

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



April 21, 2023

James Sadro, City Manager
City of La Habra
110 East La Habra Boulevard
La Habra, CA 90633

Dear James Sadro:

RE: City of La Habra's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of La Habra's (City) adopted housing element that was received for review on February 22, 2023 along with technical modifications authorized by Resolution Number 6085. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered public comments from David Kellogg and Nossaman LLP pursuant to Government Code section 65585, subdivision (c).

As of today, HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element, including technical modifications, addresses the statutory requirements described in HCD's November 15, 2022 review.

Additionally, the City must continue timely and effective implementation of all programs including, but not limited to, the following:

- Program A1 (Love La Habra)
- Program A2 (Capital Improvements)
- Program B4 (Accessory Dwelling Units)
- Program B5 (Mixed Use Development)
- Program B6 (Residential Design Standards and Process)
- Program B8 (Zoning Code and General Plan Amendments)
- Program D2 (People with Disabilities)
- Program D3 (Homeless Services)
- Program D6 (Place-Based Program for Central La Habra)
- Program D7 (Group Homes and Housing for Persons with Disabilities)
- Program D8 (Fair Housing)

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

HCD wishes the City success in implementing its housing element and looks forward to following the City's progress through the annual progress report pursuant to Government Code section 65400. If you have any questions or need additional technical assistance, please contact Chelsea Lee at Chelsea.Lee@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager