



The City of La Habra  
Community Development Department

**2020 ANNUAL ACTION PLAN  
JULY 1, 2020 THROUGH JUNE 30, 2021**

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# Executive Summary

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

### 1. Introduction

The 2020-2024 Consolidated Plan is the City of La Habra's Strategic Plan for the investment of annual allocations of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) during the five year period covered by the Consolidated Plan beginning July 1, 2020 and ending June 30, 2025. These grant programs are consistent with HUD's national strategy to provide decent housing opportunities, a suitable living environment and economic opportunities—particularly for low- and moderate-income people.

In consideration of finite grant resources, the Strategic Plan within this Consolidated Plan outlines the areas and population segments with the greatest level of need for a particular program or activity and intends to invest grant resources in high leverage opportunities where data suggests that the City will be able to maximize the impact of every dollar. The Strategic Plan identifies the City's priority needs, including the rationale for establishing allocation priorities and specific measurable goals to be addressed during the five year period covered by the Consolidated Plan through activities to be implemented as part of the five Annual Action Plans using CDBG funds.

This Consolidated Plan also contains a Needs Assessment and Market Analysis that provide insight into the different levels of need in the community and the market in which grant-funded programs will be implemented. The Needs Assessment incorporates national data from the 2011-2015 American Community Survey (ACS) 5-Year Estimates and the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data, in addition to HUD program, State of California, and local/ regional data sets.

### Community Development Block Grant (CDBG)

The Housing and Community Development Act of 1974 created the CDBG Program. The primary objective of the CDBG program is the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low- and moderate-income. The CDBG regulations require that each activity meet one of the following national objectives:

- Benefit low- and moderate-income persons;
- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency.

Each year, the City certifies with the submission of its Annual Action Plan that it has given maximum feasible priority to activities, which meet the first and second objectives above. Additionally, the City

certifies that no less than 70 percent of the CDBG funds received, over a three-year certification period, will be designed to benefit low- and moderate-income persons.

## 2020 Program Year

In addition to the Consolidated Plan, this document includes the first year's Annual Action Plan. For the 2020 program year, the City will receive \$680,282 of CDBG and has an additional \$465,585 of prior year resources that have not yet been allocated to specific projects or activities. The 2020 Action Plan allocates \$1,145,867 of CDBG funds to the following program activities for implementation from July 1, 2020 to June 30, 2021.

## 2020 CDBG PROGRAM

### Public Service Activities

Public Service Programming	\$81,633
Special Needs Services	\$20,409

### Housing Activities

Homeowner Rehabilitation	\$255,573
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### Public Works Activities

Public Facility Improvements	\$652,196
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### Program Administration Activities

CDBG Program Administration	\$126,532
Fair Housing Services	\$9,524

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

HUD's Community Planning and Development (CPD) Outcome Performance Measurement Framework classifies objectives in three categories: decent housing, a suitable living environment, and economic opportunity. Based on the Needs Assessment and Market Analysis, the Strategic Plan identifies six priority needs to be addressed through the implementation of activities aligned with six Strategic Plan goals.

The priority needs for La Habra are:

- Preserve the supply of affordable housing
- Ensure equal access to housing opportunities
- Provide public services for low-income residents
- Provide public services for residents with special needs
- Promote economic opportunity
- Improve public facilities and infrastructure

Consistent with HUD's national goals for the CDBG program to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income

residents, the priority needs listed above will be addressed over the next five years through the implementation of CDBG funded activities aligned with the following seven measurable Strategic Plan goals:

- Affordable housing preservation
- Fair housing services
- Public Services
- Special needs services
- Economic opportunity programs
- City of La Habra public facilities improvements
- Program Administration

Goal Name	Category	Need(s) Addressed	Outcome Indicator
1. Affordable Housing Preservation	Affordable Housing	Preserve the supply of affordable housing	36 Homeowner Units Rehabilitated
2. Fair Housing Services	Affordable Housing	Ensure equal access to housing opportunities	250 Persons Assisted
3. Public Services	Affordable Housing	Provide public services for low-income residents	102,500 Persons Assisted
4. Special Needs Services	Homeless	Provide public services for residents with special needs	3,500 Persons Assisted
5. Economic Opportunity Programs	Public Services	Promote economic opportunity	100 Jobs Created/ Retained 25 Businesses Assisted
6. City of La Habra Public Facility Improvements	Non-Housing Community Development	Improve public facilities and infrastructure	30,000 Persons Assisted
7. Program Administration	n/a	n/a	Other: 5

**Table 1 - Strategic Plan Summary**

### **3. Evaluation of past performance**

The investment of HUD resources during the 2015-2019 program years was a catalyst for positive change in the community. Together with other federal, state and local investments, HUD resources allowed the City and its partners to prioritize the following goals and projects.

- Provide fair housing services to residents throughout the City
- Fund street improvements such as the City’s Alley Improvement Program

- Revitalize and improve public facilities such as developing the Brio Park Splash Pad, Brio Park playground and exercise area canopies, and the City’s graffiti removal program
- Fund code enforcement activities to ensure properties are healthy and livable for residents
- Rehabilitate properties owned and occupied by low- and moderate-income households
- Support homeless facilities and services including the Mercy House and Community Resource Care Center
- Fund community services and programs ranging from the Children’s Museum Scholarship to youth sport grants

While the City and local partners were able to successfully implement the activities listed above during the last five years, there were insufficient resources to fully address the level of need identified in the last Consolidated Plan.

#### **4. Summary of citizen participation process and consultation process**

Subsequent to the enactment of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, HUD revised the Consolidated Plan regulations at 24 CFR Part 91 to emphasize the importance of citizen participation and consultation in the development of the Consolidated Plan. HUD strengthened the consultation process with requirements for consultation with the CoC, Public Housing Authorities (PHA), business leaders, civic leaders, and public or private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and families, youth and/or other persons with special needs. Together with the analytic capabilities of the eCon Plan Suite, these requirements created the conditions necessary to implement a collaborative, data-driven and place-based planning process that includes a robust level of citizen participation and consultation.

The City adopted a new Citizen Participation Plan on April 1, 2019 that reflects regulatory changes and process improvements. In accordance with the City’s adopted Citizen Participation Plan, the City facilitated citizen participation through surveys, community meetings and public hearings. Efforts were made to encourage participation by low- and moderate-income persons, particularly those living in slum and blighted areas and in areas where HUD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. The City also made efforts to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities. The consultation process included representatives of the CoC, PHA, and other specified groups who completed surveys, provided local data and assisted the City to ensure practical coordination of strategies to maximize impact and to avoid duplication of effort.

#### **5. Summary of public comments**

A public meeting and community workshop to discuss the housing and community development needs in the community were held on October 30, 2019 and November 9, 2019 respectively. Participants were

provided an overview of the Consolidated Plan process and were able to provide input on housing and community development strengths, needs, and gaps in La Habra.

The City received numerous comments and recommendations from the 130 residents and stakeholders who responded to the City's Community Needs Survey. Detailed information is provided in the Citizen Participation section of this Plan.

A second public meeting to receive comments on the draft 2020-2024 Consolidated Plan and the draft 2020-2021 Annual Action Plan was held before the City Council on April 20, 2020. The following comment was received during the public comment period and incorporated into the Consolidated Plan:

COMMENT: Commenter requested that Consolidated Plan and Action Plan consider funding in full the proposed renovations to the Old Reservoir Park to establish necessary upgrades and improvements to it.

CITY RESPONSE: A Public Hearing will be conducted on April 20th to review the Consolidated Plan and Annual Action Plan. The Old Reservoir Park project is part of the request for funding for FY 2020-2021.

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

All comments and views received by the City in the development of the Consolidated Plan were accepted and taken into consideration in the development of the Consolidated Plan.

## **7. Summary**

Examination of HUD-provided 2011-2015 American Community Survey (ACS) 5-Year Estimates and the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data, in addition to local data, as well as consultation with citizens and stakeholders revealed six high priority needs to be addressed through the investment of CDBG funds over the five year period of the Consolidated Plan. The investment of CDBG funds in eligible activities shall be guided principally by the seven goals of the Strategic Plan. Projects in the Action Plan conform with one of the Strategic Plan strategies and the associated action-oriented, measurable goals in order to receive consideration for CDBG funds.

# The Process

## PR-05 Lead & Responsible Agencies - 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	Community Development Department
CDBG Administrator	LA HABRA	Community Development Department

Table 2 – 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

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

### **1. Introduction**

The City of La Habra consulted with representatives from multiple agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low- and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. To facilitate this consultation, the City solicited feedback through the following methods:

- Stakeholder/resident surveys
- Individual stakeholder consultations
- Community meetings
- Public hearings
- 30-day public comment period
- Receipt of written comments

**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(l)).**

Through the CDBG program, La Habra works closely with a range of housing, social service, health and other providers operating in La Habra and within the region. Throughout the Consolidated Plan cycle and during the development of each Action Plan, the City creates multiple forums for consultation and input from various stakeholders and partners operating in the City. During the delivery of services, the City works as a conduit to align efforts among agencies and partners and ensure coordination in the delivery of services, especially for those programs that are provided regionally within Orange County.

**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**

Orange County’s homeless Continuum of Care (CoC) is comprised of a network of public, private, faith-based, for-profit, and non-profit service providers who utilize several federal, state and local resources to provide services and facilities for homeless people. The City of La Habra participates in regional CoC planning exercises and activities and actively participates in CoC wide activities such as the Point in Time Count.

Through the City’s contract with City Net for street outreach, the City’s outreach services are directly coordinated with the CoC to ensure appropriate provision and recommendation of services and other facilities to homeless individuals and families and those at-risk of becoming homeless.

**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 CoC homeless system to create funding policies and procedures. The City supports the network of homeless service providers existing in and outside of La Habra and works to align the City's approach to addressing homelessness with that of the CoC.

**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**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Orange County Housing Authority
	<b>Agency/Group/Organization Type</b>	Public Housing, Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment; Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra validated data and strategies to address housing needs and issues in La Habra and Orange County.
2	<b>Agency/Group/Organization</b>	Orange County CoC
	<b>Agency/Group/Organization Type</b>	Services-Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy; Homeless Needs-Chronically Homeless; Homeless Needs-Families with Children; Homeless Needs-Veterans; Homeless Needs-Unaccompanied Youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra validated data and strategies to regionally address homelessness needs and issues in La Habra and Orange County.
3	<b>Agency/Group/Organization</b>	Oasis Senior Center
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development; Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
4	<b>Agency/Group/Organization</b>	Regional Center of Orange County
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities; System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development; Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
5	<b>Agency/Group/Organization</b>	Radiant Health Centers
	<b>Agency/Group/Organization Type</b>	Health Agency; Services-Health; Services-HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development; Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
6	<b>Agency/Group/Organization</b>	2-1-1 Orange County
	<b>Agency/Group/Organization Type</b>	Services-Homeless; Services-Education; Services-Employment; Services-Housing; Services-Elderly; Services-Persons with Disabilities; Services-Victims; Regional Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-Poverty Strategy; Homelessness Strategy; Housing Needs Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
7	<b>Agency/Group/Organization</b>	La Habra City School District
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development; Homeless Needs-Unaccompanied Youth

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
8	<b>Agency/Group/Organization</b>	Orange County Health Agency
	<b>Agency/Group/Organization Type</b>	Health Agency; Services-Health; System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Needs; Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
9	<b>Agency/Group/Organization</b>	Women Helping Women
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
10	<b>Agency/Group/Organization</b>	Mariposa Women and Family Services
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
11	<b>Agency/Group/Organization</b>	Families Forward
	<b>Agency/Group/Organization Type</b>	Services-Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy; Homeless Needs-Families with Children

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
12	<b>Agency/Group/Organization</b>	Human Options
	<b>Agency/Group/Organization Type</b>	Services-Victims; Service-Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
13	<b>Agency/Group/Organization</b>	SPIN
	<b>Agency/Group/Organization Type</b>	Services-Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
14	<b>Agency/Group/Organization</b>	Mercy House
	<b>Agency/Group/Organization Type</b>	Services-Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy; Homeless Needs-Families with Children; Homeless Needs-Chronically Homeless; Homeless Needs-Veterans; Homeless Needs-Unaccompanied Youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
15	<b>Agency/Group/Organization</b>	WISE Place
	<b>Agency/Group/Organization Type</b>	Services-Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy; Homeless Needs-Families with Children; Homeless Needs-Chronically Homeless

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
16	<b>Agency/Group/Organization</b>	Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing; Services-Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
17	<b>Agency/Group/Organization</b>	Vista Community Clinic
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development; Lead-based Paint Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
18	<b>Agency/Group/Organization</b>	Boy's and Girl's Club of La Habra
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
19	<b>Agency/Group/Organization</b>	Fair Housing Council of Orange County
	<b>Agency/Group/Organization Type</b>	Services-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment; Anti-Poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
20	<b>Agency/Group/Organization</b>	Community Resources Care Center
	<b>Agency/Group/Organization Type</b>	Services-Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
21	<b>Agency/Group/Organization</b>	Advance! College Prep
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
22	<b>Agency/Group/Organization</b>	Orange County Emergency Management Bureau
	<b>Agency/Group/Organization Type</b>	Agency-Flood Prone Areas; Agency-Emergency Management
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development; Housing Needs Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
23	<b>Agency/Group/Organization</b>	City of Fullerton
	<b>Agency/Group/Organization Type</b>	Local Government
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
24	<b>Agency/Group/Organization</b>	City of Whittier
	<b>Agency/Group/Organization Type</b>	Local Government
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
25	<b>Agency/Group/Organization</b>	City of Anaheim
	<b>Agency/Group/Organization Type</b>	Local Government
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
26	<b>Agency/Group/Organization</b>	La Habra: Public Works
	<b>Agency/Group/Organization Type</b>	Local Government
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
27	<b>Agency/Group/Organization</b>	La Habra: Community Services
	<b>Agency/Group/Organization Type</b>	Local Government
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
28	<b>Agency/Group/Organization</b>	La Habra Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Business Leaders; Regional Organization; Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development; Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
29	<b>Agency/Group/Organization</b>	City Net
	<b>Agency/Group/Organization Type</b>	Services-Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
30	<b>Agency/Group/Organization</b>	Community Action Partnership
	<b>Agency/Group/Organization Type</b>	Services-Youth; Services-Elderly; Services-Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-Poverty Strategy; Non-Housing Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.
31	<b>Agency/Group/Organization</b>	Fair Housing Foundation
	<b>Agency/Group/Organization Type</b>	Services-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment; Anti-Poverty Strategy; Non-Housing Community Development

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The organization was consulted by email outreach and the web-based survey. Through this consultation, La Habra opened or preserved lines of communication between the stakeholder and the City to be an active participant in housing and community development planning in the jurisdiction. La Habra sought specific input, feedback, and recommendations related to the topics highlighted above from this stakeholder.</p>
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**Table 3 – Consultation Partners**

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

The City maintains a list of agencies, organizations and other stakeholders that have expressed an interest in City’s CDBG program and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend meetings and participate in surveys.

Any agency or organization that was not consulted and would like to be included in the City’s list of stakeholders, the agency or organization may contact the Community Development Department at the contact information provided for this Consolidated Plan.

**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?
CEDS	Orange County Community Investment Board	Both the CEDS and Strategic Plan identify a goal of improving economic opportunities for low- and moderate-income residents
2019 CoC Funding Application	Orange County CoC	The CoC application identifies a strategy to continue to address homelessness through a coordinated and aligned approach
10 Year Plan to End Homelessness	Orange County CoC	Both the 10-Year Plan and Consolidated Plan emphasize a comprehensive and coordinated approach to address homelessness
Housing Element	La Habra	Both the Housing Element and Consolidated Plan identify the importance of preserving affordable housing throughout the City
5-year Strategic Plan	Orange County Housing Authority	In line with the Consolidated Plan, the Housing Authority has established goals to expand the supply of affordable housing and to expand efforts to affirmatively further access to fair housing

**Table 4 – 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))**

The City invited regional planning organizations, state agencies and adjacent units of local government to participate in the City’s surveys and community meetings. Throughout the implementation of the Consolidated Plan process, the City of La Habra coordinates activities with local units of government and monitors state programs and regulations to leverage local HUD funding.

## **PR-15 Citizen Participation - 91.105**

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

Residents were engaged through community meetings, surveys, public hearings, and individual meetings. Residents who participated in the process received extensive information about the Consolidated Plan purpose, CDBG program, 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.	Resident and Stakeholder Community Needs Survey	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking</li> <li>• Persons with disabilities</li> <li>• Broad community</li> <li>• Residents of public/assisted housing</li> </ul> Stakeholders	The City of La Habra invited residents and stakeholders to participate in a community needs survey to inform the development of the Priority Needs and Strategic Plan. The survey was available in English and Spanish and in hardcopy and electronically.	The City received 130 responses to the survey. A summary of all responses is included in Appendix B.	All comments and responses were reviewed and used to inform the Consolidated Plan.	
2.	Community Meeting	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking</li> <li>• Persons with disabilities</li> <li>• Broad community</li> <li>• Residents of public/assisted housing</li> <li>• Stakeholders</li> </ul>	The City conducted two community meetings on October 30, 2019 and November 9, 2019 at the La Habra City Hall and Community Center to provide an overview of the Consolidated Plan process and gather resident and stakeholder input on priority needs.	Meeting participants provided input on community conditions and priority needs.	All comments were reviewed and used to inform the Consolidated Plan.	

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)
3.	Public Hearing	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking</li> <li>• Persons with disabilities</li> <li>• Broad community</li> <li>• Residents of public/assisted housing</li> <li>• Stakeholders</li> </ul>	The City conducted one public hearing on November 13, 2019 at the La Habra City Hall to provide an overview of the Consolidated Plan process and gather resident and stakeholder input on priority needs.	Meeting participants provided input on community conditions and priority needs.	All comments were reviewed and used to inform the Consolidated Plan.	
4.	Public Notices	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking</li> <li>• Persons with disabilities</li> <li>• Broad community</li> <li>• Residents of public/assisted housing</li> <li>• Stakeholders</li> </ul>	To promote the survey, public hearings, and community meeting, the City of La Habra posted public notices and posted flyers in public facilities.	N/A	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)
5.	Public Hearing	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking</li> <li>• Persons with disabilities</li> <li>• Broad community</li> <li>• Residents of public/assisted housing</li> <li>• Stakeholders</li> </ul>	The City conducted its second public hearing to review the final Consolidated Plan on April 20.	No comments received at public hearing.	N/A	
6.	Comment Period	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking</li> <li>• Persons with disabilities</li> <li>• Broad community</li> <li>• Residents of public/assisted housing</li> <li>• Stakeholders</li> </ul>	The City conducted its 30-day comment period from March 20, 2020 to April 20, 2020.	Comment supporting proposed renovations to Old Reservoir Park (comment accepted).	N/A	

**Table 5 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment examines needs related to affordable housing, special needs housing, community development and homelessness for the City of La Habra. The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priorities which form the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default data from the 2011- 2015 American Community Survey (ACS) and the Comprehensive Housing Affordability Strategy (CHAS) datasets. CHAS datasets are developed for HUD by the U.S. Census Bureau based on the ACS. In addition to these data sources, the Needs Assessment is supplemented by more current data to provide context around the significant growth experienced by the region in recent years.

The 2011-2015 ACS 5-year estimates and the 2011-2015 5-year estimates were the most recent available complete datasets supplied through HUD's eCon Planning Suite planning framework.

The housing portion of the needs assessment focuses largely on households experiencing a housing problem. HUD defines housing problems as:

- Units lacking complete kitchen facilities;
- Units lacking complete bathroom facilities;
- Housing cost burden of more than 30 percent of the household income (for renters, housing costs include rent paid by the tenant plus utilities and for owners, housing costs include mortgage payments, taxes, insurance, and utilities); and
- Overcrowding which is defined as more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.

Two of the three housing and community development entitlement programs, CDBG and HOME, operate under federally-established income limits. La Habra is a direct recipient of CDBG. The program income limits are based on median family income, with adjustments based on family size for the metro area.

In general, very-low income refers to gross household incomes at or below 30 percent of the area median income (AMI); low-income refers to incomes between 31 and 50 percent of AMI; moderate-income refers to incomes between 51 and 80 percent of AMI. The CDBG program targets low- and moderate-income beneficiaries. The following table provides the current (FY 2019) income limits for the Orange County area. These limits are updated annually by HUD.

Persons in Family	Extremely-Low (30% AMI)	Low (50% AMI)	Moderate (80% AMI)
1	\$24,950	\$41,550	\$66,500
2	\$28,500	\$47,500	\$76,000
3	\$32,050	\$53,450	\$85,500
4	\$35,600	\$59,350	\$94,950
5	\$38,450	\$64,100	\$102,550
6	\$41,300	\$68,850	\$110,150
7	\$44,150	\$73,600	\$117,750
8	\$47,000	\$78,350	\$125,350

**Figure 1 – HUD Income Limits**

**Data Source:** HUD FY2019 Income Limits

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

### Summary of Housing Needs

The City of La Habra's population from the 2009 ACS 5-year estimates to the 2015 ACS 5-year estimates grew by approximately 2%. Since 2015, population has continued to increase at a similar growth rate. According to the California Department of Finance, La Habra's 2019 population is estimated to be 63,542. Within La Habra, the median income is \$63,037. La Habra's median income is significantly less than Orange County's median income of \$76,509.

The average household contains 3.26 members. Of households within La Habra, 48% are considered small family households (2-4 members) and 16% are large family households (5 or members). In considering age of household, 19% of all households at least one child age 6 or younger and 31% of all households have at least one member 62 years of age or older.

Of all households within the City, 56% have incomes at or below 80% of area median income (AMI). Over three quarters of all households with young children (6 or younger) earn less than 80% AMI and 61% of all large families as well as households with at least one elderly person (62 years and older) also earn less than 80% AMI.

When evaluating housing needs and problems, the Consolidated Plan considers households that are cost burdened (pay more than 30% of income for housing costs), overcrowded (more than 1 person per room), and lack complete plumbing or kitchen facilities. Of all households earning less than 100% AMI, 45% experience at least one of these housing problems. This is most pronounced (73%) for households that earn less than 50% AMI.

Renter households between 0-100% AMI are much more likely to experience a housing problem than owner households at the same income range, 53% to 34% respectively.

The most common need is related to cost of housing. As housing costs have continued to increase significantly throughout Orange County, income growth has not increased proportionally. As such, 65% of all La Habra households with incomes between 0-80% AMI are cost burdened (paying more than 30% of income for housing costs). This most profoundly impacts renters, as of those cost burdened at this income range, 65% are renters.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	60,239	61,725	2%
Households	18,056	18,830	4%
Median Income	\$61,674.00	\$63,037.00	2%

**Table 6 - Housing Needs Assessment Demographics**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

## Number of Households Table

	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI
Total Households	3,295	2,990	4,170	2,110	6,270
Small Family Households	1,225	1,280	1,795	1,080	3,640
Large Family Households	390	725	695	345	835
Household contains at least one person 62-74 years of age	730	500	835	500	1,090
Household contains at least one person age 75 or older	555	460	500	240	495
Households with one or more children 6 years old or younger	795	988	974	435	409

Table 7 - Total Households Table

Data Source: 2011-2015 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	65	45	100	45	255	10	4	20	0	34
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	305	330	235	35	905	20	55	90	0	165

	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
Overcrowded - With 1.01-1.5 people per room (and none of above problems)	390	350	300	125	1,165	15	125	150	175	465
Housing cost burden greater than 50% of income (and none of above problems)	1,040	365	10	0	1,415	630	365	185	45	1,225
Housing cost burden greater than 30% of income (and none of above problems)	110	600	765	45	1,520	105	240	525	270	1,140
Zero/negative Income (and none of above problems)	145	0	0	0	145	55	0	0	0	55

**Table 8 – Housing Problems Table**

Data Source: 2011-2015 CHAS

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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,800	1,085	645	205	3,735	675	550	445	220	1,890
Having none of four housing problems	245	685	1,605	580	3,115	375	670	1,475	1,100	3,620

	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
Household has negative income, but none of the other housing problems	145	0	0	0	145	55	0	0	0	55

**Table 9 – Housing Problems 2**

Data Source: 2011-2015 CHAS

### 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	835	845	429	2,109	185	245	390	820
Large Related	320	385	110	815	25	190	84	299
Elderly	380	105	85	570	505	265	290	1,060
Other	360	235	305	900	50	45	85	180
Total need by income	1,895	1,570	929	4,394	765	745	849	2,359

**Table 10 – Cost Burden > 30%**

Data Source: 2011-2015 CHAS

### 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	765	305	4	1,074	175	175	125	475
Large Related	280	35	10	325	15	105	4	124
Elderly	330	40	10	380	405	100	45	550
Other	315	100	0	415	50	45	15	110
Total need by income	1,690	480	24	2,194	645	425	189	1,259

**Table 11 – Cost Burden > 50%**

Data Source: 2011-2015 CHAS

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	600	500	430	115	1,645	25	85	85	130	325
Multiple, unrelated family households	90	160	80	45	375	10	105	90	45	250
Other, non-family households	30	20	25	0	75	0	0	55	0	55
Total need by income	720	680	535	160	2,095	35	190	230	175	630

Table 12 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	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	740	779	670	2,189	55	209	304	568

Table 13 – Crowding Information – 2/2

Data Source: 2011-2015 CHAS

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

According to the 2011 – 2015 ACS estimates, there are an estimated 3,840 single person households (20.4%) in La Habra. Of these single person households, just over 43% of them are householders over the age of 65. Elderly single person households have a greater need for assistance, including housing and other public services such as transportation and accessible health care.

**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.**

*Disability*

Within La Habra, 9.1% of residents experience at least one type of disability. Of those with a disability, 17% live at or below the Federal poverty level, compared to only 13% for those without a disability. Given that a greater share of these households are living below the poverty level, they are more likely to experience challenges in identifying suitable, accessible and affordable housing. Further, individuals living with disabilities are more likely to need services such as transportation assistance.

## *Domestic Violence*

Domestic violence, assault, and stalking are not always reported. According to the 2018 National Crime Victimization Survey, only 47% of all domestic violence events were reported to the police. The California Department of Justice Criminal Justice Statistics Center maintains data on the number of domestic violence calls by jurisdiction. In 2017, there were 85 domestic violence calls for assistance in La Habra. At a minimum, it can be assumed that each of these calls indicated a need for assistance and thus it can be assumed that at least 85 households require assistance. Applying the ratio that 53% of all domestic violence events were not reported to the police, this estimate can be increased to 181 households.

According to the Orange County Continuum of Care's 2019 Point in Time Count, 356 unsheltered individuals (9.59%) had experienced and/ or were fleeing domestic violence. Within shelters, 8.54% of the residents (185 individuals) had experienced and/ or were fleeing domestic violence.

### **What are the most common housing problems?**

Housing cost burden is the most common housing problem experienced by renters and homeowners in La Habra. More than 62% of all households with incomes between 0-100% AMI are cost burdened and paying more than 30% of their gross income for housing costs. This problem is more pronounced in 0-100% AMI homeowners, in which more than 76% of all households at this income range are cost burdened. Just over 54% of renters (at the same income level) are cost burdened.

Renters in the 0-100% AMI range are much more likely to experience overcrowding than homeowners. Over 38% of renters in the 0-100% AMI range live in an overcrowded unit while only 20% of homeowners at this income range experience overcrowding.

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

When comparing owners to renters, 0-100% AMI renters are much more likely to experience a housing problem than homeowners at the same income range. More than half (53%), of renters at this income range experience at least one housing problem while only 34% of owners experience at least one housing problem at the same income range.

56% of all households in the city earn less than 80% AMI. When analyzing this share by household type, 61% of large families (5 or more family members), 61% of all households with at least one member over the age of 62, and 77% of all households with one or more child 6 years old or younger earn less than 80% AMI.

Given the greater share of these subpopulations in the 0-80% AMI range, they are more susceptible to experience at least one housing problem and be at greater risk to housing instability.

**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**

Households with incomes between 0-30% AMI generally have the least stable housing and are at the greatest of risk of becoming homeless or needing to seek alternative housing such as living doubled up with friends or families. 17% of all households within La Habra have incomes between 0-30% AMI. In looking more specifically at this income level, 26% of all renter households between 0-30% AMI have at least one child and more than half of all renter households with children have incomes between 0-50% AMI.

As described in the Market Analysis, rental housing costs have risen steadily over the past five years – creating more pressure on extremely low-income households. According to Zumper, a rental listing aggregator, a median 1-bedroom apartment rose from \$1,100 in 2014 to \$1,600 in 2019. Similar increases have occurred for 2- and 3-bedroom units. As rental prices continue to rise in La Habra, the pressure on extremely low-income households will continue to increase. These households will continue to face the greatest risk of losing their housing due to eviction.

Rapid rehousing programs may help these homeless individuals or families but, near the termination of that assistance, finding replacement housing is difficult for the same reasons it was difficult before becoming homeless: cost and an eviction record.

**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:**

La Habra does not maintain estimates of at-risk populations. The Continuum of Care works with all partners to effectively use strategies to identify households and individuals at-risk of becoming homeless and implement strength-based solutions for prevention and diversion. In 2019, the CoC conducted a training with 114 homeless service providers in the County focused on this topic. The 2019 Point In Time survey included questions to better identify the specific risk factors that lead to homelessness such as loss of income, change in household status or emergency medical services. Analyzing this data, will enable the CoC to better tailor its prevention programs to address the most prevalent needs in Orange County.

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

Income level is the most prevalent housing characteristic that has been linked with instability and an increased risk of homelessness. Other characteristics include: loss of income, history of residential instability, change in household status, interactions with the community corrections or emergency medical services

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

### **Introduction**

Sections NA-15, NA-20, and NA-25 of the Needs Assessment assesses 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. A disproportionately greater need exists when a certain race/ethnicity experiences a housing problem at a greater rate (10 percentage points or more) than the income level as a whole. For example, when evaluating 0-30% AMI households, if 50% of the households experience a housing problem, but 60% or more of a particular race/ethnicity experiences a housing problem, that racial or ethnic group has a disproportionately greater need. Housing problems include:

1. Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator.
2. Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower.
3. Overcrowding: A household is considered to be overcrowded if there are more than 1 person per room.
4. Cost burden: A household is considered cost burdened if the household pays more than 30 percent of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

According to the 2011-2015 ACS five-year estimates, only 0.2% of the population in La Habra is American Indian/Alaska Native (106 residents) and 0.04% of the population is Pacific Islander (30 residents). Given the low share of these populations, the estimates from the ACS and CHAS datasets for specific income levels present data with relatively large margins of error. As such, these populations are included in the analysis, but should be evaluated recognizing the larger margin of errors.

**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	2,695	405	200
White	905	260	10
Black / African American	85	0	15
Asian	250	8	65
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,445	130	115

**Table 14 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 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	2,470	520	0
White	725	320	0
Black / African American	45	4	0
Asian	175	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,500	135	0

**Table 15 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 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	2,385	1,790	0
White	840	660	0
Black / African American	14	35	0
Asian	195	70	0
American Indian, Alaska Native	24	0	0
Pacific Islander	0	0	0
Hispanic	1,285	1,020	0

**Table 16 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 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	745	1,365	0
White	265	705	0
Black / African American	20	0	0
Asian	75	85	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	385	560	0

**Table 17 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2011-2015 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**

### *0-30% AMI*

81.7% of all households at 0-30% AMI experience at least one housing problem. No race/ethnicity experiences a disproportionately greater share of housing problems.

### *30-50% AMI*

82.6% of all households at 30-50% AMI experience at least one housing problem. No race/ethnicity experiences a disproportionately greater share of housing problems.

### *50-80% AMI*

57.1% of all households at 50-80% AMI experience at least one housing problem. While the share of Asian households at this income level (6%) is relatively low, a disproportionately greater share of Asian households (73.6%) experience a housing problem.

As noted in the introduction, the overall share of American Indian/Alaska Native populations is quite low in La Habra. However, 100% of the American Indian/ Alaska Native households (24) at this income level experienced a housing problem – resulting in a disproportionately greater need when compared to the overall population at this income level.

### *80-100% AMI*

35.3% of all households at 80-100% AMI experience at least one housing problem. While the share of African American households at this income level (0.9%) is quite low, 100% of all African American households experienced at least one housing problem, resulting in a disproportionately greater need.

46.9% of all Asian households at this income level experience a housing problem, resulting in a disproportionately greater need when compared to the income level as a whole.

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

### **Introduction**

A disproportionately greater need exists when a certain race/ethnicity experiences a housing problem at a greater rate (10 percentage points or more) than the income level as a whole. For example, when evaluating 0-30% AMI households, if 50% of the households experience a housing problem, but 60% or more of a particular race/ethnicity experiences a housing problem, that racial or ethnic group has a disproportionately greater need. Severe housing problems include:

1. Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator.
2. Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower.
3. Severe overcrowding: A household is considered to be severely overcrowded if there are more than 1.5 people per room.
4. Severe cost burden: A household is considered severely cost burdened if the household pays more than 50 percent of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

According to the 2011-2015 ACS five-year estimates, only 0.2% of the population in La Habra is American Indian/Alaska Native (106 residents) and 0.04% of the population is Pacific Islander (30 residents). Given the low share of these populations, the estimates from the ACS and CHAS datasets for specific income levels present data with relatively large margins of error. As such, these populations are included in the analysis, but should be evaluated recognizing the larger margin of errors.

**0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,475	620	200
White	770	395	10
Black / African American	50	30	15
Asian	235	24	65
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,415	165	115

**Table 18 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2011-2015 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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,635	1,355	0
White	385	655	0
Black / African American	0	49	0
Asian	140	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,075	555	0

**Table 39 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2011-2015 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	1,090	3,080	0
White	310	1,190	0
Black / African American	4	45	0
Asian	95	165	0
American Indian, Alaska Native	0	24	0
Pacific Islander	0	0	0
Hispanic	670	1,635	0

**Table 4 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2011-2015 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	425	1,680	0
White	115	850	0
Black / African American	0	20	0
Asian	40	120	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	270	675	0

**Table 51 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2011-2015 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

### 0-30% AMI

75.1% of all households at 0-30% AMI experience at least one severe housing problem. No race/ethnicity experiences a disproportionately greater share of severe housing problems.

### *30-50% AMI*

54.7% of all households at 30-50% AMI experience at least one severe housing problem. 66.0% of Hispanic/Latino households experience at least one severe housing problem, resulting in a disproportionately greater need.

### *50-80% AMI*

26.1% of all households at 50-80% AMI experience at least one severe housing problem. 36.5% of Asian households experience at least one severe housing problem, resulting in a disproportionately greater need.

### *80-100% AMI*

20.2% of all households at 80-100% AMI experience at least one severe housing problem. No race/ethnicity experiences a disproportionately greater share of severe housing problems.

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

### Introduction:

A disproportionately greater need exists when a certain race/ethnicity are cost burdened at a greater rate (10 percentage points or more) than the population as a whole. For example, if 50% of the households are cost burdened, but 60% or more of a particular race/ethnicity are cost burdened, that racial or ethnic group has a disproportionately greater level of cost burden. Cost burden is defined as:

1. Cost burden: A household is considered cost burdened if the household pays more than 30 percent of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.
2. Severe cost burden: A household is considered severely cost burdened if the household pays more than 50 percent of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

According to the 2011-2015 ACS five-year estimates, only 0.2% of the population in La Habra is American Indian/Alaska Native (106 residents) and 0.04% of the population is Pacific Islander (30 residents). Given the low share of these populations, the estimates from the ACS and CHAS datasets for specific income levels present data with relatively large margins of error. As such, these populations are included in the analysis, but should be evaluated recognizing the larger margin of errors.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	10,810	4,210	3,585	225
White	4,490	1,470	1,255	10
Black / African American	180	120	50	15
Asian	1,125	285	420	90
American Indian, Alaska Native	0	24	0	0
Pacific Islander	0	0	0	0
Hispanic	4,965	2,270	1,820	115

**Table 22 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

**Discussion:***Cost Burden*

22.6% of all households in the jurisdiction are cost burdened. 34.3% of all African American households in La Habra are cost burdened, resulting in a disproportionately greater share.

As noted in the introduction, the overall share of American Indian/Alaska Native populations is quite low in La Habra. However, 100% of the American Indian/ Alaska Native households (24) are cost burdened – resulting in a disproportionately greater need.

*Severe Cost Burden*

19.3% of all households in the jurisdiction are severely cost burdened and pay at least 50% of their income on gross housing costs. No race/ethnicity are disproportionately cost burdened.

## **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?**

The following races/ethnicities demonstrate a disproportionately greater need for the following categories:

### Housing Problems

#### *50-80% AMI*

- American Indian/Alaska Native households
- Asian households

#### *80-100% AMI*

- Asian households
- Black/African American households

### Severe Housing Problems

#### *30-50% AMI*

- Hispanic households

#### *50-80% AMI*

- Asian households

### Cost Burden

#### *Cost Burden*

- American Indian/Alaska Native households
- Black/African American households

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

The needs of these subpopulations align with the housing needs described in the Housing Needs Assessment section.

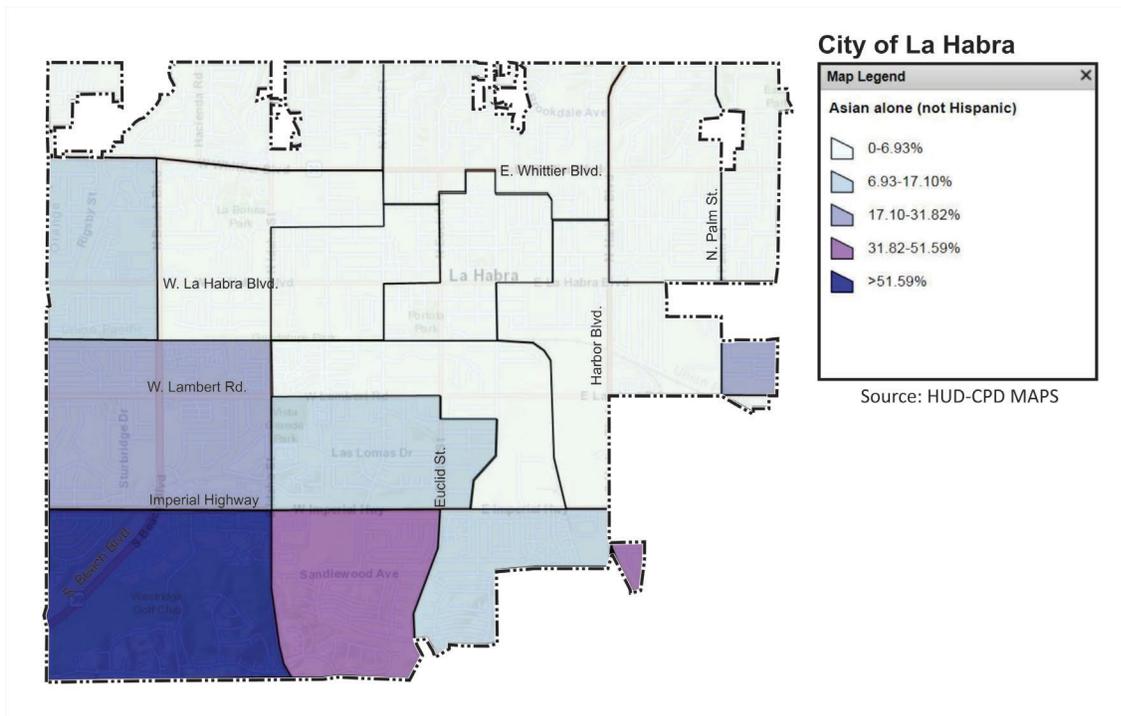
**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Hispanic/Latino households are the largest share of households throughout the City, but the largest concentration of Hispanic/Latino households is in the downtown corridor and the eastern half of the jurisdiction.

Asian households are predominately concentrated in the southwestern area of the City, south of Imperial Highway.

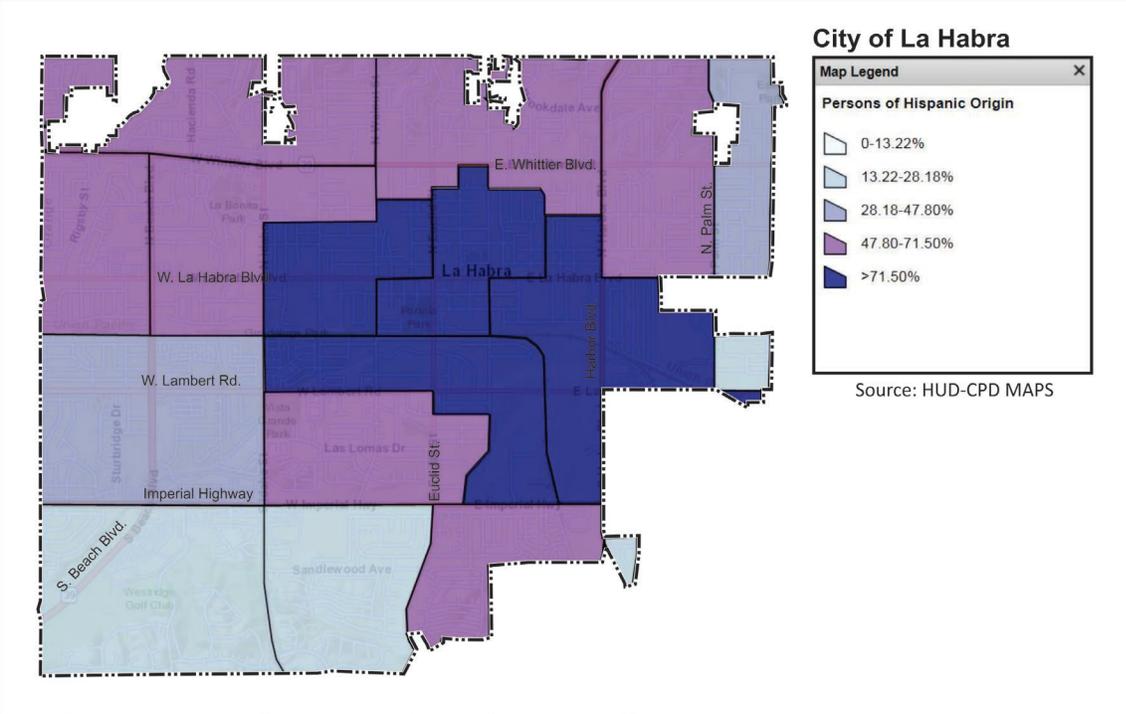
The populations of Black/African American households and American Indian/Alaska Native households are too low to result in a significant concentration in the City.

The maps below indicate racial/ ethnic concentration of the three largest race/ethnic populations (Asian, White, and Hispanic) throughout the City.



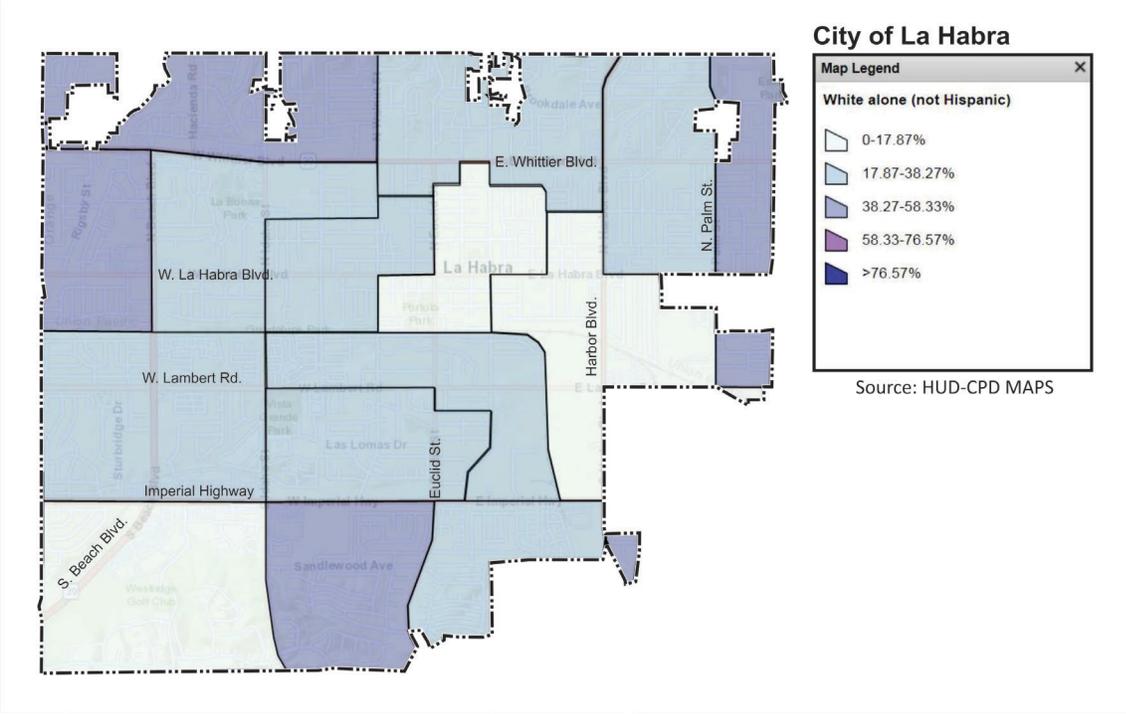
**Figure 2 –Asian Alone (Not Hispanic)**

**Data Source:** 2011-2015 ACS



**Figure 3 –Persons of Hispanic Origin**

Data Source: 2011-2015 ACS



**Figure 4 –White Alone (Not Hispanic)**

Data Source: 2011-2015 ACS

## NA-35 Public Housing – 91.205(b)

### Introduction

The La Habra Housing Authority was formed by City Council in 1992. Since 1993, the City of La Habra has had an agreement in place with the Orange County Housing Authority for the administration of Housing Choice Vouchers within the City of La Habra. The current ten-year resolution was executed February 2015 and will extend through 2025.

### 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 63 - 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
# 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 24 – 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

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 *
Asian	0	0	0	4,128	0	4,107	4	15	2
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 25 – 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 26 – 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:**

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any program or activity that is conducted by federal agencies or that receives financial assistance from a federal agency. A housing provider may not deny or refuse to sell or rent to a person with a disability and may not impose application or qualification criteria, rental fees or sales prices and rental or sales terms or conditions that are different than those required of or provided to persons who are not disabled. Further, housing providers may not require persons with disabilities to live only on certain floors, or to all live in one section of the housing. Housing providers may not refuse to make repairs, and may not limit or deny someone with a disability access to recreational and other public and common use facilities, parking privileges, cleaning or janitorial services or any services which are made available to other residents.

When possible, OCHA fulfills reasonable accommodation requests. These include disabled access, desire to live near family, and senior appropriate housing. To complement this, over the past five years OCHA has been awarded 50 non-elderly disabled (NED) vouchers and 510 HUD VASH vouchers to enable the Housing Authority to better serve disabled residents.

OCHA takes the following steps proactively to serve the needs of disabled residents:

- When requested by an individual, assist program applicants and participants to gain access to support services available within the community, but not require eligible applicant or participant to accept supportive services as a condition of continued participation in the program.
- Not deny persons who qualify for a Housing Choice Voucher under this program other housing opportunities, or otherwise restrict access to OCHA programs to eligible applicants who choose not to participate.
- Provide housing search assistance when requested. Lists of available units that include accessible units for persons with disabilities are provided to participants. This list is updated weekly and is available in the Lobby. Upon request, a referral list may also be obtained by email, or by fax.
- In accordance with rent reasonableness requirements, approve higher rents to owners that provide accessible units with structural modifications for persons with disabilities.
- Provide technical assistance, through referrals to a fair housing service provider such as the Fair Housing Foundation, to owners interested in making reasonable accommodations or units accessible to persons with disabilities.

