



City of La Habra

"A Caring Community"

ADMINISTRATION

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February 22, 2023

Paul McDougall, Senior Program Manager
Department of Housing and Community Development
Division of Housing Policy Development
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

RE: Adopted City of La Habra 2021-2029 Housing Element

Dear Mr. McDougall:

For your review and certification, please find enclosed the City of La Habra's 2021-2029 Housing Element (see Attachment "A"), incorporating the technical and clerical refinements requested by the Department of Housing and Community Development (HCD) to "fully" comply with state law.

The La Habra City Council adopted the 2021-2029 Housing Element on September 19, 2022 and found it to be in substantial compliance with state law, through the adoption of Resolution No. 6085. The following day, the City submitted the adopted Housing Element to HCD. HCD sent a comment letter to the City dated November 15, 2022, identifying that the adopted housing element addressed many statutory requirements that had been noted in HCD's prior comment letters, but that additional changes would be necessary to "fully" comply with state law.

Although the 2021-2029 Housing Element achieved "substantial compliance" with state law as of September 19, 2022, it has always been the City's intent to address all of HCD's comments and receive HCD certification. To ensure the City was on the right path, City staff reached out to HCD for meetings after receiving the November 15, 2022 comment letter, with the first held on December 1, 2022. With HCD's assistance, City staff was able to make several refinements to the Housing Element; however, City staff sought a second meeting to follow up on the proposed language to be incorporated into the Housing Element and to discuss any remaining items. City staff attempted to schedule a second meeting for early January 2023, but did not receive any response from HCD for several weeks. HCD staff responded to the City's meeting request on February 8, 2023 and City staff attended a second meeting with you the following day.

City staff appreciated that, during the February 9, 2023 meeting, HCD staff and City staff agreed that the revisions to the adopted Housing Element that HCD requested were very minor and technical in nature, most of which involved simply adding background/context



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data, clarifying and refining programs, and making revisions to be consistent with HCD's most recent guidance from December 2022 and address laws that would be going into effect on January 1, 2023. In the City's view, these revisions were part of the normal iterative process that will take a substantially compliant Housing Element to certification. Following the latest conversation, City staff was able to finalize the language refinements being requested by HCD and format the final Housing Element in a matter of days.

Per the authority delegated to me by the City Council in Resolution No. 6085, I have approved the technical and clerical revisions to the adopted 2021-2029 Housing Element that HCD requested in its November 15, 2022 letter, as discussed during the two subsequent meetings with you and your staff. A summary of HCD's comments from its November 15, 2022 letter, the City's responses to those comments, and the City's proposed technical and clerical refinements are included with this letter in Attachment "B".

As suggested by HCD, the City posted the Final 2021-2029 Housing Element incorporating Technical and Clerical Revisions on the City's website for more than seven days prior to this transmittal and emailed all interested parties to share the link to the Final Housing Element, enabling them to access the document for viewing and/or downloading. The email was sent and the Final Housing Element posted on the City's website on February 13, 2023.

The City appreciates HCD's guidance as it has resulted in a final Housing Element that is "fully compliant" and we look forward to receiving HCD's certification soon. Meanwhile, please feel free to contact Susan Kim, Director of Community and Economic Development at (562) 383-4100 or skim@lahabracal.gov if you have any further questions.

Sincerely,

James Sadro
City Manager

cc: Mayor and Members of the City Council

Enclosures:

- A) Final 2021-2029 Housing Element (incorporating Technical / Clerical Revisions)
- B) Summary of Technical and Clerical Revisions

Attachment A

On September 19, 2022, the City of La Habra adopted its 2021-2029 Housing Element and found it to be in substantial compliance with state law. Pursuant to Resolution No. 6085, the City Council authorized the City Manager to make any technical or clerical revisions to the Housing Element as may be necessary to obtain a finding of substantial compliance from the State's Department of Housing and Community Development (HCD). Following consultation with HCD, the City made certain technical and clerical revisions to the adopted document, as further described in Attachment B. As suggested by HCD, On February 13, 2023, the City staff posted the Final 2021-2029 Housing Element incorporating Technical and Clerical Revisions on the City's website for more than seven days prior to this transmittal. Staff sent an e-mail to all interested parties to share the link below to the Final Housing Element, enabling them to access the document for viewing and/or downloading.

[General Plan Documents | La Habra, CA - Official Website \(lahabracal.gov\)](#).

La Habra Housing Element

HCD Comments (November 2022), City Responses, and Summary of Technical and Clerical Revisions

Item	HCD Comments	City Response / Technical Revisions Made	Affected Pages
<p>A. Housing Needs, Resources, and Constraints</p> <p>1. Affirmatively Furthering Fair Housing (AFFH)</p> <p><u>Fair Housing Issues</u></p>	<p>The element should evaluate how the local data and knowledge regarding fair housing issues (including the impact of federal highways and freeways and local neighborhood investments) impacts patterns and trends and other fair housing issues.</p> <p>The element should add or modify programs to address fair housing issues, including patterns of overcrowding, displacement, and adverse environmental conditions in lower-income neighborhoods.</p>	<p>City Response:</p> <p>The City’s Housing Element, adopted by the City on September 19, 2022 (“Adopted Housing Element”), contained an extensive analysis of fair housing issues, in accordance with the requirements of Government Code Section 65583, including subparagraphs (5) and (10) of subdivision (c). The level of detail requested by HCD’s Comment Letter helps the City to provide an even more comprehensive analysis of fair housing issues, but it is not required for “substantial compliance.” In order to achieve “full” compliance and HCD certification, however, the City has made the following technical revisions:</p> <p><i>Further clarification and context were provided to the Housing Element as to Fair Housing, as described below.</i></p> <p>After a more thorough review of local history and data, it became clear that there is no direct connection stemming from one specific area in the community and fair housing in the City. Updated maps from HCD (2022) further demonstrated that fact. However, greater attention in Central La Habra (a former RDA project area) is needed to improve opportunity. To that end, the City has a variety of programs and services to ensure public safety, housing assistance, community beautification, infrastructure improvements, and investments in children and youth education to the entire city, including and focused in Central La Habra. As demonstrated below, the Housing Element contains revised mapping provided in late 2022 by HCD, identifies existing City programs and initiatives, and targets those programs in Central La Habra more specifically, and provides additional context for modified programs.</p> <p>Please refer to the end of this table (“Program Adjustments”) for a detailed breakdown of the program modifications.</p>	<p>See next page.</p>

Item	HCD Comments	City Response / Technical Revisions Made	Affected Pages
		<p>The following paragraphs further describe the clarifications and context made to the subject analysis and associated figures.</p> <p>Updated the UDP Displacement Map from 2019 Sensitivity Map to 2022 Displacement Risk, which shows census tracts strongly correlated with the loss of low-income renter population. The 2022 map showed substantial reduction in the area at-risk of displacement in the city. (We note that this UDP map was not available until September 28,2022.)</p> <p>Updated the California Tax Credit Allocation Committee (TCAC) Resource Opportunity Map with the latest year 2022 version which depicts the level of access to resources such as high-paying jobs, proficient schools, safe and clean neighborhoods in comparison to the county. HCD’s newly released map used a different methodology from their prior version that was included in the housing element. The Housing Element includes the percentage of the population within each level of resource. (We note that this TCAC map did not become available until October2022 and was updated on January 2023.)</p> <p>Updated TCAC Economic Opportunity Map to latest 2022 version which depicts census tract associated with positive economic, educational, and health outcomes in comparison to the county. The TCAC maps show that La Habra economic scores are moderate, similar to central Orange County. (We note that this TCAC map was not b available until October 2022 and was updated on January 2023.)</p> <p>Expanded upon the analysis under the Environmental Health subsection to provide more context about the disadvantaged area along the southeast sector of the City depicted on the Environmental Health Map (Figure HE – 3.10) and to provide a better understanding of the environmental hazards such as air pollution, which is actually a</p>	<p>Analysis (pg. 3-52) New Figure HE-3.7 (pg. 3-53) (replacing previously unlabeled 2019 displacement map)</p> <p>Analysis (pg. 3-56) Figure HE-3.8 (pg. 3-57)</p> <p>Analysis (pg. 3-58) Figure 3.9 (pg. 3-59)</p> <p>Analysis (pg. 3-62) Figure HE – 3.10 (pg. 3-63)</p>

Item	HCD Comments	City Response / Technical Revisions Made	Affected Pages
		<p>result of sources outside of the City’s borders (City of Brea), as well as the City’s continuing efforts to address groundwater quality concerns.</p> <p>Provided a new Affordable Housing Map (Figure HE-3.11) that depicts the location of mobile homes and subsidized housing projects with an overlap of areas showing housing choice voucher use as a percentage of renter occupied housing. Under the Housing Mobility subsection, the affordable housing options within the text were categorized and rearranged, but the overall context remains the same.</p> <p>More context and a descriptive analysis of the historical context with respect to Central La Habra and the City’s efforts to improve conditions in the Central La Habra area was provided. The following changes were made to the subsections:</p> <p>Public Services: Added additional agencies that serve the central area. Noted that additional grant funding is available.</p> <p>Educational Services (new): Provided a list of the City’s on-going efforts to prepare children of kindergarten age in this area for elementary school that consists of establishing task forces, developing and participating in programs, working with other organizations that provide educational services. These programs were already underway in the City.</p> <p>Neighborhood Improvement data (new): Highlighted the City’s Love La Habra program which provides property maintenance assistance to residential, commercial, and community facilities buildings on an annual basis. Moving forward, the City will continue to implement and support the Love La Habra program and seek to ensure that at least 25 percent of all the projects are within areas of need in Central La Habra as stated in revised Program A1.</p>	<p>Analysis (pg. 3-64) Added Figure HE-3.11 (pg. 3-65)</p> <p>Analysis (pgs. 3-69 to 3-73) Added Figure HE-3.12</p>

Item	HCD Comments	City Response / Technical Revisions Made	Affected Pages
		<p>Active Living Planned Improvements (new): This section highlights projects and plans that already underway to improve the City’s physical infrastructure such as including parks, streets, facilities, and housing, not only throughout the City, but in Central La Habra.</p> <p>Updated Table HE – 3.12 Contributing Factors and Meaningful Actions to Address Fair Housing by including new programs per the changes in the Housing Element, adding a metric to each action, and a timeframe to ensure these issues are addressed.</p> <p>Revised TCAC Resource Opportunity Map to add the two new sites on the inventory list for consistency and to show that housing projects are projected among different resource levels in the City.</p>	<p>Table HE – 3.12 Contributing Factors and Meaningful Actions to Address Fair Housing (pgs. 3-78/79)</p> <p>Analysis (pg. 4-22) Figure HE-4.3 (pg. 4-23)</p>
<p>A. Housing Needs, Resources, and Constraints</p> <p>2. Inventory of Land</p> <p><u>Realistic Capacity</u></p>	<p>The Housing Element needs more descriptive data to justify the higher end density assumptions used in the Housing Element and provide an analysis on the City’s realistic capacity methodology of the proposed sites.</p> <p>Specifically, the element should be revised to include additional analysis of past projects by zone, allowable densities, built densities and affordability, and</p>	<p>City Response:</p> <p>The City’s Adopted Housing Element included an extensive discussion of the assumptions for determining the realistic capacity of the sites included in the Inventory. The Adopted Housing Element included an analysis of “Site Identification,” (pg. 4-11), “Recycling, Realistic Capacity, Typical Densities” (pg. 4-18), and “Mixed Use Development Patterns (pg. 4-19), all of which supported the City’s determination with regarding how many units could be accommodated on each site.</p> <p>Although additional information is not required for “substantial compliance,” to achieve “full” compliance and HCD certification, the City has made the following technical revisions:</p> <p><i>New analysis was added to further explain the methodology used to determine the realistic capacity of the sites. To demonstrate even more capacity in the City, two sites were added to the site inventory list, both of which were already zoned for residential uses</i></p> <p>A new subsection to further explain the methodology for determining the realistic development capacity of the sites identified in the</p>	<p>Analysis (pg. 4-21) Table HE-4.4 RHNA Production and Sites Credit (pg. 4-14)</p>

Item	HCD Comments	City Response / Technical Revisions Made	Affected Pages
	<p>modify assumptions, as appropriate.</p>	<p>inventory list was added to the Housing Element, titled “Realistic Development Capacity.” (See, pg. 4-21). That new section elaborates on the previously existing analysis (noted above). The City’s history of built and approved housing projects in the City within the last decade, showed that the housing type product was the key factor in calculating the realistic capacity . Based on this, it was determined that the proposed realistic density assumption for condominium development was a 75% maximum density, and for apartments the realistic capacity was a 90% maximum density. These calculations were applied to the sites on the inventory list of which the City is aware of the potential housing type. For sites where the City does not have knowledge of a pending project, the average (83%) of the known products (apartments and condos) was applied. These assumptions were noted on page 4-18 of the Adopted Housing Element, but are now explained in a more extensive narrative format on page 4-21.</p> <p>To further demonstrate capacity in the City, two additional sites were added to the Inventory List, which can accommodate housing given similar housing types currently surrounding these properties.</p>	
<p>A. Housing Needs, Resources, and Constraints</p> <p>2. Inventory of Land</p> <p><u>Suitability of Nonvacant Sites</u></p>	<p>The Housing Element must further clarify the extent to which the existing uses on the nonvacant sites listed in the site development inventory will impede the redevelopment of the sites.</p> <p><i>If</i> the housing element relies on nonvacant</p>	<p>City Response:</p> <p>The City’s Housing Element does not rely on nonvacant sites to accommodate more than 50 percent of its lower income RHNA.¹ Thus, the findings mentioned in HCD’s letter are not required by Government Code Section 65583.2(g)(2).</p> <p>The City’s Adopted Housing Element explained the methodology used to determine the development potential for each site in the Site Inventory, as required by Government Code Section 65583(g)(1). In addition, Table HE-4.4 identified the current uses on all of the sites included in the Site Inventory, on pages 4-13 and 4-14, identified the existing uses on the sites, which explains why those sites are appropriate for redevelopment and why the existing uses are not an</p>	<p>Table HE-4.4 RHNA Production and Sites Credit (pg. 4-14)</p> <p>Photos (pgs. 4-15/16)</p> <p>Analysis (pgs. 4-18/19)</p>

¹ In its November 2022 letter, HCD explained that additional findings would be necessary if the City relies on nonvacant sites for more than 50 percent of the City’s RHNA. We note that state law actually only requires that such additional findings be made if the site inventory relies on nonvacant sites for more than 50 percent of a city’s RHNA for **lower income households**. See, Gov. Code 65583.2(g)(2).

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	<p>sites for more than 50 percent of its RHNA, specific analysis and actions will be necessary.</p>	<p>impediment to new housing. In addition, the Adopted Housing Element included a site capacity well above the City’s RHNA. As such, the City’s Adopted Housing Element complied with the requirements of Government Code Sections 65583 and 65583.2.</p> <p>Although additional information is not required for “substantial compliance,” to achieve “full” compliance and HCD certification, the City has made the following technical revisions:</p> <p><i>Additional explanation has been provided regarding the recyclability of nonvacant sites listed in the inventory list.</i></p> <p>A new subsection, titled “Recycling and Suitability of Nonvacant Sites” was added to expand upon the analysis of housing development on nonvacant sites in the City since 2014. The analysis shows that a variety of land uses have been replaced with housing, thus existing uses do not impede on housing development. This information confirms the suitability of sites in the inventory that do not have an active or tentative housing project application. Table 4-4 on pages 4-13 and 4-14 was revised to include additional information on sites 17-20 and photographs for each site.</p>	
<p>A. Housing Needs, Resources, and Constraints</p> <p>2. Inventory of Land</p> <p><u>Accessory Dwelling Units (ADUs)</u></p>	<p>HCD concluded that the City’s recent data on ADU development trends and local survey information did not justify the City’s assumptions with respect to ADU development and affordability levels.</p> <p>HCD requested additional supporting information (beyond the City’s local survey) to justify the</p>	<p>City Response:</p> <p>While the City of La Habra provided its annual ADUs building permit data, HCD’s Annual Progress Report webpage for the City of La Habra previously referred to the ADU figures for the <i>La Habra Heights</i>. Once HCD’s data was corrected, the City’s Adopted Housing Element (see, Table HE-4.1 on p. 4-10) clearly justified the City’s permit projection of 30 or more ADUs annually in La Habra. In communication with HCD, the previously applied allocation of 70% (low) and 30% (mod) ADUs categorization towards RHNA can remain as proposed based upon the information gathered by the ADU survey conducted by the City.</p> <p>Although changes are not required for the City’s Adopted Housing Element to “substantially comply” with state law, to achieve “full” compliance and HCD certification, the City has made the following technical revision:</p>	<p>Program B4 (pg. 5-24)</p>

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	<p>affordability levels assumed for ADUs. HCD requested firm timelines for alternative actions in the event ADU targets are not being met during the planning period.</p>	<p>Program B4 Refined</p> <p>To further ensure that the City meets its desired production goal, Program B4 was revised to include specific timelines to review and monitor the progress of ADU production and affordability and allow for changes in the land inventory list if a shortfall in capacity occurs.</p>	
<p>A. Housing Needs, Resources, and Constraints</p> <p>3. Analysis of Potential Governmental Constraints</p> <p><u>Land Use Controls (Heights)</u></p>	<p>In addition to analyzing height and story limits in the R-5, R-6, and R-7 zones, the Housing Element must analyze the existing maximum height of 35 feet in the R-2, R-3, and R-4 zones as a potential constraint and add or modify programs to address constraints.</p>	<p>City Response:</p> <p>The City's Adopted Housing Element adequately analyzed potential and actual land use controls that might hinder the development of housing, including an analysis of height and story height limits in multifamily zones. (For example, see pgs. 3-18 to 3-21.) Adding further analysis is not required to substantially comply with Section 65583(c), however, to achieve "full" compliance and HCD certification, the City has made the following technical revision:</p> <p><i>Expanded the existing analysis and increased the maximum story height in additional multifamily zones.</i></p> <p>The analysis under Height Limits was revised to further analyze the potential constraint on the development of housing in the R-2, R-3, and R-4 zones. Program B8 was modified to extend the proposed Municipal Code amendment that will allow at least 12 feet per story (and adjust the overall height limit accordingly) in the R-3 and R-4 zones, in addition to the R-5, R-6, and R-7 zones already identified in the prior version of Program B8.</p>	<p>Analysis (pg. 3-18) Program B8 (pg. 5-26)</p>
<p>A. Housing Needs, Resources, and Constraints</p> <p>3. Analysis of Potential</p>	<p>Please confirm whether development standards applicable to SB 35 projects apply to other qualifying projects.</p>	<p>City Response:</p> <p>The Adopted Housing Element included Program B6, which proposed, in relevant part, to "Adopt objective development and design standards for all residential and mixed uses in accordance with Gov't Code Section 65913.4 and SB 330." HCD's comment sought to determine whether the proposed Object Design Development</p>	<p>Program B6 (pg. 5-25)</p>

Item	HCD Comments	City Response / Technical Revisions Made	Affected Pages
<p>Governmental Constraints</p> <p><u>Design Review</u></p>		<p>Standards (ODDS) would apply to <i>all</i> residential and mixed-use projects, or just SB 35 projects (per Gov’t Code Section 65913.4).</p> <p><i>Program B-6 was revised to confirm that the ODDS will apply to all residential and mixed-use projects.</i></p>	
<p>A. Housing Needs, Resources, and Constraints</p> <p>3. Analysis of Potential Governmental Constraints</p> <p><u>Constraints on Housing for Persons with Disabilities (Residential Care Facilities for Seven or More Persons)</u></p>	<p>The Housing Element should be revised to analyze the Conditional Use permit (CUP) process as a potential constraint on housing for persons with disabilities and amend permit procedures to approve these housing types with objectivity to facilitate approval certainty similar to other residential uses.</p>	<p>City Response:</p> <p>As required by Government Code Section 65583(a)(5) and (7), the Adopted Housing Element included an analysis of the housing needs of persons with disabilities (including persons with developmental disabilities). (See pgs. 2-23 to 2-24). It also included an analysis of potential governmental constraints to the development of housing for persons with disabilities. (See pg. 3-37). The Adopted Housing Element also analyzed the City’s Reasonable Accommodations procedure. (See pg. 3-25). Program D2 in the Adopted Housing Element included the following with respect to group homes for disabled persons: “For residential care facilities for seven or more persons, monitor implementation of the CUP process and, if deemed a constraint, replace or modify procedures to ensure objectivity and approval certainty.”</p> <p>The City’s Adopted Housing Element substantially complies with state law. In December 2022, after the City’s adoption of its Housing Element, HCD published its “Group Home Technical Advisory” memorandum to provide guidance to cities on how to remove constraints on the maintenance, improvement, or development of this type of housing. Up until January 2023, although it is not explicitly required by state law, HCD has taken the position that cities must allow group homes by right (without a discretionary permit). Nothing in state law requires that the City analyze the existence of a discretionary permit for residential facilities serving seven or more persons in order to “substantially comply” with state law.</p> <p>However, to achieve “full” compliance and HCD certification, the City has sought to address the guidance provided by HCD in December 2022, and has made the following technical revisions:</p>	<p>Analysis (pgs. 3-19 to 3-27)</p> <p>Housing Plan (pgs. 5-40 to 5-43)</p>

