the City to use resources to assist with businesses, job development, and the provision of safe, affordable housing. In short, we will do our part to maintain La Habra as a community its residents are proud to call "home". The City has identified five main goals:

1. Provide decent affordable housing
2. Maintain and promote neighborhood preservation
3. Support special needs programs and services
4. Construct or upgrade public facilities and infrastructure
5. Economic Development

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

Geographic Area

General Allocation Priorities

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

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

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

Priority Needs

1	Priority Need Name	Provide decent affordable housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	City Wide
	Associated Goals	
	Description	Mobile Home Rehabilitation Grant Program Single Family Rehabilitation Grant Program
	Basis for Relative Priority	
2	Priority Need Name	Maintain and promote neighborhood preservation
	Priority Level	High
	Population	Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	City Wide
	Associated Goals	
	Description	Community Preservation Program
	Basis for Relative Priority	
3	Priority Need Name	Support special needs programs and services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Physical Disabilities Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	Public Services (limited to 15% cap)
	Basis for Relative Priority	
4	Priority Need Name	Construct or upgrade public facilities and infrastructure
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	Public Facilities and Improvements
	Basis for Relative Priority	
5	Priority Need Name	Economic Development
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	City Wide
	Associated Goals	
	Description	Economic Development Program
	Basis for Relative Priority	
6	Priority Need Name	Fair Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	City Wide
	Associated Goals	
	Description	Fair Housing Services
	Basis for Relative Priority	

Table 44 – Priority Needs Summary

Narrative (Optional)

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The La Habra Housing Authority was formed by the City Council on September 22, 1992, by Resolution No. 4146 under provisions of State Law. The City of La Habra has an agreement with the Orange County Housing Authority for the administration of Section 8 housing programs for a 10 year period. The property operated by the La Habra Housing Authority is an 81 unit Senior Citizen Affordable Alternative Single Room Occupancy housing facility.
TBRA for Non-Homeless Special Needs	These populations may require housing and have supportive housing needs. Also include amongst this population are Large Households and Female Headed Households. Large households are defined as having five or more persons living within the same household. Large households are considered a special needs group because they require larger bedroom counts. Due to the limited supply of adequately sized units to accommodate large family households, large families face an above-average level of difficulty in locating adequately sized affordable housing. Even when large units are available, the cost is generally higher than that of smaller units. The lack of supply, compounded with the low-income of larger families, results in many large families living in overcrowded conditions. Some homeowners may benefit from housing rehabilitation programs and some may need financial counseling to reduce overpaying. Rental housing assistance for special needs is available from the Section 8 Housing Choice Voucher Program which is administered by the Housing Authority.
New Unit Production	The current RHNA prepared by Southern California Association of Governments (SCAG) allocates housing needs for the period from January 1, 2014 to October 31, 2021 (essentially an eight-year cycle). The RHNA identifies the La Habra's share of the region's housing needs is 4 units
Rehabilitation	In 1999, the City conducted a housing conditions survey, which found that 180 units required substantial rehabilitation and 25 units were in need of replacement. Based on the survey, minor repair was needed on approximately 15 percent of the total units. Although the age of the existing housing stock is relatively old, the housing stock is in overall good condition and well maintained. This is because the City funds a residential rehabilitation loan and grant program, and continues to enforce building and zoning code standards through its Community Preservation Division.
Acquisition, including preservation	City continues its effort to preserve assisted housing. The City assisted in the acquisition and rehabilitation of the Cypress Villa and the Casa Nicolina (formerly Tiki Gardens) apartments, which resulted in 93 units for lower income households.

Table 45 – Influence of Market Conditions

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal		\$767,077					

Table 46 - Anticipated Resources

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

The City will attempt to leverage grants and other funding when appropriate to meet the objective of the Annual Action Plan. The City does add local funds (including unexpended CDBG funds from prior years if available) to further support the organizations and individuals receiving CDBG funding.

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

Not applicable

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions. The City of La Habra Housing Program will administer all of the activities specifically identified in the investment plan. The city works closely with other housing-related organizations and service providers in the County to ensure that the housing needs of City residents are addressed to the best ability of the network of such providers given available resources.

The City’s Community Development Department works in conjunction with the Housing Authority to ensure quality housing for all low-income City residents. The working relationships between these organizations are strong and facilitative. Due to the City's relatively small size, communication is typically direct and immediate. As a result, gaps in program or service delivery are typically not the result of poor institutional structure or lack of intergovernmental cooperation, but rather due to shortcomings in available resources.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Lead Agency	LA HABRA	Lead Agency	City of La Habra

Table 47 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths in the delivery system are interdepartmental communication and collaboration. City staff from various departments works with each other, with organizations and agencies that assist low-income individuals and with families in La Habra and community residents to establish priorities for utilizing CDBG funding. The primary gap in the delivery system is due to inadequate funding resources. The need in the City outreaches the funding availability. As a result, even projects with a high priority may have to wait to be funded as the City continues to seek additional funding sources.

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

- Community Resource Care Center (CRCC)
- Gary Center
- The Orange County Rescue Mission
- Anaheim Interfaith
- Lutheran Social Services
- The Dayle McIntosh Center for the Disabled

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

The City of La Habra is a participant in the Orange County Continuum of Care Community Forum (Community Forum). The Community Forum is an entity comprised of public and private agencies,

persons, or groups that want to contribute to the efforts to eliminate homelessness in Orange County. The Community Forum has an open membership and is structured in this manner in order to encourage broad and diverse participation in a forum that is both informative and participatory. The City works within this collaborative to help identify needs and gaps in the housing/service needs of the region's homeless.

The City provides assistance to the Community Resource Care Center (CRCC), a nonprofit organization located at 350 South Hillcrest Street in La Habra, which provides motel vouchers for emergency shelter and makes initial assessments before making referrals to other agencies. The CRCC operates a food distribution center and provides transportation vouchers, gas vouchers, utility assistance, clothing and other services to the poor and homeless in La Habra. The CRCC also refers people to various organizations within the County for extended shelter needs, and to the City's Employment and Training Development One Stop Center for job training programs. On average, the Center assists 60 people per month needing assistance.