In 2012, OCHA opened its waitlist for two weeks, during which time 50,000 households submitted applications. Of these applications, 19 percent identified as having at least one person in the house with a disability.

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

The most pressing need is the high demand for affordable housing throughout the county. This is documented by the long waitlists for public housing units and vouchers as noted above when 50,000

households submitted applications for vouchers. During that open enrollment period, OCHA noted that a growing number of applicants lived outside of Orange County.

Beyond the need for affordable housing, residents also need additional access to service programs such as:

- Job training and placement
- Youth employment and educational programs
- Childcare services
- Transportation

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

The needs experienced by OCHA residents are similar to the needs of very low-income and low-income households throughout the City of La Habra.

### **Discussion**

In the upcoming five years, OCHA's goals include the following actions:

- Apply for additional housing assistance funding and programs that may become available.
- Explore the use of Project-Based Housing Choice Vouchers or other housing funds to promote the construction or acquisition activities that will result in additional units or developments that will serve special needs populations.
- Ensure consistent quality of assisted housing services by maintaining high performer status in Section Eight Management Assessment Program (SEMAP) scores.
- Promote Family Self-Sufficiency incentives and homeownership opportunities for Housing Choice Voucher participants in partnership with local programs and related service providers.
- Expand assisted housing choices by conducting outreach efforts to increase the number of property owners and their participation in housing assistance programs.
- Identify and utilize technology to enhance operational effectiveness and efficiency in delivery of housing assistance services.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

There are four federally defined categories under which individuals and families may qualify as homeless: 1) literally homeless; 2) imminent risk of homelessness; 3) homeless under other Federal statutes; and 4) fleeing/attempting to flee domestic violence.

According to the 2013 Annual Homeless Assessment Report (AHAR) to Congress, nearly one quarter of the nation’s homeless population is in California and more than half of all the nation’s homeless individuals are in four states: California (30 percent), New York (11 percent), Florida (six percent), and Texas (five percent). California and Hawaii have the highest rate of homelessness among all individuals, with 59 out of every 10,000 individuals.

Orange County has a population of nearly 3.2 million residents and a geographic area of 791 square miles (land only). As of 2015, Orange County was the second densest county in the State of California with a density of more than 3,900 residents/ square mile. Within Orange County, homelessness is addressed as a regionally through the Orange County Continuum of Care (CoC) and is led by the Orange County Health Agency.

Every two years, the Orange County CoC conducts a Point in Time count, to create a census of unsheltered and sheltered individuals experiencing homelessness. From 2017 to 2019, the number of homeless residents in Orange County rose from 4,792 to 6,860 individuals. The share of sheltered individuals in Orange County rose by nearly 700 individuals and the share of unsheltered individuals rose by over 1,300 individuals. The majority of the Point in Time data is collected at the County level and is presented as such in the tables below. Limited data is collected at the jurisdiction level and is presented in the table below:

Population Type	Unsheltered	Sheltered	Total
Individuals	38	0	38
Families	7	0	7
Transitional Age Youth (18-24 years old)	1	0	1
Seniors	1	0	1
Veterans	2	0	2
<b>TOTAL</b>	<b>45</b>	<b>0</b>	<b>45</b>

**Table 27 – La Habra Specific Homeless Counts**

Data Source: Orange County 2019 Point in Time Count

## Continuum of Care Geography

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homeless each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in households with adult(s) and child(ren)	1,154	396	10,211	5,342	2,026	93
Persons in households with only children	11	3				
Persons in households with only adults	1,734	3,562				
Chronically homeless individuals	559	1,932				
Chronically homeless families	20	33				
Veterans	99	212				
Unaccompanied Child	11	3				
Persons with HIV/AIDS	39	67				

**Table 28 – Homeless Population Profile**

**Data Source:** Orange County 2019 Point in Time Count and 2018 System Performance Metrics

**Data Notes:** 2019 Point in Time Count and 2018 System Performance Metrics; Data related to total experiencing, entering, exiting and duration only available at total population metric. Total experiencing homelessness is combination of 2019 PIT and 2018 System Performance Metrics

**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):**

Data presented for those becoming and exiting homeless above is for the entire CoC geography. As noted in the La Habra specific data, the largest share of homeless individuals is adults. However, throughout Orange County, stakeholders have anecdotally reported an increase in the number of seniors and youth (under the age of 24) entering the homeless system.

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	2,103	2,880
Black/African American	435	333
Asian	95	123
American Indian or Alaska Native	112	74
Pacific Islander	35	66
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic/Latino	1,126	1,354
Non-Hispanic/Non-Latino	1,773	2,607

**Table 29 – Nature and Extent of Homelessness**

**Data Source:** Orange County 2019 Point in Time Count

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

Within La Habra, only a small number of families (7 total individuals) were counted in the 2019 Point in Time count. Throughout the County, the greatest share of households with children experiencing homelessness were households with children between the ages 6-12. Of the 244 unsheltered children, 163 were school aged children. Of these 163 school aged children, 97% were enrolled in school.

The majority of households with children experiencing homelessness were single mother households (76% of all sheltered families were single mother households and 52% of all unsheltered families were single mother households).

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

Within Orange County, the population of Black/African American residents is 2%, but the share of sheltered and unsheltered Black/African Americans is 15% and 8.4% - indicating a much greater share of Black/African Americans in Orange County when compared to the County's demographic breakdown. Similarly, 60% of Orange County's total population identifies as White, but 72% of the sheltered and unsheltered population identifies as White.

On the contrary, 21% of Orange County identifies as Asian, but only 3% of sheltered and unsheltered individuals identify as Asian.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Of the 3,714 adults who are unsheltered, 52% meet the definition of chronic homelessness.\* Additionally, nearly 33% of those unsheltered adults face substance use issues. 31% experience physical disabilities and 26% have mental health issues. Nearly 10% have experienced domestic violence.

Of the 2,166 adults who are sheltered, 26% meet the definition of chronic homelessness. 27% of these adults face substance use issues. Of sheltered adults, 15% have a physical disability and 31% have mental health issues. 8.5% of the sheltered adults have experienced domestic violence.

\*A person with a disabling condition who has been living in a place not meant for human habitation continuously for one year or on at least four occasions (totaling at least 12 months) over the past three years.

### **Discussion:**

Compared to the balance of Orange County, the homeless needs in La Habra are relatively low. The City will continue to provide services and references to those who are homeless and at -risk of becoming homeless through this Consolidated Plan cycle.

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

### Introduction:

Non-homeless special needs populations are important to address because they are in needs of a variety of support services in order to remain stable and out of the homeless systems/cycle. Through 2-1-1 and other service providers working across Orange County, the City of La Habra refers special needs populations to multiple to providers to seek targeted assistance. Special Needs populations are served by many organizations.

### Describe the characteristics of special needs populations in your community:

#### *Disabled*

When comparing the share of La Habra residents with disabilities to Orange County, La Habra has a slightly higher disability rate of 9.1% to 8.3% in Orange County. In looking at disability type within the City, the most prevalent disability is individuals living with ambulatory disabilities. Ambulatory disability is defined by the U.S. Census as someone having difficulty walking or ascending/descending stairs.

Disability Type (total population)	La Habra, CA	Orange County, CA
Hearing	2.5%	2.4%
Vision	1.6%	1.7%
Cognitive	3.3%	3.2%
Ambulatory	5.8%	4.4%
Self-Care	2.1%	2%
Independent Living Difficulty	4.6%	4.2%

**Table 30 – Disability Types**

**Data Source:** 2011-2015 ACS Estimates

Those living with a disability are more likely to live below or near the federal poverty level. Of those with a disability in La Habra, 17% live below the federal poverty level and 23% living between 100 – 200% of the poverty level. For comparison, only 13% of non-disabled residents live below the poverty level in La Habra.

Poverty Status	La Habra		Orange County, CA	
	With Disability	Without Disability	With Disability	Without Disability
<100% Poverty Level	17%	13%	18%	12%
100 - 149% of Poverty Level	12%	13%	12%	8%
150 - 199% Poverty Level	11%	10%	10%	8%

**Table 31 – Disability and Poverty**

Data Source: 2011-2015 ACS Estimates

### Elderly

Older community members require special consideration as they are more likely to live on a fixed income and have a greater need for accessible housing, health care, and transportation. Within La Habra, 11.1% of the population is 65 or older. This rate is slightly lower than Orange County, in which 12.8% of the population is 65+.

Disability Type by Age (65+)	Orange County	La Habra, CA
Hearing	12.80%	14.50%
Vision	5.90%	7.90%
Cognitive	8.90%	9.80%
Ambulatory	19.70%	25.70%
Self-Care	8.70%	8.50%
Independent Living Difficulty	15.40%	18.20%

**Table 32 – Disability Type (Age 65+ only)**

Data Source: 2011-2015 ACS Estimates

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

As documented above, when compared to the general public within in La Habra, these special needs populations are more likely to be extremely low- or low-income households and have a greater need for

affordable housing. Further, through input from residents and community stakeholders, special needs populations have a greater need for public services, access to public facilities, affordable housing and access to fair housing. Through its public service program, La Habra prioritizes assisting special needs populations within the City, including those at risk of homelessness, disabled, youth, seniors, and other groups in the community.

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

The Orange County Health Care Agency gathers and analyzes data related to the prevalence of HIV/AIDS within county. According to the agency's 2018 HIV/AIDS Surveillance Report, 6,369 persons were known to be living with HIV/AIDS in Orange County. Using the Center for Disease Control's (CDC) assumed rate that the diagnosis rate is 87.7% (that is 12.3% of the population is living with HIV/AIDS, but has not yet been diagnosed), the total estimate of persons living with HIV/AIDS in Orange County is 7,262. In 2018, 280 cases were diagnosed in Orange County, a decline of 20 diagnosed cases from 2017. Since 2009, the transmission rate has decreased by 46% from a rate of 8.2 to that of 4.4 in 2018.

Of those known to be living with HIV/AIDS in Orange County, 86.7% are men, 11.8% are women and 1.5% are transgender male to female. 48% of those diagnosed identify as Hispanic/Latino, 36% identify as White, 8% identify as Asian and 6% identify as Black/ African American.

According to the CoC's 2019 Point in Time Count, 67 unsheltered and 39 sheltered individuals are diagnosed with HIV/AIDS.

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

### **Describe the jurisdiction’s need for Public Facilities:**

The City provides a range of public facilities and services to residents and there is a growing need for additional facilities and improvements to existing facilities to ensure they continue to meet the needs of residents. As part of the community survey and stakeholder outreach process, stakeholders indicated a high need for additional and/ or improved facilities including:

- Senior Centers
- Parks/ Open Space
- Community Centers
- Healthcare Facilities
- Libraries
- Homeless Shelters

### **How were these needs determined?**

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

### **Describe the jurisdiction’s need for Public Improvements:**

As part of the community survey and stakeholder engagement, residents and stakeholders identified the need for continued maintenance and upkeep of city infrastructure and resources. The highest identified need focused on street/ alley improvements as well as streetscapes (including sidewalk space). Residents also indicated a need of ensuring accessibility to public spaces and facilities and updated drainage and utility systems.

### **How were these needs determined?**

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

### **Describe the jurisdiction’s need for Public Services:**

As identified by stakeholders and residents, there are a wide range of public services for low- and moderate-income and special needs populations throughout the City. Services include those targeted to certain age groups (e.g. senior and youth programming and services) as well as for certain populations (e.g. homeless and substance abuse training) as well as more general service needs such as job training and employment assistance, community programming, transportation, anti-crime and healthcare services.

The need for public services is beyond what the City can target through CDBG funding and the City will continue to identify opportunities for leverage and partnership to address these needs.

**How were these needs determined?**

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

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

As part of the Consolidated Plan requirements, La Habra must complete a market analysis. The market analysis consists of the following sections:

- Cost/Condition/Supply of Housing
- Public Housing Supply
- Homeless and Special Needs Facilities/ Services
- Non-Housing Community Development Conditions (including economic conditions, access to broadband, and hazard mitigation)

The data presented below uses the 2011-2015 ACS 5-year estimates, which is the most current data set provided by HUD for ACS and CHAS data via the eCon Planning Suite. Data related to household and housing unit counts is based on different data universes (total households, total housing units, and total occupied housing units). Consequently, different data tables will have different totals depending on the corresponding universe of that table.

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

### Introduction

According to 2011-2015 ACS data, 66% of the City’s housing stock is comprised of single-family housing (1-4 units). Multifamily housing (5+ units) accounts for 30% of total housing units in the City. The largest shares of multifamily housing is located in the corridors along La Habra Blvd, Whittier Blvd and Beach Blvd.

Most of the City’s ownership housing (75%) is comprised of larger units containing three or more bedrooms. In comparison, only 21% of the City’s rental housing is comprised of larger units. The tables below indicate the number of residential properties in the City by property type, unit size and tenure.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	9,810	50%
1-unit, attached structure	1,685	9%
2-4 units	1,275	7%
5-19 units	2,505	13%
20 or more units	3,410	17%
Mobile Home, boat, RV, van, etc	820	4%
<b>Total</b>	<b>19,505</b>	<b>100%</b>

Table 33 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	120	1%	1,105	13%
1 bedroom	245	2%	2,060	24%
2 bedrooms	2,170	21%	3,590	42%
3 or more bedrooms	7,795	75%	1,745	21%
<b>Total</b>	<b>10,330</b>	<b>99%</b>	<b>8,500</b>	<b>100%</b>

Table 34 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

The following developments provide affordable, assisted housing within La Habra.

Property Name	Target Population	# of Affordable Units	Total Units	Affordable Unit Breakdown
Casa El Centro Senior Apartments	Senior/Disabled age 62+	55	55	1 bedroom (53), accessible units (2)
Casa Nicolina	All	22	22	Studio (1), 1 bedroom (4), 2 bedroom (15), 3 bedroom (2)
Cypress Villas Apartments	All	29	72	Mix of 1 & 2 bedrooms
Las Lomas Gardens	All	93	112	1 bedroom (14), 2 bedroom (43), 3 bedroom (32), 4 bedroom (4)
Villa Camino Real	All	12	12	
Grace Ave	All	4	1	3 bedroom (1)

**Table 35 – Available Multifamily Properties**

Data Source: City of La Habra MF Database

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

According to the HUD Multifamily and Section 8 database, the following units are at high risk of expiring:

- Casa El Centro Apartment – expires 9/30/2020
- Las Lomas Gardens – expires 11/30/2020

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

The limited number of rental units with 3 or more bedrooms presents a potential problem in meeting the needs of low-, moderate-, and middle-income renters within the City. Within La Habra, 39.9% of renter households had four or more household members. However, as noted above, only 21% of the rental units have 3 or more bedrooms creating a limited supply for these larger, renter households. Further, as indicated in the Needs Assessment, over 2,000 renter households earning between 0-100% AMI experience overcrowding, indicating a need for affordable, 3+ bedroom rental units in La Habra.

**Describe the need for specific types of housing:**

As indicated above, La Habra has a specific need of continuing to preserve existing affordable housing within the City. As housing costs continue to rise in the City, maintaining this housing will be critical for low- and moderate-income households in the City.

Additionally, as summarized above, the City has a need for more, large rental units to meet the needs of renter households within the City.

Finally, while the City continues to trend younger than Orange County as a whole (La Habra's median age is 33.6 years old compared to 37.1 in Orange County), the City's share of residents over the age of 65 is increasing. In the 2006-2010 ACS estimates, the share of 65+ residents in La Habra was 9.2%. In the 2011-2015 ACS estimates, this share increased to 11.11%. As such, the City will have a growing need for accessible, affordable housing available for older residents within the community.