Item	HCD Comments	City Response / Technical Revisions Made	Affected Pages
		<p><i>Information was added and consolidated into a new section on Group Homes and Housing for the Disabled to address HCD’s December 2022 Group Home Technical Advisory memorandum.</i></p> <p>Although much of this information was already contained elsewhere in the Housing Element, a new section, titled “Group Homes / Housing for Disabled Persons,” was added to provide an in-depth review of the City’s Municipal Code as it relates to HCD’s new guidance regarding group homes and housing for disabled persons. To accommodate HCD’s December 2022 guidance and the most recent changes to state law (even those effective on January 1, 2023), the following revisions are proposed, as well as revisions to Programs D2 and D7, discussed below in the “Program Refinements” table:</p> <ol style="list-style-type: none"> 1. Remove the senior hotel category and conditional use permit process. Instead, treat senior housing like any other multi-unit project in the city subject to the same development standards and processes as multiple-family apartments or other forms of housing, including the incentives in Chapter 18.80 (Affordable Housing Incentives) of the LHMC. 2. Eliminate the congregate housing category, defined as a residential facility with shared common living areas, restricted by an agreement approved by the city for occupancy by low and very low-income households as this type of facility appears to overlap with other types of residential uses. 3. Eliminate development standards and regulations that appear antiquated or obsolete, such as the requirement for management plans for all special needs housing, such as congregate housing, transitional housing, domestic violence shelter, and single room occupancy uses. 4. Revise emergency shelter standards to ensure they are in compliance with AB 2339 (effective January 1, 2023), objective development standards, occupancy and operating standards, and other provisions that could constrain the development or operation of emergency shelters. 	

Item	HCD Comments	City Response / Technical Revisions Made	Affected Pages
		<ol style="list-style-type: none"> 5. Remove the use permit provisions for transitional housing that require the owner/manager to provide information of each lessee, renter, resident, occupant upon the signing, entering into, or otherwise commencing any rental or lease agreement, arrangement or accommodation. 6. Remove the provision that any violation of any local, state or federal laws by residents or occupants of transitional housing while on the premises shall be grounds for revocation of the transitional project’s conditional use permit, including, where the property owner contributed to or did not take all reasonable steps to protect against or prevent the violation. 7. The reasonable accommodation process will be expanded for requests to accommodate group housing arrangements for people with disabilities where such actions are consistent with fair housing law or precedent. 	
<p>A. Housing Needs, Resources, and Constraints</p> <p>4. Nongovernmental Constraints</p> <p><u>Density Requests Below Those Anticipated in the Analysis</u></p>	<p>The Housing Element should include an analysis of requests to develop housing at densities below those anticipated.</p>	<p>City Response:</p> <p>The Adopted Housing Element included an analysis of nongovernmental constraints that might hinder the development of housing, as required by state law, including an identification of the density requests of recently proposed and built projects. (See pg. 3-7). Although it is not required for the Housing Element to “substantially comply” with state law, to achieve “full” compliance and HCD certification, the City has made the following technical revisions:</p> <p><i>Clarification on Specific Requests for Lower Density was added.</i></p> <p>Adding to the information previously included in Table HE-4.6 and the analysis on page 3-7 of the Adopted Housing Element, staff provided a narrative summary of the density of housing developments approved and built during the 5th Housing Element cycle. The new narrative analysis calls out the density requested for the two projects that were built on inventory sites during the 5th cycle.</p>	<p>Analysis (pg. 3.7)</p>