The City also provides assistance to the Gary Center, a local nonprofit organization that provides services to families, seniors, youths, and veterans. The Center operates a food distribution center and dental clinic, child abuse treatment and prevention services, family mental health services, and community assistance. La Habra City School District participates in the Free and Reduced Price Lunch Program, which is a federally funded program administered by the U.S. Department of Agriculture. This program assists low-income families by providing students with breakfast and lunch free of charge or at a reduced price for those families that qualify.

In 2006/07, approximately 39 percent of Orange County's total public school enrollment participated in the program. In the same year, La Habra City School District had the third highest percentage of students receiving free and reduced price lunches in the county at 67 percent. The highest participation rates were Anaheim City School District at 81 percent and Santa Ana Unified School District at 75 percent. The City will continue to fund local agencies that provide support services to homeless and other special needs groups. When available and subject to approval, the City will utilize CDBG Public Services funds. The CDBG funds for these types of services are capped at 15 percent of the City's CDBG entitlement. Within Orange County there are additional resources available to the Citizens of La Habra including:

- The Orange County Rescue Mission, the largest provider of homeless services in the County, operates two facilities. An emergency facility in Santa Ana provides daily meals for the poor and homeless and provides a 30-day temporary shelter for men and an 18-month recovery program. The House of Hope offers a comprehensive program for abused and abandoned women with children. In addition, the Orange County Rescue Mission operates a mobile unit with a group of doctors, nurses and volunteers that bring food, clothing and medical services to homeless people on the street.
- Anaheim Interfaith, a 72-bed facility, provides shelter to families and provides transitional housing for up to 90 days. Lutheran Social Services in Fullerton which provides motel vouchers, food assistance and referrals. Shelter for the Homeless provides permanent, transitional and emergency accommodation for homeless families and individuals. They have 50 facilities in Southern California. Shelter for the Homeless also operates the Emergency Cold Weather Shelter Program for the County, providing food and shelter at the National Guard Armories in Fullerton and Santa Ana.

- The Dayle McIntosh Center for the Disabled operates a six-bedroom shelter for homeless persons with disabilities. In Orange County, the Social Services Agency and the Health Care Agency provide services to assist the homeless and poor in the County. The Orange County Social Services Agency administers the Families with Dependent Children (AFDC) program, which provides medical coverage, child support, work or training programs, family planning, child health, and disability prevention. The Social Services Agency also provides programs and services not specifically designed to assist the homeless. These include the food stamp program and a medical assistance program. The Social Services Agency also operates a homeless prevention program for AFDC recipients who are at risk or threatened with homelessness.

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

The strengths in the delivery system are interdepartmental communication and collaboration. City staff from various departments works with each other, with organizations and agencies that assist low-income individuals and with families in La Habra and community residents to establish priorities for utilizing CDBG funding. The primary gap in the delivery system is due to inadequate funding resources. The need in the City outreaches the funding resources. As a result, even projects with a high priority may have to wait to be funded as the City continues to seek additional funding sources.

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

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide decent affordable housing	2015	2019	Decent Housing - Housing Rehabilitation	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements	CDBG:	Homeowner housing Rehabilitated
2	Maintain and promote neighborhood preservation	2015	2019	Decent Housing - Housing Rehabilitation	>51% AMI		CDBG:	Homeowner housing Rehabilitated
3	Support special needs programs and services	2015	2019	Public Service	City Wide	Fair Housing Supporting Special Needs Programs Supporting Special Needs Services	CDBG:	1. Public service activities for low/moderate-income housing benefit Homelessness prevention 2. Public service activities for low/moderate-income housing benefit
4	Construct or upgrade public facilities and infrastructure To preserve, rehabilitate and enhance existing public facilities	2015	2019	Public Facility Improvements	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements	CDBG	Provide grants for Public Facilities for ADA improvements to existing public Facilities.
5	Economic Development	2015	2019	Economic Development	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements	CDBG	Job Creation Small business support
6	CDBG/ HOME Grant Administration	2015	2019	Planning and Administration	City wide	CDBG Program Administration	CDBG:	N/A

Table 48 – Goals Summary

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

As previously stated, The RHNA identifies the City of La Habra’s housing needs as 4 new housing units. Below describe the need for specific types of housing and the percentage of overall new production.

**REGIONAL HOUSING NEEDS ALLOCATION
2014-2021**

	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Units	1		1	1	1	4
Percent of Total	25%		25%	25%	25%	100%

Source: SCAG 2012 RHNA

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

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

N/A

Activities to Increase Resident Involvements

La Habra Housing Authority encourages resident involvement through various methods, particularly focusing on self-sufficiency and enhancing the quality of one's own life. The Housing Authority connects residents and participants to services, activities, and other organizations that promote that vision. The Housing Authority has positions on the Housing Authority Commission available for participants and maintains a resident advisory board that is consulted on the Public Housing Agency Plan.

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

No

Plan to remove the 'troubled' designation

Not Applicable

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

Barriers to Affordable Housing

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

Land Use Controls and Development Standards

The Zoning Ordinance's development standards for the R-2, R-3 and R-4 zones place limitations on the level of development that can take place on any given site, in accordance with the goals and objectives of the General Plan's Land Use and Housing Elements. They do not, however, prohibitively constrain projects from including the maximum number of units allowed under each zone's allowed density, as the standards and densities governing the zones were designed concurrently. The most likely standards to constrain the number of dwelling units are that governing maximum lot coverage, which varies from 35 percent in the R-2 zone to 40 percent in R-4. These standards decrease the available building envelope beyond the limitations imposed by yard requirements, but still allow an economically designed project to include the maximum number of units. The recently updated General Plan creates additional land use designations that allow up to 50 units per acre.

Permit Process, Fees and Improvements

Undue delays in processing a project's application increase the developer's cost, thereby being a constraint on development. The City's development review procedures are relatively uncomplicated. Depending upon the permits requested, approvals may be required by City staff, the Planning Commission, and the City Council. There are no other boards or commissions (e.g., Architectural or Design Review Board) involved in the development review process.