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

### Introduction

One of the most important factors in evaluating a community's housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. Housing problems directly relate to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high prevalence of housing cost burden and overcrowding occurs.

The tables below indicate the median home value and contract rent (not including utility or other associated costs). These values are self-reported by residents through the U.S. Census American Community Survey.

Based on the reported housing costs, the third table indicates the number of units that are currently affordable to households at different levels of the HUD Area Median Family Income (HAMFI). It is important to note, that just because a unit is affordable to residents at that income level, it does not necessarily mean that a household at that income level is occupying the unit.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	507,400	405,000	(20%)
Median Contract Rent	1,150	1,229	7%

**Table 76 – Cost of Housing**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	360	4.2%
\$500-999	1,620	19.1%
\$1,000-1,499	4,700	55.3%
\$1,500-1,999	1,395	16.4%
\$2,000 or more	418	4.9%
<b>Total</b>	<b>8,493</b>	<b>99.9%</b>

**Table 37 - Rent Paid**

Data Source: 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	320	No Data
50% HAMFI	1,015	435
80% HAMFI	5,465	1,430

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
100% HAMFI	No Data	2,600
<b>Total</b>	<b>6,800</b>	<b>4,465</b>

**Table 38 – Housing Affordability**

Data Source: 2011-2015 CHAS

**Monthly Rent**

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	\$1,563	\$1,785	\$2,216	\$3,098	\$3,578
High HOME Rent	\$1,331	\$1,428	\$1,714	\$1,972	\$2,180
Low HOME Rent	\$1,038	\$1,113	\$1,336	\$1,543	\$1,721

**Table 89 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

**Is there sufficient housing for households at all income levels?**

There is a limited share of housing affordable to renters earning between 0-50% AMI when compared to the universe of households at those income levels. As documented in the Needs Assessment, there are nearly 4,000 renter households that earn between 0-50% AMI. However, as indicated in Table 35 above, there are only 1,335 rental units affordable to households at this level. Further, this data does not take into account households earning more than 50% AMI who may be renting a unit that would be affordable to lower-income tenants or the quality and size of the units.

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

Both sales and rental prices have risen drastically over the past ten years. According to Zillow, the median list price rose from \$290,000 in 2010 to \$576,000 in 2019 (an increase of 98.6%). Zillow projects housing costs in La Habra to increase by an additional 1.4% in 2020.

Median rents have also increased significantly over the last five years. According to Zumper, a rental listing aggregator, November 2019 median rents for 1-bedroom, 2-bedroom and 3-bedroom units were \$1,650, \$1,988, and \$3,000 respectively. From 2014, median rents for 1-, 2-, and 3-bedroom units have increased by 50%, 33%, and 30% respectively.

As population continues to increase throughout Orange County, the demand for housing will continue to increase, driving up the sales and rental markets.

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

Based on current rental figures noted above, Fair Market Rents closely align with median rental rates in the City and median rents are above current HOME rents for the metro area. As rents continue to rise,

there will be a growing need for additional affordable housing within the City. This emphasizes the importance of preserving existing affordable housing as well as exploring opportunities to produce new affordable housing within the City.

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

### Introduction

Assessing housing conditions in the City provides the basis for developing strategies to maintain and preserve the quality of the housing stock. The ACS defines a “selected condition” as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Based on the definition of selected conditions, 37% of owner-occupied households in the City have at least one selected condition and 64% of all renter-occupied households in the City have at least one selected condition.

### 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	3,435	33%	3,935	46%
With two selected Conditions	345	3%	1,505	18%
With three selected Conditions	15	0%	0	0%
With four selected Conditions	0	0%	20	0%
No selected Conditions	6,540	63%	3,040	36%
<b>Total</b>	<b>10,335</b>	<b>99%</b>	<b>8,500</b>	<b>100%</b>

Table 40 - Condition of Units

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	460	4%	165	2%
1980-1999	1,355	13%	1,815	21%
1950-1979	8,050	78%	6,110	72%
Before 1950	465	5%	410	5%
<b>Total</b>	<b>10,330</b>	<b>100%</b>	<b>8,500</b>	<b>100%</b>

**Table 41 – Year Unit Built**

Data Source: 2011-2015 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	8,515	82%	6,520	77%
Housing Units build before 1980 with children present	1,065	10%	310	4%

**Table 42 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

**Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	n/a	n/a	See note
Abandoned Vacant Units	n/a	n/a	See note
REO Properties	n/a	n/a	See note
Abandoned REO Properties	n/a	n/a	See note

**Table 43 - Vacant Units**

Note: The City of La Habra does not maintain a database of the status of vacant and REO properties that are and are not suitable for rehabilitation. According to the 2011-2015 ACS estimates, the vacancy rate is 3.4% (1.3% for homeowners and 4.0% for rental units). According to RealtyTrac on 2/10/2020, there are three REO properties within the City of La Habra.

**Need for Owner and Rental Rehabilitation**

Within La Habra, the housing stock is relatively old with nearly 80% of all units having been built prior to 1980 and 5% of the City’s housing stock having been built before 1950. The age of units is relatively evenly split between rental and ownership housing. Housing that is often 30+ years old requires some form of major- or moderate-rehabilitation. This older housing stock indicates a critical need for rehabilitation for both owner and rental structures throughout the City to maintain a viable housing stock within the City. Stakeholders within the City have also identified the need for owner and rental rehabilitation for housing stock across the City.

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

Lead-based paint and varnishes were used in housing until 1978 and are still assumed to be present in the home unless the house has been fully remediated by a certified contractor. Children age 6 and younger are at the highest risk for physical and mental damage from lead poisoning. Within La Habra, more than 15,000 housing units were constructed before 1980 (used as a proxy for 1978), accounting for 82% of the ownership housing stock and 77% of the rental stock. However, when evaluating the number of units with children aged 6 or younger, only an estimated 1,375 units are occupied by such households. According to the Needs Assessment, there are 3,601 households in La Habra with children age 6 and younger. Thus,

38% of households with young children are assumed to live in housing units that may contain lead-based paint.

76% of all families with young children have incomes between 0-80% AMI. While the share of low- and moderate-income households is more likely to be in older housing stock in need of rehabilitation, even conservatively applying this share of 76% to the total number of units built before 1980 with young children present (1,375), we can estimate that 1,045 households are potentially at risk of living with lead-based paint hazards.

However, it is important to note that this data does not necessarily reflect households in which young children visit frequently such as grandparents, informal day care centers, or other family members and friends and thus the risk is likely even greater.

## 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.

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.

The data below presents housing authority data for the Orange County Housing Authority and is not specific to 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									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Table 44 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

There are no HUD-funded public housing developments within La Habra.

### 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:

There are no HUD-funded public housing developments within La Habra.

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

There are no HUD-funded public housing developments within La Habra.

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

There are no HUD-funded public housing developments within La Habra.

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

### Introduction

Homeless programs and facilities within Orange County are coordinated by the Continuum of Care and supported by the cities and service providers within the County. There are currently no homeless facilities within the City of La Habra. The City maintains a current database of current homeless shelters within the region and assists those seeking assistance to access those facilities.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	574		816	518	0
Households with Only Adults	1,401	528	289	1,725	0
Chronically Homeless Households	n/a	n/a	n/a	545	0
Veterans	0	0	26	971	0
Unaccompanied Youth	14	0	0	14	0

**Table 45 - Facilities and Housing Targeted to Homeless Households**

Data Source: Housing Inventory Count (2019) Orange County CoC

**Note: There are no PSH Beds under development in the City of La Habra.**

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

The City of La Habra is a participant in the Orange County Continuum of Care. The CoC acts as the coordinating entity among homeless service providers, agencies and facilities throughout Orange County. Through the CoC, a number of service providers offer assistance to homeless households and households at risk of becoming homeless across the county.

Within the City of La Habra, the Community Resource Care Center (CRCC), provides assistance to residents of La Habra and others seeking assistance. Located at 350 South Hillcrest Street in La Habra, CRCC 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.

**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.**

Services made available in Orange County include the following:

- 2-1-1: Confidential referral and information helpline and website that provides essential health and human services
- 1736 Family Crisis Center: Offers comprehensive emergency, critical care, and rehabilitative services for extremely vulnerable, often injured clientele— children, families, veterans who are facing or fleeing life-threatening circumstances, including domestic violence, child abuse, and homelessness.
- Cold Weather Armory Shelter: Cold weather homeless shelter for individuals and families
- Colette’s Children’s Home: Emergency and transitional shelter that provides housing and supportive services to women with children and single women.
- CRCC: Provides emergency services and resources to the homeless and low-income individuals in La Habra.
- Door of Hope: Bridge transitional housing for families with children experiencing homelessness.
- Families Forward: Rapid rehousing program for homeless families.
- Family Assistance Ministries: Homeless shelter
- Friendship Shelter: Homeless shelter for single women and men.
- Home on the Green Pastures: Shelter for abused women.
- Homeless Solution Access Center: Homeless supportive services.
- Mercy House Center: Transitional living programs.
- New Life Beginnings: Homeless shelter for pregnant women with or without children.
- Orange Coast Interfaith Shelter: Permanent and transitional housing program.
- Pathways of Hope: housing program for homeless families.

- Salvation Army: Emergency services and assistance.
- The Sheepfold. Shelter for abused women with children.
- Standup for Kids: Provide services and assistance to homeless youth.
- Bridges at Kraemer Place

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

### **Introduction**

Special needs populations consist of persons who are not homeless but due to various reasons are in need of services and supportive housing. Persons with special needs include, but are not limited to, the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The City of La Habra will consider allocating CDBG public service funding to various programs that provide services to special needs populations, including but not limited to those serving the elderly, frail elderly, developmentally disabled, physically disabled, mentally disabled, persons with HIV/AIDS and victims of domestic violence.

HUD defines elderly as a person who is 62 years of age or older. A frail elderly person is an elderly person who is unable to perform at least three activities of daily living including eating, bathing, or home management activities. Generally, elderly persons have lower incomes than the population at large.

HUD defines a disabled person as having a physical or mental impairment that substantially limits major life activities. The obstacle to independent living for these adults is not only their disability, but also the lack of financial resources. Additionally, persons with disabilities have high dependency on supportive services and may require accessibility modifications to accommodate their unique conditions.

Drug abuse or substance abuse is defined as the use of chemical substances that lead to an increased risk of problems and an inability to control the use of the substance. According to the Centers for Disease Control and Prevention, there were 70,237 drug overdose deaths in the United States in 2017 and that of those deaths, 47,600 involved opioids. According to the CDC, the national ‘opioid epidemic’ began in the 1990s with increased prescribing of opioids such as Methadone, Oxycodone, and Hydrocodone. Beginning in 2010, CDC reported rapid increases in overdose deaths involving heroin. The third wave began in 2013 with increases in overdose deaths involving synthetic opioids such as the illicitly manufactured fentanyl, often found in combination with heroin, counterfeit pills, and cocaine. Although California was among 10 states with the lowest drug overdose mortality in each year from 2014-2017, the proliferation of fentanyl is a significant and relatively new issue requiring increased public awareness and services.

Human immunodeficiency virus infection (HIV) is a virus that weakens one’s immune system by destroying important cells that fight diseases and infection. Acquired Immune Deficiency Syndrome (AIDS) is the final stage of the HIV infection.

Domestic Violence includes, but is not limited to, felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim as a spouse.

**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**

As indicated in the needs assessment, special needs populations, on average, have lower incomes than the population as a whole and demonstrate a greater need for supportive services and housing assistance.

Specific needs include:

*Fair Housing Assistance:* Special needs populations may face discrimination when seeking new housing or in facing pressure from landlords or lending institutions. Providing services associated with fair housing (including education and advocacy activities)

*Affordable, accessible housing:* Special needs populations comprise a disproportionate share of the low- and moderate-income population within La Habra and, as such, have a greater need for affordable housing – including accessible housing for elderly and disabled households.

*Accessible public facilities:* Elderly and disabled individuals require public facilities and services to be ADA compliant to enable them to effectively access services and programs throughout the City.

*Public services:* Special needs populations require supportive services such as transportation, education, senior services, childcare and basic needs.

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

Within Orange County, several service providers operate county-wide services to provide mental and physical health counseling and supportive services.

The Mental Health Association of Orange County provides transition support to individuals with mental health challenges and issues. Support includes identifying supportive housing as well as community resources and other services to meet the individual’s needs.

The Dayle MacIntosh Program provides transition support in Orange County to people with disabilities who reside in long-term institutions and have a desire to live independently. Clients are paired with a transition coordinator who helps identify supportive housing as well as other needs and services to enable the individual to successfully live independently.

### **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))**

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 contract with the Fair Housing Foundation or a similar Fair Housing Agency to provide a variety of fair housing services and landlord tenant counseling.
- Prioritize public services that provide homeless assistance and wrap around services to homeless, low-income residents and other special needs populations.

- 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.

## **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.

Within the City of La Habra, the city strives to limit public policies that may adversely impact the construction or preservation of affordable housing and residential investment. The City collaborates with other jurisdictions throughout Orange County to produce a regional Analysis of Impediments to Fair Housing Choice. The most recent analysis was completed in 2016. This analysis found that, in general, the City's public sector policies do not impede on the construction or development of affordable housing or residential investment. An update to the Analysis of Impediments is currently underway.

The analysis recommended that the City reconsider the filing fee associated with reasonable accommodations to not put an additional burden on disabled households seeking a reasonable accommodation to a property.

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

### Introduction

According to the 2017 Longitudinal Employer Household Dynamics (LEHD) profile, there are 14,492 private jobs within the City of La Habra. Of these jobs, 1,072 (7.4%) are filled by La Habra residents and 13,420 are filled by individuals living outside of the City. Likewise, 26,691 residents commute outside of the City for employment. For those commuting to La Habra for employment, the greatest share come from Los Angeles city (7.4%), Anaheim (6.6%) and Fullerton (4%).

For La Habra residents, the largest cities to which they commute outside of the City for employment are Los Angeles City (7.5%), Anaheim (7.2%) and Brea (5.2%).

According to the 2011-2015 ACS estimates (as documented below), the unemployment rate in La Habra is just over 10%. However, in assessing more current data from the Bureau of Labor Statistics, the unemployment rate as of November 2019 was 2.6%. Since early 2017, the City's unemployment rate has been below 4% and the annual average has decreased every year since 2010.

As documented in the tables below, the greater share of the labor force is comprised of those whose highest educational attainment is a high school degree (or equivalent). The median income for those with a high school degree is just below \$31,000. As noted throughout the Needs Assessment and Market Analysis, earnings at this level create a high probability that the household will experience housing cost burden and/ or other housing problems.

### 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	247	33	1	0	-1
Arts, Entertainment, Accommodations	3,819	2,218	13	16	3
Construction	1,654	834	6	6	0
Education and Health Care Services	4,561	1,671	16	12	-4
Finance, Insurance, and Real Estate	1,848	593	6	4	-2
Information	676	145	2	1	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Manufacturing	3,304	863	11	6	-5
Other Services	943	668	3	5	2
Professional, Scientific, Management Services	2,336	567	8	4	-4
Public Administration	0	0	0	0	0
Retail Trade	3,739	3,802	13	27	14
Transportation and Warehousing	1,156	1,163	4	8	4
Wholesale Trade	2,289	387	8	3	-5
<b>Total</b>	<b>26,572</b>	<b>12,944</b>	--	--	--

**Table 96 - Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	32,250
Civilian Employed Population 16 years and over	29,010
Unemployment Rate	10.01
Unemployment Rate for Ages 16-24	29.27
Unemployment Rate for Ages 25-65	6.72

**Table 107 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	5,445
Farming, fisheries and forestry occupations	1,445
Service	3,215
Sales and office	8,800
Construction, extraction, maintenance and repair	2,619
Production, transportation and material moving	1,865

**Table 11 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,690	53%
30-59 Minutes	10,030	36%
60 or More Minutes	2,960	11%
<b>Total</b>	<b>27,680</b>	<b>100%</b>

**Table 129 - Travel Time**

Data Source: 2011-2015 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	3,700	460	1,855

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	6,000	690	1,660
Some college or Associate's degree	8,270	560	1,775
Bachelor's degree or higher	6,135	495	1,280

**Table 50 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

**Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	115	650	720	1,700	965
9th to 12th grade, no diploma	675	1,065	940	925	375
High school graduate, GED, or alternative	2,225	2,760	1,920	3,665	1,935
Some college, no degree	2,710	2,660	1,950	3,720	1,515
Associate's degree	265	700	475	1,135	560
Bachelor's degree	305	2,015	1,195	2,335	940
Graduate or professional degree	23	495	690	1,180	540

**Table 51 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,796
High school graduate (includes equivalency)	30,855
Some college or Associate's degree	37,675
Bachelor's degree	46,584
Graduate or professional degree	80,422

**Table 52 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

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

The three largest job sectors for jobs within La Habra (share of jobs column) are Retail Trade (27%), Arts, Entertainment, Accommodations (16%) and Education and Health Care Services (12%). According to the City's 2018 Comprehensive Annual Financial Report (CAFR), the three largest employers in La Habra are:

1. CVS Pharmacy (864 employees)
2. Wal-Mart/Sam's Stores (778 employees)

3. The Gary Center (673 employees)

**Describe the workforce and infrastructure needs of the business community:**

Within the business community of La Habra, there continues to be a need for job training to ensure that the workforce has current, marketable skills and capacities to meet the needs of existing businesses within the City as well as potential businesses looking to locate within the City.

On a parallel track, the City will continue to actively recruit existing businesses to stay and expand operations within the City as well as encourage new businesses to locate within the City. To support businesses considering locating in La Habra, the Economic Development staff maintains a web-based dashboard of potential development opportunities as well as reports highlighting key demographic/socioeconomic indicators, and guidance on starting a business within the City. The La Habra Chamber of Commerce provides free business counseling to potential new businesses to assist them in navigating the business start up process.

In regards to infrastructure, the City regularly assesses the capacity of current systems (streets, utilities, etc.) to ensure it is capable of meeting current and projected needs. As needed, the City conducts maintenance projects to keep infrastructure current to support current and new businesses.

**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.**

There are no major planned projects that will have a significant impact on La Habra's job and business growth opportunities. Commercial and residential development has continued to take place throughout the City. The City keeps an active database of potential commercial and residential opportunities on the City's website.

More broadly, La Habra continues to be directly impacted by the Orange County and metro-region's economic conditions and changes.

Three primary trends that are impacting the region's economy were identified in the Orange County's 2019-2023 Comprehensive Economic Development Strategy (CEDS) that will continue to impact the region's economy in near future:

1. Technological advances, such as social media, e-commerce, and automation, are currently disrupting many traditional industries.
2. A surging housing market representing tremendous economic growth while simultaneously creating affordability concerns for many residents.
3. Near record-low unemployment rates and significant employment growth in traditional and emerging industry sectors.

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

Located in a region with a significant number of universities, colleges and other training programs, there are multiple services and options to ensure that the workforce’s skillset is current and meets the needs and demands of current and future businesses within the City.

**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 Orange County Development Board (OCDB) administers One Stop Centers, job training programs, and a database of approved training programs within Orange County. OCDB provides a range of supportive services including job application preparation, access to job boards/posting, general training and specialized programs.

OCDB also funds programs within the Orange County Youth Center that provide occupational training as well as placed internships with local businesses for youth between the ages of 18-24.

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

Yes, La Habra participates in the Orange County CEDS.

**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.**

One of the five goals of the 2019 – 2023 CEDS Strategy is to focus on residents living in areas that are characterized by below average per capita incomes and above average levels of unemployment. As of 2018, five Census tracts in La Habra met this threshold. The County is structuring a regionally focused program to focus on job training and improved access to livable wage jobs for residents in this region. On a parallel track, the City is focused on supporting low- and moderate-income residents receive training for and support in accessing livable wage jobs in the City.

Other regional initiatives identified in the CEDS will have a direct impact on La Habra’s economy. These goals include:

- Providing world class education, career, and workforce opportunities to address the skills gap
- Promoting key priority clusters throughout the county
- Improving Orange County’s economic competitiveness in a global economy
- Developing state of the art public infrastructure to improve job access and economic growth

## **MA-50 Needs and Market Analysis Discussion**

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

As noted in the needs assessment, 45% all households earning below 100% AMI experience at least one housing problem (most commonly housing cost burden). These households experiencing problems are located throughout the City and are not concentrated in a single neighborhood or geography.

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

This plan uses HUD's definition of Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) to define areas where low-income racial or ethnic minorities are concentrated. R/ECAPs are defined as areas with a non-white population of 50% or more and 40% or more of individuals living at or below the poverty line (or three or more times the average tract poverty rate for the metro area). There are no such areas in the City.

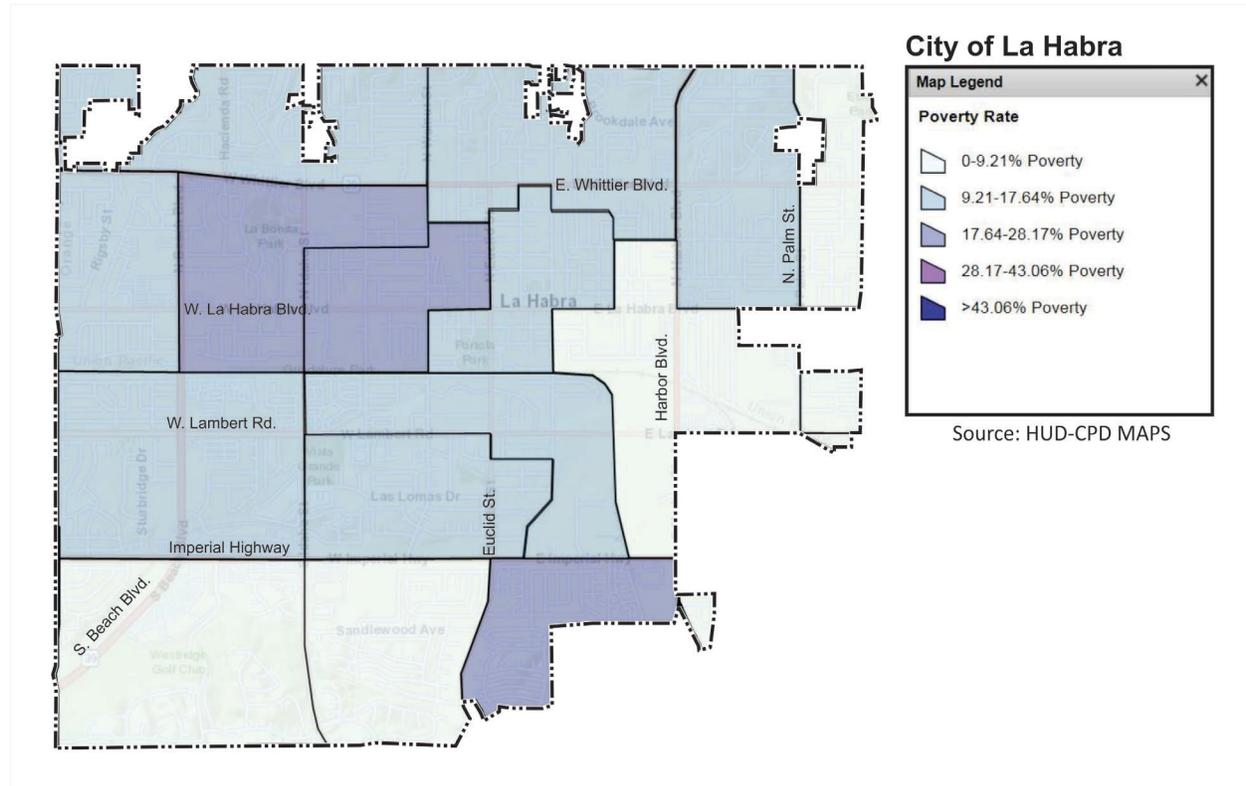
Individually, the plan defines low-income areas as Census tracts in which at least 40% of the individuals within the tract are living at or below the poverty line. There are no such Census tracts within the City of La Habra.

The plan defines areas of minority concentration as areas in which the share of the minority population is more than 20% that of the City's total minority population (60.9%). Within La Habra, three Census tracts have minority populations that are 81% or greater. This includes Census tract 12.02 (Central La Habra surrounding El Centro Park), 14.04 (West Central La Habra), and 17.07 (area just south of Westridge Golf Club).

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

While there are no such neighborhoods or Census tracts that are considered to be R/ECAPs, the map below highlights the tracts with the highest poverty rates. Residents in these tracts are more apt to

experience multiple housing problems. This area includes the City’s downtown core along La Habra Blvd.



**Figure 5 – Poverty Rate**

**Data Source:** 2011-2015 ACS Estimates

**Are there any community assets in these areas/neighborhoods?**

Each neighborhood throughout the City contains a diverse profile of assets and community services including community centers, retail nodes, public transit services, open space and other community benefits. Through the Consolidated Plan and other planning and investment processes, the City prioritizes maintaining and improving these benefits and services for all residents, especially those who residents who have a greater need for services and programming.

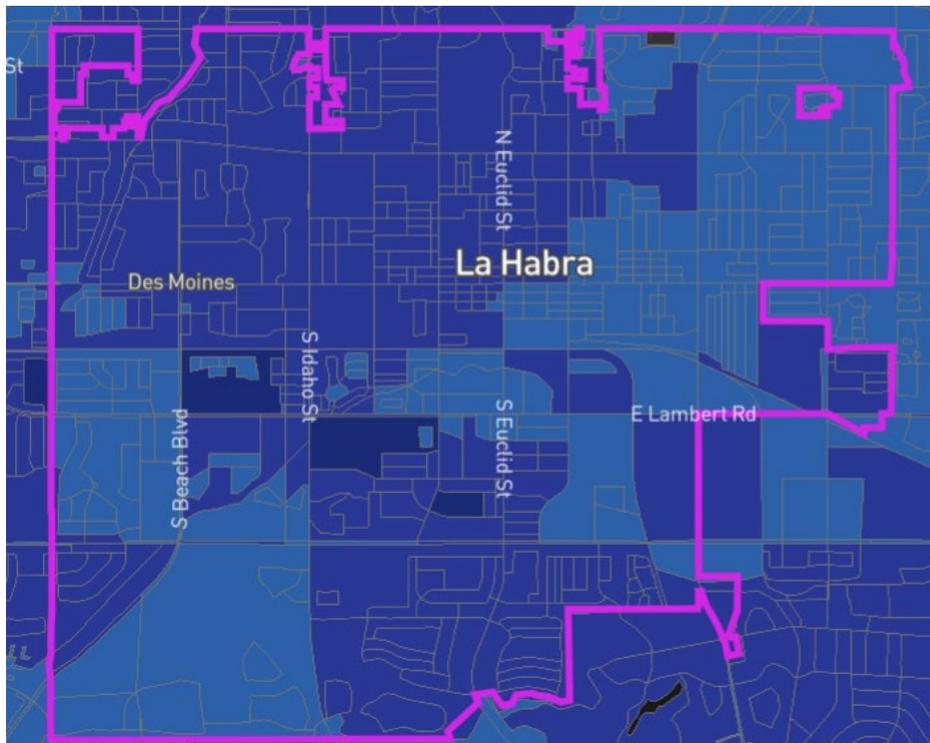
**Are there other strategic opportunities in any of these areas?**

There are no readily apparent strategic opportunities to be addressed with CDBG funds specific to any of these neighborhoods. The City will continue to fund and target HUD resources to meet community needs and leverage other funding resources.

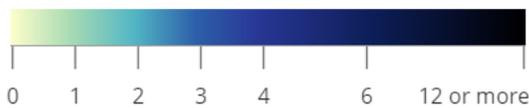
## MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Throughout the City of La Habra, residents have consistent and multiple options to access broadband, high-speed internet. For broadband download speeds of 25 megabytes per second (mbps), 100% of residents are serviced by at least three internet service providers. For download speeds of 100 mbps, 21% of residents are serviced by two internet service providers and 79% of residents are serviced by one provider. According to broadbandnow, the average download speed in La Habra is 63.8 mbps which is 110% faster than the average internet speed in California.



**Number of Fixed Residential Broadband Providers**



**Figure 6 – Broadband Coverage**

**Data Source:** FCC Broadband Provider Coverage (Dec. 2018)

Of those who participated in the community outreach survey, 81% indicated that they had access to broadband internet.

La Habra complies with HUD's [Narrowing the Digital Divide Through Installation of Broadband Infrastructure in HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental Housing](#) (81 FR 92626) rule (effective January 19, 2017). Through this rule, all new HUD-funded multi-family construction or substantial rehabilitation has included broadband infrastructure including cables, fiber optics, wiring and wireless connectivity to ensure that each unit has the infrastructure to achieve at least 25 mbps download and 3 mbps upload speeds.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Throughout the city, residents are serviced by two, oftentimes at least three internet service providers who offer high speed internet. The four primary service providers in La Habra are Spectrum, Frontier, ATT and Earthlink.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Climate change has increased the prevalence and severity of natural hazard risks including drought, flash floods/storms, and extreme heat events in La Habra. To help counter the impact of these risks, the city adopted its Climate Action Plan in 2014 and complies with CAL Green building standards. Through both of these initiatives, the City promotes multiple strategies to mitigate the impact of climate-related hazards by promoting green building, reducing water usage/ storm water run off, improving weatherization of residential properties, and promoting alternative transportation and permeable pavement and landscaping.

Two small areas of the city (the areas adjacent to La Mirada Creek and Coyote Creek) are located within a 100-year floodplain and at a greater risk for experiencing flooding events.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Low- and moderate-income residents and special needs populations are especially vulnerable to the risks of climate-related hazard risks. The residences of low- and moderate-income households are more often in worse condition and thus are more susceptible to external weather conditions such as extreme heat. Likewise, elderly residents are at a greater risk to weather conditions such as extreme heat.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan is a guide for the City of La Habra to establish its housing, community and economic development priorities, strategies and goals for the investment of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) over the next five years, beginning July 1, 2020 and ending June 30, 2025. The priority needs and goals established in this Strategic Plan are based on analysis of information including the results of the City's 2020-2024 Consolidated Plan Community Needs Survey and housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite) from the 2011-2015 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same time period. Additional sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies involved in the development of affordable housing and the delivery of public services to low- and moderate-income people, persons with special needs and those at risk of homelessness.

In consideration of community input and available data, the six (6) priority needs listed below are established as part of this Plan.