Item	HCD Comments	City Response / Technical Revisions Made	Affected Pages
<p>B. Housing Programs</p> <p>1. Schedule of Actions for Housing Programs</p>	<p>The Housing Plan should include set schedule of actions with implementation timelines, specific metrics and commitments, geographic targeting, etc. (Specific reference to Program D3, and Programs A3 and A4 in Table 5.4)</p>	<p>City Response:</p> <p>The City’s Adopted Housing Element included a set of programs that substantially complied with state law. Specifically, Table HE-5.4 identified that Program D3 (and the Code amendments referred to therein) would be accomplished “within one year of HEU adoption.” Similarly, Programs A3 and A4 include timeframes for the relevant actions therein. Although it is not required for the Housing Element to “substantially comply” with state law, to achieve “full” compliance and HCD certification, the City has made technical revisions to the Housing Plan to include new and modified programs.</p>	<p>See “Program Refinements” below for details.</p>

Program Refinements
<p>A1: Love Habra</p> <p>Work with neighborhood organizations to ensure that 25 percent of all Love La Habra projects are <i>in Central La Habra</i>.</p>
<p>A2: Capital Improvements</p> <p>Added a priority list of projects to focus on Central La Habra:</p> <ul style="list-style-type: none"> • Maintain/improve Hillcrest Service Center to house service agencies • Complete NTMP projects in K, M, and F neighborhoods by end of 2023 • Expend \$2.5 million to install East Bishop storm drain by end of 2023/24 • Expend \$9 million to refurbish deserted Vista Grande Park by end of 2025
<p>A3. Land Use/Community Preservation</p> <p>Expanded to add an annual proactive field survey in Central La Habra to identify concerns. Also, target affirmative marketing in low resource areas (Central La Habra) at the Hillcrest Center, Boys & Girls Club, and others with posting of annual fliers.</p>
<p>A4: Residential Rehabilitation</p> <p>Target 25% of the 25 lower income households’ units selected for the existing rehabilitation assistance <i>in Central La Habra</i>. Target affirmative marketing in low resource areas (Central La Habra) at the Hillcrest Center, Boys & Girls Club, and others with posting of annual fliers.</p>
<p>A5: Resource Conservation</p> <p>Added a second portion to the objective to implement the model water efficiency landscape ordinance for new and existing residential developments as projects are proposed.</p>
<p>A6: Traffic Management</p>

Program Refinements

- By end of 2023, finalize improvements to 7 neighborhoods (five in low income areas). In 2024, present a new priority list to City Council and update NTMP policy, and reinstate program in 2025.
- Apply for SR2S grants for improvements schools citywide. Should the funding be approved, develop a SR2S Action in 2023, followed by these improvements:
 - 2024-2026:SR2S routes at Elementary schools
 - 2026-2027: SR2S routes at Middle Schools
 - 2027-2028: SR2S routes at high schools
 - Work with Caltrans to add Class IV bicycle lanes along Beach Blvd by 2025 and Whittier Blvd by 2027

B2: Efficient Processing

In addition to expediting the entitlement process for housing projects that are consistent with local priorities, the program will include the continued tracking of project processing to ensure that an environmental determination is made pursuant to PRC § 21080.1, within the timeframes of the PRC § 21080.2 and Gov't Code § 65950(a)(5).

B4: Accessory Dwellings

Identified 2025 as target year to provide options for encouraging ADU development. Revised timeline and directive if ADU development falls below the projected annual average after two years of implementation.

B6: Residential Design Standards

Removed reference to Section 65913.4 and SB 330 to clarify that City will adopt ODDS for all residential and mixed-use development and ensure that such standards will not unduly constrain the housing development.

B8: Zoning Code Amendments

Raise height limit to at least 12'/story in R-3, R-4 (not just R-5, R-6, R-7) zones + structure height limit accordingly; delete covered garage requirement for studios in multi-family /mixed use zones.

C5: Housing Choice Vouchers (HCVs)

For the objective that seeks to encourage landlords to register units with the County Housing Authority, target neighborhoods with less than the City's average HCV enrollment through fliers.

D2: People with Disabilities

Re-organize and clarify existing program to:

- Implement reasonable accommodation process, eliminate \$81 filing fee, publicize process on City's website, and allow the use of reasonable accommodation process to consider siting/modifying care facilities
- Permit residential care facilities and other special needs housing consistent with state law and with HCD's Technical Memo. See program D7 for changes to remove potential constraints
- Require developers to adhere to accessibility requirements in local, state, and federal law; Offer improvements grants for home accessibility modifications (Program A4)
- Update the ADA Self-Evaluation and Transition Plan to guide future projects with respect to public facilities, infrastructure, and services.