The City's development review and approval procedures are relatively uncomplicated and streamlined. For a typical single-family unit, as well as for a second unit on an R-1 zone, the project is exempt from design review and is forwarded directly to the plan check and building permit approval process, which is reviewed by the City's Community Development Department. Plan check is completed in two to three weeks. Typically it takes two rounds of review before a permit is issued. Multi-family housing is a permitted use by right in the City's R-2, R-3 and R-4 zones. New residential construction or major remodeling in these zones requires either the processing of a Design Review or a Planned Unit Development (PUD) Permit. Projects requiring a Design Review are reviewed by the Planning Commission for compliance with the Zoning Ordinance Development Standards for that zone and architectural compatibility. The decision of the Planning Commission is final unless the action is appealed to the City Council. The appeal will be placed on the City Council's agenda. The City Council's review will be based on the same criteria used by the Planning Commission. In those limited instances where properties are located within a PUD Overlay Zone, both Planning Commission and City Council Approval is necessary.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City encourages the development of homes affordable to working families. Through Policy A-1, the City supports State Housing policies by emphasizing, "...the use of those public powers which impact on

housing, including, but not limited to, land use controls, development controls, and regulatory concessions and incentives.” Policy A-3 facilitates efforts of the private sector in the production of new housing for all economic segments of the community. Specifically, Program A2 gives priority processing to very low-income and low-income developments where the highest priority will be given to rental projects that are affordable to extremely low and/or very low-income households. Program A4 directs the City to work with the La Habra Housing Authority to assist them in initiating partnerships with nonprofit developers to assist in the development of housing affordable to extremely low-income, very low-income and low-income households. Policy A-5 has the City striving to achieve the production of new housing in sufficient quantities to meet both market-rate and non-market rate housing needs of the community.

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

SP-60 Homelessness Strategy – 91.215(d)

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

The City provides assistance to the Community Resource Care Center (CRCC), a nonprofit organization located at 350 South Hillcrest Street in La Habra, which provides motel vouchers for emergency shelter and makes initial assessments before making referrals to other agencies. The CRCC operates a food distribution center and provides transportation vouchers, gas vouchers, utility assistance, clothing and other services to the poor and homeless in La Habra. The CRCC also refers people to various organizations within the County for extended shelter needs, and to the City's Employment and Training Development One Stop Center for job training programs. On average, the Center assists 60 people per month needing assistance. The City also provides assistance to the Gary Center, a local nonprofit organization that provides services to families, seniors, youths, and veterans. The Center operates a food distribution center and dental clinic, child abuse treatment and prevention services, family mental health services, and community assistance.

Addressing the emergency and transitional housing needs of homeless persons

California Senate Bill 2 (SB 2), Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing, mandates that all jurisdictions incorporate a zone or zones where emergency shelters and transitional and supportive housing are allowed as a permitted use without a conditional use permit or other discretionary permit. The zone or zones for emergency shelters must have sufficient land capacity to provide for at least one year-round shelter facility of sufficient capacity to accommodate the identified homeless need.

To address the statutory requirements of SB 2 on emergency shelters, the City has adopted an ordinance (1719) which established an Emergency Transitional Shelter (ES) Overlay Zone. Zoning districts were reviewed and an area was identified that could accommodate an emergency shelter. The ES Overlay Zone was placed on four contiguous underutilized Light Manufacturing (M-1) zoned properties (sites A, B, C and D), which are illustrated in Figure 7, can facilitate the development of a new structure or conversion of an existing structure to accommodate at least 20 homeless persons.

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

The City will continue to fund local agencies that provide support services to homeless and other special needs groups. When available and subject to approval, the City will utilize CDBG Public Services funds. The CDBG funds for these types of services are capped at 15 percent of the City's CDBG entitlement. Within Orange County there are additional resources available to the Citizens of La Habra including:

- The Orange County Rescue Mission, the largest provider of homeless services in the County, operates two facilities. An emergency facility in Santa Ana provides daily meals for the poor and homeless and provides a 30-day temporary shelter for men and an 18-month recovery program. The House of Hope offers a comprehensive program for abused and abandoned women with children. In addition, the Orange County Rescue Mission operates a mobile unit with a group of doctors, nurses and volunteers that bring food, clothing and medical services to homeless people on the street.
- Anaheim Interfaith, a 72-bed facility, provides shelter to families and provides transitional housing for up to 90 days.
- Lutheran Social Services in Fullerton which provides motel vouchers, food assistance and referrals.
- Shelter for the Homeless provides permanent, transitional and emergency accommodation for homeless families and individuals. They have 50 facilities in Southern California. Shelter for the Homeless also operates the Emergency Cold Weather Shelter Program for the County, providing food and shelter at the National Guard Armories in Fullerton and Santa Ana.
- The Dayle McIntosh Center for the Disabled operates a six-bedroom shelter for homeless persons with disabilities. In Orange County, the Social Services Agency and the Health Care Agency provide services to assist the homeless and poor in the County. The Orange County Social Services Agency administers the Families with Dependent Children (AFDC) program, which provides medical coverage, child support, work or training programs, family planning, child health, and disability prevention. The Social Services Agency also provides programs and services not specifically designed to assist the homeless. These include the food stamp program and a medical assistance program. The Social Services Agency also operates a homeless prevention program for AFDC recipients who are at risk or threatened with homelessness.

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

The City provides assistance to the La Habra Community Resource Care Center (CRCC), a nonprofit organization located at 350 South Hillcrest Street in La Habra, which provides motel vouchers for emergency shelter and makes initial assessments before making referrals to other agencies. The CRCC operates a food distribution center and provides transportation vouchers, gas vouchers, utility assistance, clothing and other services to the poor and homeless in La Habra. The CRCC also refers people to various organizations within the County for extended shelter needs, and to the City's Employment and Training Development One Stop Center for job training programs. On average, the Center assists 60 people per month needing assistance. The City also provides assistance to the Gary Center, a local nonprofit organization that provides services to families, seniors, youths, and veterans. The Center operates a food distribution center and dental clinic, child abuse treatment and prevention services, family mental health services, and community assistance.