- Preserve the supply of affordable housing
- Ensure equal access to housing opportunities
- Provide public services for low-income residents
- Provide public services for residents with special needs
- Promote economic opportunity
- Improve public facilities and infrastructure

Consistent with HUD's national goals for the CDBG program to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of CDBG funded activities aligned with the following seven measurable Strategic Plan goals:

- Affordable housing preservation
- Fair housing services
- Public Services
- Special needs services
- Economic opportunity programs
- City of La Habra public facilities improvements
- Program Administration

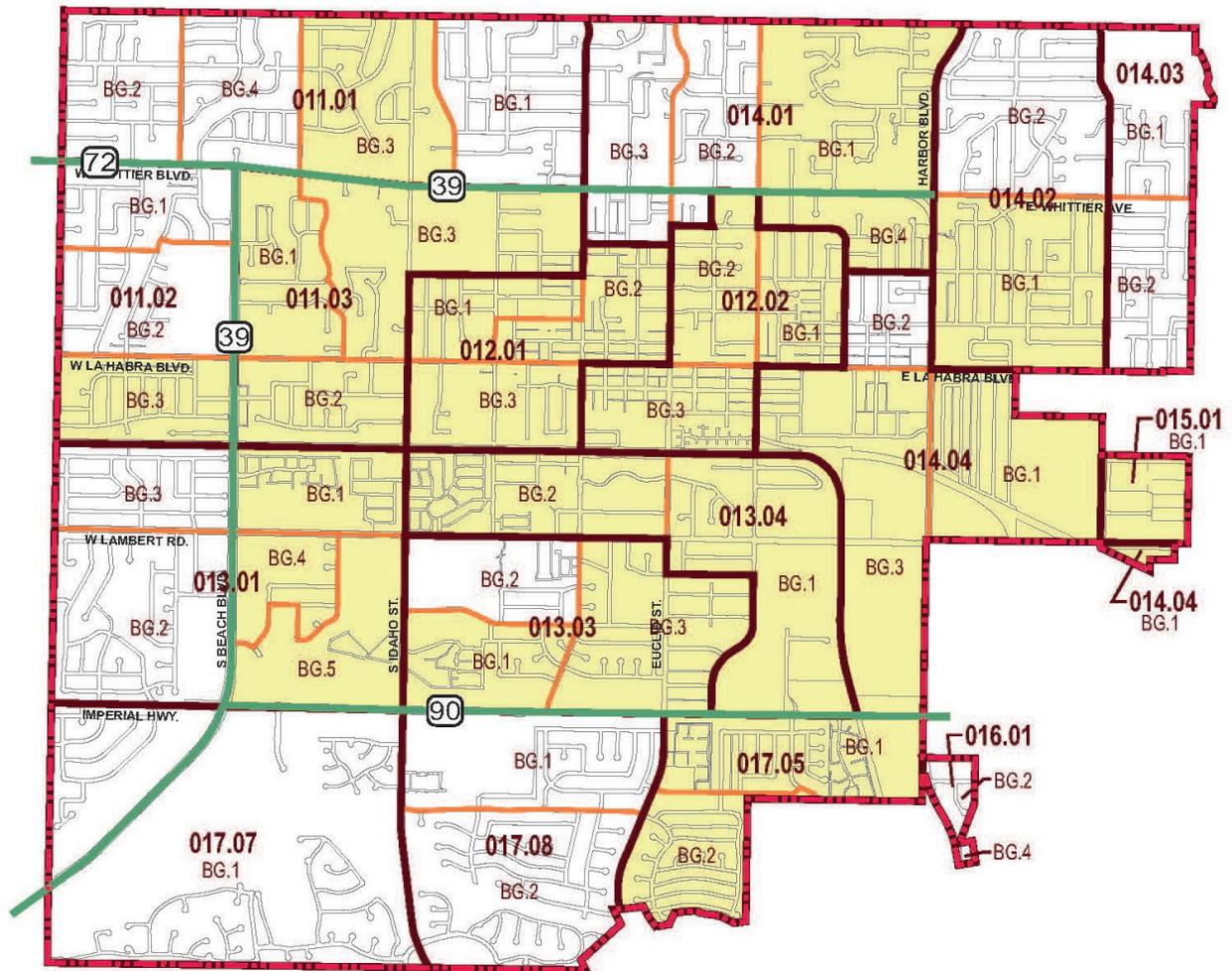
Historically, the City of La Habra has used the CDBG programs to fund nonprofit agencies that provide direct services to City of La Habra residents. Over the next five years, the City will continue this emphasis and will also use these resources to support City sponsored programs and activities that support the goals and objectives of this Strategic Plan.

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

## Geographic Area

### General Allocation Priorities

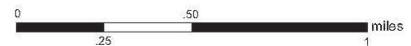
The City of La Habra will accept applications for projects that serve all neighborhoods and areas of the City, assuming that any project targeting a neighborhood or area meets HUD’s requirements that at least 51% of the residents are LMI persons. The map below identifies all Census block groups that meet the 51% threshold.



### City of La Habra

CDBG - LOW AND MODERATE INCOME AREA MAP  
2010 CENSUS AREAS

- CITY BOUNDARY
- LOW AND MODERATE INCOME BLOCK GROUPS
- CENSUS TRACT
- BLOCK GROUP



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

### Priority Needs

<b>1</b>	<b>Priority Need Name</b>	Preserve the supply of affordable housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Affordable Housing Preservation
	<b>Description</b>	<p>As the City's housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation is of particular concern for low- and moderate-income homeowners who are generally not in a financial position to properly maintain their homes. The age and condition of La Habra's housing stock is an important indicator of potential rehabilitation needs. As identified in the market analysis, nearly 80% of all housing units were constructed prior to 1980. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems. Housing over 15 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures.</p> <p>Preservation of the physical and functional integrity of existing housing units is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community.</p>
	<b>Basis for Relative Priority</b>	<p>Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities ensures that all economic segments of the community can live in decent housing that meets local standards. Housing preservation is rated as a high priority need based on the demand for service reported by the City's Community Development Department and responses to the community needs survey.</p>

<b>2</b>	<b>Priority Need Name</b>	Ensure equal access to housing opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Veterans Persons designated as a protected class
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Fair Housing Services
	<b>Description</b>	HUD mandates that all recipients of federal housing and community development assistance such as CDBG take actions to affirmatively further fair housing choice within their communities. The City of La Habra will certify its compliance with HUD's requirement to affirmatively further fair housing choice in each Annual Action requesting an annual allocation of CDBG funds.
	<b>Basis for Relative Priority</b>	Affirmatively furthering fair housing choice by ensuring equal access to housing opportunities is a high priority for HUD and the City of La Habra. In accordance with HUD requirements, this priority will be addressed using CDBG funds.

<b>3</b>	<b>Priority Need Name</b>	Access to public services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Frail Elderly Youth
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Consultation with organizations that provide a range of public services targeted to low- and moderate-income residents revealed the need for public services addressing a variety of needs including those associated with health, fitness, nutrition, affordable childcare, affordable housing, education, and recreation for children, youth, families and seniors living in La Habra.
	<b>Basis for Relative Priority</b>	Public services are rated as a high priority need based on the demand for service reported by local service providers and responses to the community needs survey.

4	<b>Priority Need Name</b>	Access to public services for special needs residents
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Chronic Homeless Homeless Individuals Homeless Families with Children Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Victims of Human Trafficking Veterans
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Special Needs Services
	<b>Description</b>	Analysis of available data and consultation with organizations providing services for special needs populations revealed a high need for a range of additional services including, but not limited to, those concerned with domestic violence, human trafficking, mental disabilities, physical disabilities, developmental disabilities, substance abuse/alcoholism and HIV/AIDS.
	<b>Basis for Relative Priority</b>	Special needs services are rated as a high priority need based on the demand for service reported by local service providers and responses to the community needs survey.

<b>5</b>	<b>Priority Need Name</b>	Promote Economic Opportunity
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Economic Opportunity Programs
	<b>Description</b>	Promote economic and job opportunities for local low- and moderate-income residents through the implementation of programs that support businesses in La Habra.
	<b>Basis for Relative Priority</b>	Consistent with the results of the 2020-2024 Consolidated Plan, the provision of a wide range of economic opportunities for low - and moderate-income residents is a high priority.

6	<b>Priority Need Name</b>	Improve City public facilities and infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Public Facility Improvements
	<b>Description</b>	<p>The City places a high priority on the implementation of activities of maintaining and developing public facilities and infrastructure projects to improve accessibility.</p> <p>Barriers to accessibility were identified at various public facilities, including but not limited to, building entrances that are not wheelchair accessible, service counters that are not wheelchair accessible, lack of ADA compliant door hardware, restrooms lacking wheelchair accessible lavatories, fixtures and ADA compliant water closets, ramps and steps lacking ADA compliant handrails, drinking fountains that are not wheelchair accessible and non-ADA compliant signage.</p>
	<b>Basis for Relative Priority</b>	Based on need and available resources and results of the community needs survey, the improvement of public facilities and infrastructure owned and operated by the City of La Habra is rated as a high priority need for CDBG funds.

**Table 13 – Priority Needs Summary**

## 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 City of La Habra will continue to seek assistance through State and local funding resources to provide rental assistance through the County’s Housing Choice Voucher program, the CoC’s Rapid Re-Housing program, and state funding for affordable housing assistance. While current median rental prices closely align with Fair Market Rent values, if market rate prices continue to rise, TBRA will become a less suitable approach for the provision of affordable housing within La Habra.
TBRA for Non-Homeless Special Needs	The City of La Habra will continue to prioritize public services that address the needs of special needs populations to serve as a complement to rental assistance provided by the Orange County Housing Authority, CoC and other regional and state programs. While current median rental prices closely align with Fair Market Rent values, if market rate prices continue to rise, TBRA will become a less suitable approach for the provision of affordable housing within La Habra.
New Unit Production	La Habra will comply with new State requirements under AB1486 and AB1255 to inventory underutilized land and support developers in utilizing this land for the construction of affordable housing. If such sites are identified, the City will consider the use of CDBG or other resources to assist with site preparation. However, given the cost of new construction and limited vacant space within the City, the City will prioritize the rehabilitation and preservation of existing affordable housing within the City.
Rehabilitation	As documented in the needs assessment and market analysis, a large share of residents are cost burdened and the City’s housing stock is aging (nearly 80% of units built before 1980). As such, there is a growing need for residential rehabilitation – especially for lower-income households who may not have the resources for the upkeep and maintenance of their property.
Acquisition, including preservation	Within the City of La Habra, the affordability covenants for two existing affordable housing developments (Casa El Centro Apartment and Las Lomas Gardens) are set to expire by the end of 2020. Through CDBG funding and state/ local funding sources, La Habra will work with property owners and developers to extend and preserve affordable housing whenever possible by assisting with rehabilitation, site improvements, or other programs/ activities as needed to mitigate the loss of affordable housing within the City.

**Table 14 – Influence of Market Conditions**

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

**Introduction**

For Program Year 2020, the City will receive \$680,282 of CDBG funds from HUD. When this amount is combined with prior year resources available for inclusion in the 2020-2021 Annual Action Plan, the City anticipates the availability of approximately \$3.8 million of CDBG funds during the five-year period beginning July 1, 2020 and ending June 30, 2025

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	<ul style="list-style-type: none"> <li>• Admin and Planning</li> <li>• Economic Development</li> <li>• Housing</li> <li>• Public Improvements</li> <li>• Public Services</li> </ul>	\$680,282		465,585	1,145,867	\$2,721,128	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.

**Table 15 - 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**

To address housing and community development needs in La Habra, the City will leverage CDBG funds with federal, state and local resources when possible to maximize the impact and effectiveness of the funds. At a federal level, the City will look to leverage other HUD resources such as Section 202 and 811, and Low-Income Housing Tax Credits. The City will also look to leverage non-entitlement HOME and ESG resources administered by the State. The City will continue to be an active participant in seeking housing, community development and economic development resources and programs administered by the State, including the following:

- State Low-Income Housing Tax Credit Program
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding
- Homeless Housing, Assistance and Prevention (HHAP) Program
- Homeless Emergency Aid Program (HEAP)
- California Emergency Solutions and Housing Program (CESH)

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

La Habra will comply with new State requirements under AB1486 and AB1255 to inventory and support developers to access and utilize surplus municipal and state land for the construction of affordable housing. If such sites are identified, the City will consider the use of CDBG or other resources to assist with site preparation. At the point of developing this Consolidated Plan and Action Plan, the City does not have any publicly owned land that can be used to support the development of affordable housing within the City of La Habra.

### 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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of La Habra	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	City of La Habra
Orange County Continuum of Care	Continuum of Care	Homelessness Planning	Region
Orange County Housing Authority	PHA	Homelessness Planning Rental	Region
Fair Housing Foundation	Non-profit organizations	Fair Housing Planning public services	Region

**Table 16 - 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. In recent years, the City has increased collaboration to approach homeless programming and services through collaboration with City Net and the North Orange County Public Safety Task Force. This ongoing collaboration enables more comprehensive and coordinated delivery of services and referrals.

The primary gap in the delivery system is due to inadequate funding resources. The need in the City exceeds 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 and some critical programs, such as the development/preservation of affordable housing or delivery of critical services are not be able to be funded at the level of the demand.

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

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X		X
<b>Other</b>			
Other			

**Table 17 - Homeless Prevention Services Summary**

**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)**

While La Habra does not specifically offer all services referenced in the table above, it is able to refer residents seeking assistance through 2-1-1 and other agencies to relevant service providers located throughout Orange County. These service providers are able to address the needs and services referenced in the table. However, the biggest gap in the delivery of these services is a lack of funding to provide adequate shelter, housing, and critical services to those seeking assistance.

**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 greatest strength is the quantity of experienced and skilled homeless facilities and service providers operating within Orange County. The greatest gap is the scale of the problem and the limited financial resources to address homelessness and services for special needs populations within the County. As a result, the volume of need overwhelms the physical space, financial, and staff capacity of agencies operating within the County. As a result, not all residents in need are able to receive adequate services and assistance to meet their needs.

**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 regional coordination and alignment, 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	Affordable Housing Preservation	2020	2024	Affordable Housing	Citywide	Preserve supply of affordable housing	\$1,252,922	36 Homeowner Units Rehabilitated
2	Fair Housing Services	2020	2024	Affordable Housing; Homeless	Citywide	Ensure equal access to housing opportunities	\$46,050	250 Persons Assisted
3	Public Services	2020	2024	Non-Housing Community Development	Citywide	Access to public services	\$289,981	102,500 Persons Assisted
4	Special Needs Services	2020	2024	Non-Homeless Special Needs; Homeless	Citywide	Access to public services for special needs populations	\$289,981	3,500 Persons Assisted
5	Economic Opportunity Programs	2021	2024	Non-Housing Community Development	Citywide	Promote economic opportunity	\$193,321	100 Jobs Created/ Retained 25 Businesses Assisted
6	Public Facility Improvements	2020	2024	Non-Housing Community Development	Citywide	Improve city public facilities and infrastructure	\$1,160,508	30,000 Persons Assisted
7	Program Administration	2020	2024	N/A	Citywide	ALL	\$634,232	Other: 5

**Table 18 – Goals Summary**

## Goal Descriptions

Goal Name	Description
<b>Affordable Housing Preservation</b>	Preserve the housing stock of low- and moderate-income owners in the City of La Habra by providing funding for critical repairs, rehabilitation and ensuring properties are safe and livable for residents.
<b>Fair Housing Services</b>	Provide guidance and assistance to residents to increase their awareness of fair housing rights and support residents report fair housing issues and seek corrective action.
<b>Public Services</b>	Provide funding to community-based organizations who offer critical services such as youth/senior programming, transportation, childcare, employment referrals and other needs as determined via a competitive application annually.
<b>Special Needs Services</b>	Provide funding to community-based organizations who offer critical services for homeless and other special needs populations as determined via a competitive application annually.
<b>Economic Opportunity Programs</b>	Promote job training to support residents to access jobs within the City and assist businesses to expand programs and be in a position to hire low- and moderate-income residents The City anticipates launching this goal in 2021.
<b>Public Facility Improvements</b>	In collaboration with public works, rehabilitate public facilities and streets to improve ADA accessibility and revamp and improve facilities to better meet the needs of residents
<b>Program Administration</b>	Ensure the management of a compliant and efficient CDBG program.

Table 59 – Goal Descriptions

**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).**

The City will implement an owner-occupied housing rehabilitation program. Through this program, the City anticipates that it will assist 36 households over the Consolidated Plan cycle.

## **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)**

The OCHA does not have a Section 504 Voluntary Compliance Agreement. OCHA is actively seeking opportunities for additional VASH, NED and other vouchers that serve disabled residents.

OCHA also takes the following steps proactively to serve the needs of disabled residents:

- When requested by an individual, assist program applicants and participants to gain access to support services available within the community, but not require eligible applicant or participant to accept supportive services as a condition of continued participation in the program.
- Not deny persons who qualify for a Housing Choice Voucher under this program other housing opportunities, or otherwise restrict access to OCHA programs to eligible applicants who choose not to participate.
- Provide housing search assistance when requested. Lists of available units that include accessible units for persons with disabilities are provided to participants. This list is updated weekly and is available in the Lobby. Upon request, a referral list may also be obtained by email, or by fax.
- In accordance with rent reasonableness requirements, approve higher rents to owners that provide accessible units with structural modifications for persons with disabilities.
- Provide technical assistance, through referrals to the Fair Housing Council of Orange County, to owners interested in making reasonable accommodations or units accessible to persons with disabilities.