Program Refinements

D3: Homeless Services

Re-organize and clarify previously adopted program to state as follows:

- Amend LHMC to allow transitional and supportive housing as by-right uses in the MHP zone. Remove 500-foot distance requirements that do not apply to other dwellings of the same type in the same zone (GC 65583)(c)(3))
- Amend LHMC to allow supportive housing and low barrier navigation centers as a by-right use in zones for residential, mixed uses, and nonresidential zones permitting multifamily uses. Amend parking standards per state law
- Amend LHMC to expand the definition of a shelter, allow the same residential uses in the overlay zone as the MHP zone, amend parking standards (AB 139), remove/modify governmental regulations that are constraints
- Remove two special needs housing categories—senior hotel and congregate housing—along with associated requirements
- Eliminate requirement for management plans for transitional housing, domestic violence shelters, and other similar housing except where permitted by state law
- Revise emergency shelter standards to ensure compliance with AB 2339 and 139, including parking, objective development standards, occupancy and operating standards, etc. Amend LHMC to allow residential uses allowed in the MHP Zone in the ES Overlay
- Remove requirement that the transitional housing owner/manager provide information of each lessee, renter, resident, or occupant of the project to the City as part of management plan
- Remove provision allowing revocation of the facility’s permit based on any violation of any law by residents or occupants of transitional housing while on the premises or mandates a crime free addendum that terminates residency for conviction for any criminal violation
- Work with Mercy Housing to administer pilot program for permanent supportive housing on limited mobile home units in the MHP zone; consider use of PHLA funds to support effort.

D6: Place Based Program

Revise to include existing targeting programs:

- Operate the Hillcrest Health and Wellness Center to serve residents in need (D6) Affirmatively market services with fliers annually
- Retrofit parks and recreation facilities (e.g., El-Centro-Lions, Vista Grande) in low-mod resource areas in central La Habra (D6)
- Implement the EDI program and offer services for children in Central La Habra
- Continue to complete Love La Habra projects; target 25% of projects in Central La Habra
- Complete NMTP Program (NMTP) projects in Central La Habra -K, M, F Neighborhoods (A2)
- Expend \$2.5 million to install East Bishop storm drain to alleviate potential flooding (A2)
- Collect or see built equivalent of 100 units of low-mod income inclusionary housing (25% in highest income tracts) assuming projects are all built within the 8-year (2021-2029) period.

D7: Constraints to Housing for Groups and People with Disabilities

Revision throughout the zoning code to ensure compliance with state law and the HDC’s Technical Memo:

- Replace the terms and definition of a “family” to a “housekeeping unit” and ensure the definition will not overly scrutinize living arrangement or reference lease agreements, household size, or other such criteria.

Program Refinements

- Replace the definition of “one” and “two dwelling units” by the terms “single unit dwelling” and “two-unit dwellings” with no reference to the design of the unit exclusively for occupancy or the number of families.
- Replace definition of an “apartment unit” with the term “multi-unit dwellings” without reference to “families” or the number of occupants and replace the term bachelor units to a more gender neutral “studio” units.
- Expand the definition of “disability” to include both federal and more expansive state definitions of disability with respect to any limitation of a major life activity and cause of the disability.
- Revise definition of a “residential care” and “community care” facility (RCFs) to be consistent with the many facilities covered under the California Health & Safety, Welfare & Institutions, Government Codes.
- Permit group homes that operate as a single housekeeping unit and do not provide licensable services as a by-right use in all zones allowing single or multi-unit residences, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all residences.
- Permit RCFs operating as a single housekeeping unit that provide licensable services to six or fewer residents as a by-right use in all zones allowing single or multi-unit residences, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all residences.
- Permit RCFs that operate as a single housekeeping unit that provide licensable services to more than six residents as a conditional use based on generally applicable, nondiscriminatory findings. Revise to allow reasonable accommodation procedures to be used to comply with fair housing laws.
- For group homes with seven or more people, the City will analyze whether the CUP process creates a potential constraint on this type of housing. If the CUP is found to be a constraint, or if no determination can be made, then the City will amend the LHMC to provide more objective standards to analyze the conditional use permit request for these uses