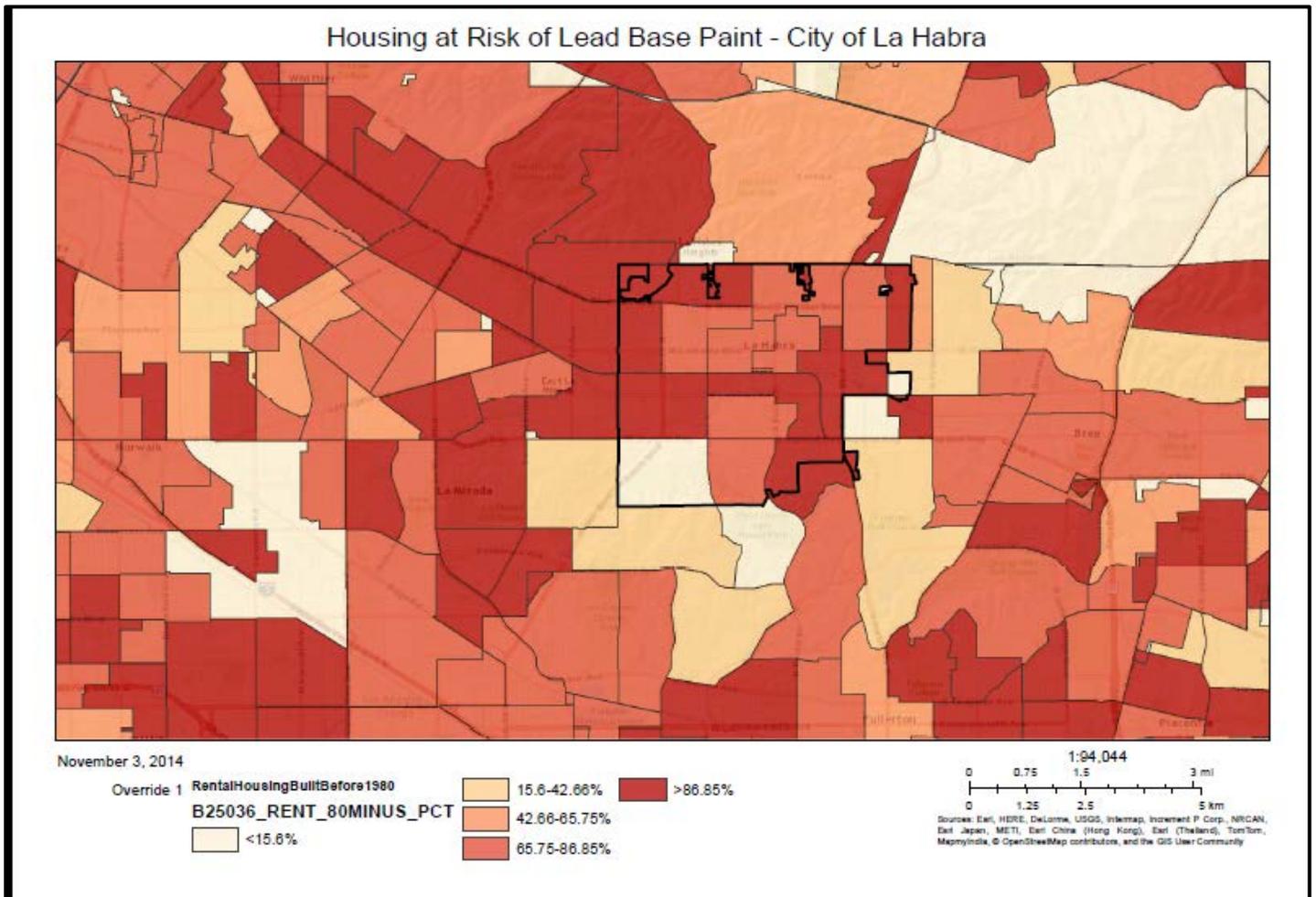
SP-65 Lead based paint Hazards – 91.215(i)

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

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

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

The age of the housing stock is the key variable for estimating the number of housing units with lead-based paint (LBP). Starting in 1978, the use of all LBP on residential property was prohibited. 83 percent of owner and renter occupied units were built before 1980. It is difficult to estimate the number of units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. However the map below provides the location of all units built prior to 1980. Each of these units could be at risk of lead base poisoning.



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

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

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

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

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

Goal: To reduce poverty level incomes below current levels by 2016.

Policy: To continue to support and coordinate with public and private efforts aimed at preventing and reducing poverty level incomes.

Policy: To conduct outreach with public and private agencies whose mission is to reduce poverty level incomes.

Program: To support and coordinate with the organizations who directly or indirectly contribute to a reduction in poverty within the City.

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

La Habra's antipoverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. These goals include: reducing poverty, creating new and affordable housing, developing and promoting services for at-risk populations, expanding job training, and providing public and social services. The City will also continue partnering with organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families.

All communities share a goal to eradicate poverty. The City recognizes that a goal to reduce poverty will contribute to the economic wellbeing of individuals and families. The families whose income increases above the poverty level will be able to live independent of public and private assistance.

SP-80 Monitoring – 91.230

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

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

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

a. Monitoring of Housing and Community Development Projects

1. CDBG Subrecipients

In FY 2015-2016, the CDBG program's subrecipient monitoring functions will have four components:

- **Project Selection:** Prior to selection of an activity for funding, the subrecipient must submit an application describing the program for which they are seeking funding, the amount of funding requested, and the program's goals/outcomes. The proposed programs are reviewed by staff to determine that they are eligible activities for CDBG funding and meet Consolidated Plan goals and objectives. The Community Services Commission (CSC) serves as the CDBG selection committee. The CSC will review proposals and make funding recommendations as it relates to the CDBG program. The Community Services Commission will hold a minimum of two public hearings during each program year: (1) One public hearing during the early stages of the process in order to receive citizens' input regarding housing and community development needs and to hear presentations from agencies requesting funding and to review said proposals submitted by the organizations; (2) A second public hearing will be held to review the Consolidated Plan and develop programs and funding recommendations for consideration by the City Council. Residents will be given the opportunity to comment on the recommended document and funding allocations.

- Contract Management: Each CDBG Subrecipient has an agreement with the City. The agreement specifies the program requirements, the program activity, funding amount, and the expected performance outcomes. During the program year, CDBG Subrecipients are required to provide quarterly invoices and reports to the City. The quarterly report provides information about the individuals assisted and the organization's performance in meeting its goals and objectives as provided in the City's agreement which is based upon furthering the Consolidated Plan goals and objectives. On a quarterly basis, the City reviews the invoices and reports to ensure that the subrecipients are spending the funds in a timely manner and meeting their performance goals.
- Monitoring Compliance: In addition to the quarterly review of expenditures and performance, the City performs annual monitoring of each subrecipient following the City's CDBG Subrecipient Monitoring Guide. The guide details the City's monitoring goals, procedures and standards. Each subrecipient receives a monitoring questionnaire and document request list with a response deadline. The questionnaire requests information about program elements and knowledge.
- Following a checklist, staff performs an analysis of each subrecipient. The analysis exposes any possible compliance or performance issues and identifies those agencies requiring comprehensive monitoring. Based on responses to the questionnaire and other criteria at least one third of the subrecipients will be selected for comprehensive monitoring and an on-site visit.
- During the monitoring visit, staff will review information that help determine if the organization has knowledge and understanding of the CDBG regulations, documentation of the clients served and income eligibility, proper internal controls, and back-up documentation of charges made to the CDBG program. Within 30 days of the visit, subrecipients will receive a monitoring letter summarizing areas of improvement, findings, and/or concerns. The letter will specify the corrective actions required and include specific recommendations for improvement. The subrecipient will be given a deadline to provide a written response describing how and when the agency will resolve any findings. If a subrecipient is unable to meet the goals necessary to further the City's plan, then the organization will not have its funding renewed.
- Audit: If the subrecipient expends more than \$750,000 in federal funds during the fiscal year, they are required to perform a single audit and submit a copy to the City. The audit is reviewed and any findings are noted for follow-up.

2. Loans

The City has never provided loans funded with CDBG. Over the years, the City has provided CDBG funds to property owners through various community development programs to support Consolidated Plan goals, such as housing rehabilitation, and commercial façade improvement programs. For all of the grants administered by the City, the City will complete annual monitoring of title, taxes and insurance.

3. Program Monitoring

At least quarterly, the Housing Manager will review CDBG and HOME expenditures for the various activities to ensure that spending deadlines and individual program objectives are being met. As progress is made on the programs, accomplishment information will be entered in IDIS.

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal		\$767,077				\$767,077	

Table 49 - Expected Resources – Priority Table

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

The City will attempt to leverage grants and other funding when appropriate to meet the objective of the Annual Action Plan. The City does add local funds (including unexpended CDBG funds from prior years if available) to further support the organizations and individuals receiving CDBG funding.

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

Not Applicable.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide decent affordable housing	2015	2019	Decent Housing - Housing Rehabilitation	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements	CDBG:	Homeowner housing Rehabilitated
2	Maintain and promote neighborhood preservation	2015	2019	Decent Housing - Housing Rehabilitation	>51% AMI		CDBG:	Homeowner housing Rehabilitated
3	Support special needs programs and services	2015	2019	Public Service	City Wide	Fair Housing Supporting Special Needs Programs Supporting Special Needs Services	CDBG:	Public service activities for low/moderate-income housing benefit Homelessness prevention Public service activities for low/moderate-income housing benefit
4	Construct or upgrade public facilities and infrastructure To preserve, rehabilitate and enhance existing public facilities	2015	2019	Public Facility Improvements	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements	CDBG	Provide grants for Public Facilities for ADA improvements to existing public Facilities.
5	Economic Development	2015	2019	Economic Development	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements	CDBG	Job Creation Small business support
6	CDBG/ HOME Grant Administration	2015	2019	Planning and Administration	City wide	CDBG Program Administration	CDBG:	N/A

AP-35 Projects – 91.220(d)

Introduction Projects

#	Project Name	Amount Allocated	Funding Category (i.e. 15% Public Services)	Source
1	CDBG Administrative Expenses	\$144,685	Administrative 20%	CDBG
2	Fair Housing Council of Orange County	\$8,730	Administrative	CDBG
3	Economic Development Program	\$19,000	Economic Development	CDBG
4	Community Preservation	\$160,000	Housing	CDBG
5	Mobile Home Rehabilitation Grant Program	\$172,600	Housing	CDBG
6	Single Family Rehabilitation Grant Program	\$0	Housing	CDBG
7	Rehabilitation Administration	\$0	Administrative	CDBG
8	Boys & Girls Club – Facility Improvements	\$7,000	Public Facilities & Improvements	CDBG
9	City Alley Improvement Beautification Project	\$60,000	Public Facilities & Improvements	CDBG
10	Portola Park Pathway Lights	\$80,000	Public Facilities & Improvements	CDBG
11	Advance!	\$9,500	Public Service	CDBG
12	Boys & Girls Club – PE Program	\$3,800	Public Service	CDBG
13	Community Resource Care Center	\$24,000	Public Service	CDBG
14	Gary Center	\$2,900	Public Service	CDBG
15	Graffiti Removal Program	\$59,000	Public Service	CDBG
16	Operation Santa	\$2,062	Public Service	CDBG
17	Senior Lunch Program	\$2,000	Public Service	CDBG
18	Meals on Wheels	\$1,000	Public Service	CDBG
19	Young At Art Program	\$5,400	Public Service	CDBG
20	Youth Employment Services	\$2,700	Public Service	CDBG
21	Youth Sports/Recreation Grants Program	\$2,700	Public Service	CDBG

Table 50 – Project Information

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

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

AP-38 Project Summary

Project Summary Information

**CITY OF LA HABRA
2015-2016 CDBG FUNDING PROPOSAL REQUESTS
ANNUAL ALLOCATION: \$767,077**

Administration (Limited to 20% cap of \$153,415)

Administration \$ 144,685

Overall administration of the CDBG Program including: completion of grant application, oversight of citizen participation process, development of annual funding contracts with agencies, set up of projects in HUD funds disbursement system and draw down funds, implementation of projects and compliance with HUD reporting requirements.

Fair Housing Council of Orange County \$ 8,730

This ongoing program will provide fair housing services to households including: responding to housing discrimination complaints, provide assistance in resolving tenant/landlord disputes, and offering educational programs on housing rights and responsibilities. Federal funding regulations require that CDBG eligible jurisdictions promote fair housing. Proposed 130 Households

Economic Development

Economic Development Program \$ 19,000

The funds will be used to fund an Economic Development Program. One of the primary goals of La Habra's Economic Development is to maintain and enhance the economic viability of La Habra while developing job creation benefiting low to moderate income residents. This goal is implemented through many different policies and programs. The Economic Development Program is one of the key programs that helps implement this goal.

Housing Programs

Community Preservation Program \$ 160,000

This ongoing program provides funding for three code enforcement officers in the CDBG eligible areas. The code enforcement program enforces compliance with building, housing, municipal, and zoning regulations. Proposed 700 CDBG Cases

Mobile Home Rehabilitation Grant Program \$ 172,600

This program would assist eight (8) very low-, low- and moderate income households to replace water heaters, smoke alarms, electrical and plumbing repairs, windows, built-in appliances in addition to a roof

repair or replacement, any exterior work and related eligible work items at the mobile home parks located within the City.

Single Family Rehabilitation Grant Program \$ 0

This program will not be funded this year since the City was awarded a grant from the State. The grant will be used for an Owner-Occupied Rehabilitation Loan Program. This program would assist eighteen (18) very low-, low- and moderate income households for any interior repairs, roof repairs or replacement, and exterior repairs.

Rehabilitation Administration \$ 0

In order to administer the various rehabilitation programs offered through the City, it is necessary to have a Housing Specialist and Clerk in order to accomplish the goals of the Mobile Home Rehabilitation Grant Program. However, the administration of the programs will be funded with the City's Housing Authority funding.

Public Facilities and Improvements

Boys and Girls Club –Facility Improvements \$ 7,000

Funding will pay to repair/renovation of the lower level kitchen that has not been updated since 1985. This area is important for the implementation of daily programs.

City Alley Improvement Beautification Project \$ 60,000

Funding will provide for paving or repaving the alley North of La Habra Blvd. from Valencia St. to the alley west of Harbor Blvd.), which is in need of repair. The degradation of this alley leads to the overall blight of the neighborhoods and the community. The alley has large potholes; it lacks proper drainage that leads to flooding during storm events.

Portola Park Pathway Lights \$ 80,000

The funds will be used to install pathway lights at Portola Park, which will increase community appeal, overall safety, deter crime, and vandalism,

Public Services (limited to 15% cap of \$115,062)

Advance! \$ 9,500

Funds from the CDBG program will be primarily used to make rental payments for their counseling center location (now expanded to four (4) times the space to better serve the community). Additionally funds will be used to pay an hourly wage to staff/counselors for services rendered to La Habra students and their families. Proposed 900 Youth

Boys and Girls Club – Program Director Position \$ 3,800

Funding is requested to sustain the program position that is responsible for overseeing all programs including outreach and mentoring programs such as Highlander Hour and Park & Ride Xpress. Proposed 750 Youth

Community Resources Council Emergency Assistance Program \$ 24,000

Funding will be used to pay for emergency assistance to very low- and low income persons, including rental and utility bill assistance, motel vouchers, assistance to the homeless, and provide food to clients. Clients receiving emergency assistance are screened for income eligibility. Proposed 2,700 persons

Gary Center Food Distribution Program \$ 2,900

The Gary Center is a social service agency providing a variety of programs to very low- and low-income La Habra residents including: community counseling and food distribution. Funding will be used to pay salary and benefits for the Food Distribution Manager for 10 hours per week, during a 52 week program timeline and for the purchase of quality food items for distribution. Proposed 700 persons

Graffiti Removal Program (Community Services Department) \$ 59,000

Funding will be used to pay personnel costs for one full time graffiti removal specialist. The graffiti removal specialist will provide services in the CDBG eligible area which is primarily low and moderate income.

Operation Santa Program (Community Services Department) \$ 2,062

Funding will be used to provide food and toys for over 744 families totaling approximately 2,250 La Habra children. The City relies on the generosity of local businesses and residents to help provide food and toys to underprivileged families in La Habra during the holiday season.

Meals on Wheels \$ 1,000

The program currently utilizes approximately 40 volunteers who deliver meals in their own vehicles. These volunteers do not receive any compensation. We strive to keep administration costs to a minimum. Part time staff maintains the day to day business including meal orders, schedules, volunteer supervision and financial paperwork. La Habra Meals on Wheels spends approximately \$20,000 per year on salaries and payroll taxes, \$5,000 per year on insurance and office expenses and approximately \$2,000 per year for their meal subsidy program. Since customer payments are insufficient to cover these expenses, we depend on donations and grants to cover most of these expenses. Proposed 700 meals

Senior Lunch Program \$ 2,000

The Community Services Department provides for a Senior Lunch Program at the Community Center to be available to the senior population within the City of La Habra. 600 meals provided

Youth Employment Services (Employment and Training) \$ 2,700

The requested amount will directly pay the wages and benefits for a part-time Youth Employment Services (YES) Representative. The youth targeted for the program are primarily low and moderate income. Proposed 500 youth

Youth Sports/Recreation Grants Program \$ 2,700

To provide underserved youth an opportunity to participate in sports and/or classes. Participants are low- to moderate-income that have limited resources to pay for these activities. Youth served will be in the CDBG Target Areas. Proposed 30 youth

Young At Art Preschool Program \$ 5,400

Funding will hire professional artists to teach young preschoolers hands on art education and will provide the participants a tour of the Children’s Museum at La Habra. Proposed 190 Preschool Children

AP-50 Geographic Distribution – 91.220(f)

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

Geographic Distribution

Target Area	Percentage of Funds
N/A	

Table 51 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported CDBG & HOME	
Homeless	2,700
Non-Homeless	0
Special-Needs	0
Total	2,700

Table 52 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through CDBG & HOME	
Rental Assistance	170
The Production of New Units	0
Rehab of Existing Units	TBD
Acquisition of Existing Units	0
Total	170

Table 53 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

This section should describe what actions the grantee will take in the given program year to carry out the public housing portion of the Strategic Plan. The jurisdiction must identify the manner in which its plan will address the needs of public housing during the program year. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction must describe the manner in which it will provide financial or other assistance to improve the operations of the public housing agency to remove such a designation.

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

The City of La Habra does not own public housing. The Community Development Department will continue to work independently and closely with its PHA, the county housing authority and local nonprofits to provide assistance to low-income families.

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

Public Housing does not exist in La Habra.

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

No Applicable

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

Introduction

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

The City of La Habra is a participant in the Orange County Continuum of Care Community Forum (Community Forum). The Community Forum is an entity comprised of public and private agencies, persons, or groups that want to contribute to the efforts to eliminate homelessness in Orange County. The Community Forum has an open membership and is structured in this manner in order to encourage broad and diverse participation in a forum that is both informative and participatory. The City works within this collaborative to help identify needs and gaps in the housing/service needs of the region's homeless.

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

The City provides assistance to the Community Resource Care Center (CRCC), a nonprofit organization located at 350 South Hillcrest Street in La Habra, which provides motel vouchers for emergency shelter and makes initial assessments before making referrals to other agencies. The CRCC operates a food distribution center and provides transportation vouchers, gas vouchers, utility assistance, clothing and other services to the poor and homeless in La Habra. The CRCC also refers people to various organizations within the County for extended shelter needs, and to the City's Employment and Training Development One Stop Center for job training programs. On average, the Center assists 60 people per month needing assistance. The City also provides assistance to the Gary Center, a local nonprofit organization that provides services to families, seniors, youths, and veterans. The Center operates a food distribution center and dental clinic, child abuse treatment and prevention services, family mental health services, and community assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

California Senate Bill 2 (SB 2), Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing, mandates that all jurisdictions incorporate a zone or zones where emergency shelters and transitional and supportive housing are allowed as a permitted use without a conditional use permit or other discretionary permit. The zone or zones for emergency shelters must have sufficient land capacity to provide for at least one year-round shelter facility of sufficient capacity to accommodate the identified homeless need.

To address the statutory requirements of SB 2 on emergency shelters, the City has adopted an ordinance (1719) which established an Emergency Transitional Shelter (ES) Overlay Zone. Zoning districts were reviewed and an area was identified that could accommodate an emergency shelter. The ES Overlay Zone was placed on four contiguous underutilized Light Manufacturing (M-1) zoned properties (sites A, B, C and D), which are illustrated in Figure 7, can facilitate the development of a new structure or conversion of an existing structure to accommodate at least 20 homeless persons.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent

housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will continue to fund local agencies that provide support services to homeless and other special needs groups. When available and subject to approval, the City will utilize CDBG Public Services funds. The CDBG funds for these types of services are capped at 15 percent of the City's CDBG entitlement. Within Orange County there are additional resources available to the Citizens of La Habra including:

- The Orange County Rescue Mission, the largest provider of homeless services in the County, operates two facilities. An emergency facility in Santa Ana provides daily meals for the poor and homeless and provides a 30-day temporary shelter for men and an 18- month recovery program. The House of Hope offers a comprehensive program for abused and abandoned women with children. In addition, the Orange County Rescue Mission operates a mobile unit with a group of doctors, nurses and volunteers that bring food, clothing and medical services to homeless people on the street.
- Anaheim Interfaith, a 72-bed facility, provides shelter to families and provides transitional housing for up to 90 days.
- Lutheran Social Services in Fullerton which provides motel vouchers, food assistance and referrals.
- Shelter for the Homeless provides permanent, transitional and emergency accommodation for homeless families and individuals. They have 50 facilities in Southern California. Shelter for the Homeless also operates the Emergency Cold Weather Shelter Program for the County, providing food and shelter at the National Guard Armories in Fullerton and Santa Ana.
- The Dayle McIntosh Center for the Disabled operates a six-bedroom shelter for homeless persons with disabilities. In Orange County, the Social Services Agency and the Health Care Agency provide services to assist the homeless and poor in the County. The Orange County Social Services Agency administers the Families with Dependent Children (AFDC) program, which provides medical coverage, child support, work or training programs, family planning, child health, and disability prevention. The Social Services Agency also provides programs and services not specifically designed to assist the homeless. These include the food stamp program and a medical assistance program. The Social Services Agency also operates a homeless prevention program for AFDC recipients who are at risk or threatened with homelessness.

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

The City provides assistance to the Community Resource Care Center (CRCC), a nonprofit organization located at 350 South Hillcrest Street in La Habra, which provides motel vouchers for emergency shelter and makes initial assessments before making referrals to other agencies. The CRCC operates a food distribution center and provides transportation vouchers, gas vouchers, utility assistance, clothing and other services to the poor and homeless in La Habra. The CRCC also refers people to various organizations within the County for extended shelter needs, and to the City's Employment and Training Development One Stop Center for job training programs. On average, the Center assists 60 people per month needing assistance. The City also provides assistance to the Gary Center, a local nonprofit organization that provides services to families, seniors, youths, and veterans. The Center operates a food distribution center and dental clinic, child abuse treatment and prevention services, family mental health services, and community assistance.

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

Introduction:

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

The City encourages the development of homes affordable to working families. Through Policy A-1, the City supports State Housing policies by emphasizing, "...the use of those public powers which impact on housing, including, but not limited to, land use controls, development controls, and regulatory concessions and incentives." Policy A-3 facilitates efforts of the private sector in the production of new housing for all economic segments of the community. Specifically, Program A2 gives priority processing to very low-income and low-income developments where the highest priority will be given to rental projects that are affordable to extremely low and/or very low-income households. Program A4 directs the City to work with the La Habra Housing Authority to assist them in initiating partnerships with nonprofit developers to assist in the development of housing affordable to extremely low-income, very low-income and low-income households. Policy A-5 has the City striving to achieve the production of new housing in sufficient quantities to meet both market-rate and non-market rate housing needs of the community.

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

AP-85 Other Actions – 91.220(k)

Introduction:

The section will describe the City's planned actions to carry out the following strategies outlined in the Consolidated Plan:

- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families;
- Develop institutional structure; and
- Enhance coordination.

In addition, the City will identify obstacles to meeting underserved needs and propose actions to overcome those obstacles.

Actions planned to address obstacles to meeting underserved needs

The City of La Habra's 2015-2020 Strategic Plan proposes projects and activities to meet the priorities described in the Consolidated Plan (the "ConPlan"). It describes eligible programs, projects and activities to be undertaken with anticipated funds made available over the next five years and their relationship to identified needs for housing, homelessness, and community and economic development. Each year, assuming funding levels remain the same, more specific projects throughout the City will be identified and implemented via the annual Action Plans.

The general priority categories of housing, homelessness, special needs, and community development needs and their related goals are addressed in the various activities to be undertaken. These activities estimate the number and type of families that will benefit from the proposed activities, including special local objectives and priority needs. The projected use of funds identifies the proposed accomplishments. Area benefit activities were qualified using 2010 data from the U.S. Census Bureau.

The City has been awarded \$767,077 in CDBG funding. These figures are based on a 2015 HUD Grantee Summary and the assumptions that CDBG funding, entitlement funding distribution formulas and/or the number of communities eligible to receive entitlement grants will remain constant. If any of these conditions change, projected activities and accomplishments are also subject to change.

The Strategic Plan provides information related to the proposed geographic distribution of investment. It includes a general description of the homeless and other community development needs activities to be undertaken and other actions to address obstacles to meet underserved needs and reduce poverty. This plan can also be found at the City's website.

It is the mission of the City to use resources to assist with businesses, job development, and the provision of safe, affordable housing. In short, we will do our part to maintain La Habra as a community its residents are proud to call "home". The City has identified five main goals:

- Provide decent affordable housing
- Maintain and promote neighborhood preservation
- Support special needs programs and services
- Construct or upgrade public facilities and infrastructure

- Economic Development

Actions planned to foster and maintain affordable housing

The City encourages the development of homes affordable to working families. Through Policy A-1, the City supports State Housing policies by emphasizing, "...the use of those public powers which impact on housing, including, but not limited to, land use controls, development controls, and regulatory concessions and incentives." Policy A-3 facilitates efforts of the private sector in the production of new housing for all economic segments of the community. Specifically, Program A2 gives priority processing to very low-income and low-income developments where the highest priority will be given to rental projects that are affordable to extremely low and/or very low-income households. Program A4 directs the City to work with the La Habra Housing Authority to assist them in initiating partnerships with nonprofit developers to assist in the development of housing affordable to extremely low-income, very low-income and low-income households. Policy A-5 has the City striving to achieve the production of new housing in sufficient quantities to meet both market-rate and non-market rate housing needs of the community.

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

Actions planned to reduce lead-based paint hazards

83 percent of owner and renter occupied units were built before 1980. Each of these units could be at risk of lead base poisoning. The age of the housing stock is the key variable for estimating the number of housing units with lead-based paint (LBP). Starting in 1978, the use of all LBP on residential property was prohibited. The City will continue to provide lead-based paint testing in compliance with program guidelines.

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

Actions planned to reduce the number of poverty-level families

Goal: To reduce poverty level incomes below current levels by 2016.

Policy: To continue to support and coordinate with public and private efforts aimed at preventing and reducing poverty level incomes.

Policy: To conduct outreach with public and private agencies whose mission is to reduce poverty level incomes.

Program: To support and coordinate with the organizations who directly or indirectly contribute to a reduction in poverty within the City.

Actions planned to develop institutional structure

The City of La Habra Housing Program will administer all of the activities specifically identified in the investment plan. The city works closely with other housing-related organizations and service providers in the County to ensure that the housing needs of City residents are addressed to the best ability of the network of such providers given available resources.

The City's Community Development Department works in conjunction with the Housing Authority to ensure quality housing for all low-income City residents. The working relationships between these organizations are strong and facilitative. Due to the City's relatively small size, communication is typically direct and immediate. As a result, gaps in program or service delivery are typically not the result of poor institutional structure or lack of intergovernmental cooperation, but rather due to shortcomings in available resources

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

The City's Community Development Department maintains primary management of as well as the coordination of the various organizations involved in these processes. The staff within the Department work closely with other City departments and the community to develop programs and activities that improve low- and moderate-income neighborhoods throughout La Habra. The administration of program activities includes housing, public facility and infrastructure improvements, public and social service activities and economic development activities. The City collaborates with public agencies, for-profit agencies, and non-profit organizations in order to provide the aforementioned programming and services.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out. The City does not have nor receive program income.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
N/A

2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
N/A

3. The amount of surplus funds from urban renewal settlements
N/A

4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
N/A

5. The amount of income from float-funded activities
Total Program Income
N/A

Other CDBG Requirements

1. The amount of urgent need activities
None.

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

- A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
- A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows: ***This is not applicable since the City does not have nor carry out a homebuyer assistance program.***
- A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows: ***This is not applicable since the City has not used HOME funds to acquire affordable units.***
- Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows: ***This is not applicable since the City has not used HOME funds to acquire multifamily units.***