### **Activities to Increase Resident Involvements**

OCHA supports resident councils and actively seeks input from PHA residents on the management and implementation of OCHA policies and procedures.

Housing prices in Orange County are so high that homeownership opportunities are limited for OCHA residents. On a limited basis, OCHA has partnered with Habitat for Humanity to provide two affordable homeownership units, but these types of efforts are limited.

OCHA also manages a Housing Choice Voucher Homeownership Program that it markets to all OCHA program tenants.

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

No

**Plan to remove the 'troubled' designation**

Not applicable. OCHA is designated as a high performing PHA.

## **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.

Within the City of La Habra, the city strives to limit public policies that may adversely impact the construction or preservation of affordable housing and residential investment. The City collaborates with other jurisdictions throughout Orange County to produce a regional Analysis of Impediments to Fair Housing Choice. The most recent analysis was completed in 2016. This analysis found that, in general, the City's public sector policies do not impede on the construction or development of affordable housing or residential investment.

The analysis recommended that the City reconsider the filing fee associated with reasonable accommodations to not put an additional burden on disabled households seeking a reasonable accommodation to a property.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City is currently participating in the update to the County's Analysis of Impediments to Fair Housing Choice for the period of 2020 - 2024. Through this process, the City has identified a set of city-specific and regional goals and approaches to address barriers to affordable housing and affirmatively further fair housing in the City. The City will continue to work to meeting the goals and objectives set forth in the Analysis of Impediments update.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The City of La Habra is an active participant in the Orange County Continuum of Care. The City works directly with City Net to assist in street outreach and client engagement. City Net works closely with city agencies and the police department as well as service providers and shelters operating throughout the CoC geography.

Additionally, La Habra is a participating member in the North Orange County Public Safety Task Force in which the task force works with cities and community-based organizations to use state-provided funding to support youth violence prevention, promote and enhance the successful re-entry of offenders into the community and improve homeless outreach and intervention efforts.

From January 2019 – October 2019, City Net engaged 719 individuals via direct outreach with the goal of building relationships and trust to support these individuals seek emergency shelter or other critical services and needs.

As part of this strategic plan, the City anticipates funding special needs public services, which will include the provision and delivery of services that are targeted to populations including those who are homeless and at-risk of becoming homeless.

### **Addressing the emergency and transitional housing needs of homeless persons**

In accordance with SB2, the City of La Habra created an Emergency Transitional Shelter Overlay Zone as part of its zoning ordinance – allowing for the development of a new or conversion of an existing structure within the zone to accommodate at least 20 homeless persons. This overlay allows the development of such a shelter as a permitted use without the need for a conditional use or other discretionary permit.

Additionally, as a member of the Orange County CoC, the City maintains an active database of available emergency and transitional shelters throughout the County and supports those seeking assistance in accessing these shelters or other critical services.

**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.**

Through this Strategic Plan, the City of La Habra will implement public service programs to provide a range of critical services to low-income and homeless households as well as support homeless facilities operating in Orange County that serve residents of La Habra. Through these programs, La Habra will support the continuation and expansion of a network of programs to support at-risk households.

**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**

Through the North Orange County Public Safety Task Force, the organization will continue to fund and support community-based organizations that operate in the ten cities in North OC (including La Habra) to provide assistance for successful reentry into the community. Additionally, the CoC and service providers in La Habra and throughout the County provide a range of housing and critical services to those who are at-risk of homelessness and provide counseling and supportive services to mitigate the risk. La Habra will continue to prioritize the funding of such institutions through its public service program.

## **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.

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 are 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**

As part of the City’s last Consolidated Plan (2015 – 2019), the City set the anti-poverty strategy goal of reducing the poverty level. From the 2012 ACS 5-year estimates to the 2017 ACS 5-year estimates, the poverty rate has decreased from 14.0% to 12.5%. This decrease is largely tied to the positive macro-economic gains within the state, region, and city over the past five years. However, during this time the City has also targeted public service programs to support and benefit households living near, at, or below the Federal poverty level.

In looking forward to the next Consolidated Plan cycle, the City will continue to target public service programs to most benefit these residents as well as identify opportunities to leverage and collaborate with service providers operating in the City and throughout Orange County.

Specifically, the City’s goal is to further reduce the poverty rate at the time of developing the next 5-year Consolidated Plan in 2024. To support this goal, the City will maintain policies to continue to support and coordinate with public and private efforts to prevent and reduce poverty level incomes and coordinate with agencies who are supporting residents living at or below the poverty level.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

La Habra’s anti-poverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. Through these goals, the City will target programs that provide a holistic and complete set of services and benefits to low- and moderate-income residents through housing, social services, economic development and better access to public facilities and infrastructure.

## **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 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.

## 2020 Annual Action Plan

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

#### Introduction

For Program Year 2020, the City will receive approximately \$680,282 of CDBG funds from HUD. When these amounts are combined with prior year resources available for inclusion in the 2020 Annual Action Plan, the City anticipates the availability of approximately \$1,145,867 CDBG resources.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	<ul style="list-style-type: none"> <li>• Admin and Planning</li> <li>• Economic Development</li> <li>• Housing</li> <li>• Public Improvements</li> <li>• Public Services</li> </ul>	\$680,282		465,585	1,145,867	\$2,721,128	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.

Table 60 - Expected 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

To address housing and community development needs in La Habra, the City will leverage CDBG funds with federal, state and local resources when possible to maximize the impact and effectiveness of the funds. At a federal level, the City will look to leverage other HUD resources such as Section 202 and 811, and Low-Income Housing Tax Credits. The City will also look to leverage non-entitlement HOME and ESG resources administered by the State. The City will continue to be an active participant in seeking housing, community development and economic development resources and programs administered by the State, including the following:

- State Low-Income Housing Tax Credit Program
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding
- Homeless Housing, Assistance and Prevention (HHAP) Program
- Homeless Emergency Aid Program (HEAP)
- California Emergency Solutions and Housing Program (CESH)

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

La Habra will comply with new State requirements under AB1486 and AB1255 to inventory and support developers to access and utilize surplus municipal and state land for the construction of affordable housing. If such sites are identified, the City will consider the use of CDBG or other resources to assist with site preparation. At the point of developing this Consolidated Plan and Action Plan, the City does not have any publicly owned land that can be used to support the development of affordable housing within the City of La Habra.

**AP-20 Annual Goals and Objectives – 91.220(c)(3)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Preservation	2020	2024	Affordable Housing	Citywide	Preserve supply of affordable housing	\$255,573	8 homeowner units assisted
2	Fair Housing Services	2020	2024	Affordable Housing; Homeless	Citywide	Ensure equal access to housing opportunities	\$9,524	50 persons assisted
3	Public Services	2020	2024	Non-Housing Community Development	Citywide	Access to public services	\$81,633	20,500 persons assisted
4	Special Needs Services	2020	2024	Non-Homeless Special Needs; Homeless	Citywide	Access to public services for special needs populations	\$20,409	1,344 persons assisted
5	Public Facility Improvements	2020	2024	Non-Housing Community Development	Citywide	Improve city public facilities and infrastructure	\$652,196	4,900 persons assisted
6	Program Administration	2020	2024	N/A	Citywide	ALL	\$126,532	Other: 1

**Table 61 – Goals Summary**

**Goal Descriptions**

<b>Goal Name</b>	<b>Description</b>
<b>Affordable Housing Preservation</b>	Preserve the housing stock of low- and moderate-income owners in the City of La Habra by providing funding for critical repairs, rehabilitation and ensuring properties are safe and livable for residents.
<b>Fair Housing Services</b>	Provide guidance and assistance to residents to increase their awareness of fair housing rights and support residents report fair housing issues and seek corrective action
<b>Public Services</b>	Provide funding to community-based organizations who offer critical services such as youth/senior programming, transportation, childcare, employment referrals and other needs as determined via a competitive application annually
<b>Special Needs Services</b>	Provide funding to community-based organizations who offer critical services for homeless and other special needs populations as determined via a competitive application annually
<b>Public Facility Improvements</b>	In collaboration with public works, rehabilitate public facilities and streets to improve ADA accessibility and revamp and improve facilities to better meet the needs of residents
<b>Program Administration</b>	Ensure the management of a compliant and efficient CDBG program

**Table 62 – Goal Descriptions**

## AP-35 Projects – 91.220(d)

### Introduction

During the 2020 program year, the City of La Habra will fund the following projects.

### Projects

#	Project Name
1	Program Administration
2	Fair Housing
3	Residential Rehabilitation
4	Community Center Parking Lot
5	Old Reservoir Park Improvement
6	Alley Improvement Program
7	Community Services – Graffiti Removal
8	Community Services – La Habra Community Employment Program
9	La Habra Community Resource Care Center
10	Mercy House

Table 63 – Project Information

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

La Habra uses 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 neighborhoods.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	All
	<b>Needs Addressed</b>	All
	<b>Funding</b>	CDBG: \$126,532
	<b>Description</b>	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. Eligibility of this activity is based on Section 105(a)(13) of HUD's regulation.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	Activities will be managed from City offices.
	<b>Planned Activities</b>	Planning and Administration of the CDBG Program
2	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fair housing services
	<b>Needs Addressed</b>	Ensure equal access to housing opportunities
	<b>Funding</b>	CDBG: \$9,524

	<b>Description</b>	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. Funding for this program will be allocated under the City's 20% administration cap. Eligibility of this activity is based on Section 105(a)(13) of HUD's regulation.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 persons will be assisted through these fair housing programs
	<b>Location Description</b>	Activities will be administered by the Fair Housing Foundation of Long Beach and delivered throughout the City of La Habra.
	<b>Planned Activities</b>	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.
<b>3</b>	<b>Project Name</b>	Residential Rehabilitation
	<b>Target Area</b>	n/a
	<b>Goals Supported</b>	Affordable Housing Preservation
	<b>Needs Addressed</b>	Preserve supply of affordable housing
	<b>Funding</b>	CDBG: \$255,573
	<b>Description</b>	Through the City's residential rehabilitation program, La Habra will provide financial assistance to low- and moderate-income owner occupants of single-family housing and mobile homes for the preservation of decent, safe and sanitary housing. Through this program, repairs will correct hazardous structural conditions, eliminate blight, and correct building and health code violations.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 8 low- and moderate-income households will benefit from this activity
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Through the City's residential rehabilitation program, it will provide funding to low- and moderate-income owner occupants of single family housing and mobile homes to address repairs related to interior and exterior code deficiencies as well as for general improvements such as water heater replacement, smoke detector installation or termite fumigation.
4	<b>Project Name</b>	Community Center Parking Lot
	<b>Target Area</b>	n/a
	<b>Goals Supported</b>	Public Facility Improvements
	<b>Needs Addressed</b>	Improve city public facilities and infrastructure
	<b>Funding</b>	CDBG: \$396,623
	<b>Description</b>	This project will design and construct a new parking lot at the Community Center to better serve residents accessing and utilizing the space.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,495 low- and moderate-income residents
	<b>Location Description</b>	Community Center located in Census block group 12.01/2
	<b>Planned Activities</b>	Through this activity, La Habra will demolish two existing structures (former office buildings, now owned by the City), removing existing asphalt, paving new asphalt, concrete, striping, markings, landscaping, ADA accessibility, and lighting.
	<b>Project Name</b>	Old Reservoir Park Improvement

5	<b>Target Area</b>	n/a
	<b>Goals Supported</b>	Public Facility Improvements
	<b>Needs Addressed</b>	Improve city public facilities and infrastructure
	<b>Funding</b>	CDBG: \$51,125
	<b>Description</b>	This project will design and improve the existing Old Reservoir Park by creating new walking space, lighting, playground areas, and landscaping to increase usability for residents.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	885 low- and moderate-income residents
	<b>Location Description</b>	Old Reservoir Park located in Census block group 14.01/1.
	<b>Planned Activities</b>	Through this activity, La Habra will design and install new sidewalks, lighting, playground equipment, shade structures, walking trail, planter areas, additional landscaping and irrigation systems in the Old Reservoir Park.
6	<b>Project Name</b>	Alley Improvement Program
	<b>Target Area</b>	n/a
	<b>Goals Supported</b>	Public Facility Improvements
	<b>Needs Addressed</b>	Improve city public facilities and infrastructure
	<b>Funding</b>	CDBG: \$204,448
	<b>Description</b>	The City uses its Alley Master Plan as a tool to effectively and equitably manage the alley system for the entire City and identify alleys in need of resurfacing or other improvements. The plan has identified several alleys requiring pavement reconstruction. This effort will benefit residents by increasing property value, providing satisfactory pavement rideability, and alley beautification.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,520 low- and moderate-income residents
	<b>Location Description</b>	Alleys located in Census block groups 12.01/2 and 12.02/3
	<b>Planned Activities</b>	Through this activity, La Habra will design and reconstruct the asphalt concrete pavement, alley approaches and concrete gutters. The City will install new concrete gutters where necessary.
<b>7</b>	<b>Project Name</b>	Community Services – Graffiti Removal
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Access to public services
	<b>Funding</b>	CDBG: \$64,286
	<b>Description</b>	Funding will support a graffiti removal specialist to provide services in CDBG low- and moderate-income areas to remove graffiti from public spaces and surfaces that would otherwise detrimentally impact the neighborhood and residents
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20,000 residents
	<b>Location Description</b>	Services will be conducted in CDBG eligible block groups
	<b>Planned Activities</b>	Under direction of the Community Services Department, the graffiti removal specialist will remove graffiti in CDBG eligible neighborhoods and block groups.
<b>8</b>	<b>Project Name</b>	Community Services – La Habra Community Employment Program
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Services

	<b>Needs Addressed</b>	Access to public services
	<b>Funding</b>	CDBG: \$17,347
	<b>Description</b>	Through the La Habra Community Employment Center, residents will have access to a centralized career center and work with “Career Coaches” to develop a plan to prepare for and access a higher paying job.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	500 residents will benefit from the La Habra Community Employment program services.
	<b>Location Description</b>	Services will be for eligible residents throughout the City; the Center is located at the VCC/Gary Center.
	<b>Planned Activities</b>	Specific services include: <ul style="list-style-type: none"> <li>• Vocational counseling/ career planning</li> <li>• Career assessments</li> <li>• Resume/ interview coaching</li> <li>• Meetings with “Career Coaches”</li> <li>• Vocational classes</li> </ul>
9	<b>Project Name</b>	La Habra Community Resource Care Center
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Special Needs Services
	<b>Needs Addressed</b>	Access to public services for special needs populations
	<b>Funding</b>	CDBG: \$12,245
	<b>Description</b>	Funds will be utilized to enable the distribution of services to low-income and homeless residents in La Habra

	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	594 low- and moderate-income residents
	<b>Location Description</b>	Services will be for eligible residents throughout the City
	<b>Planned Activities</b>	CRCC provides food, hygiene supplies, emergency housing assistance, assistance with utility bills, transportation, medical assistance, and triage of other services and needs for low-income and homeless individuals and households.
10	<b>Project Name</b>	Mercy House
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Special Needs Services
	<b>Needs Addressed</b>	Access to public services for special needs populations
	<b>Funding</b>	CDBG: \$8,164
	<b>Description</b>	Mercy House provides emergency shelter and services, housing placement, and housing stabilization to homeless and chronically homeless individuals and families.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	750 low- and moderate-income individuals will benefit from this activity
	<b>Location Description</b>	Services will be available to residents in La Habra and operated at Bridges at Kraemer Place in Santa Ana, CA.

	<b>Planned Activities</b>	<p>CDBG resources will be used to assist clients secure housing when exiting emergency shelter. Specifically, Mercy House will provide employment and housing navigation services that coach clients through goal setting, follow through and accountability. Navigation services will provide connections to resources, support document gathering and management, and provide general tenant coaching and education.</p>
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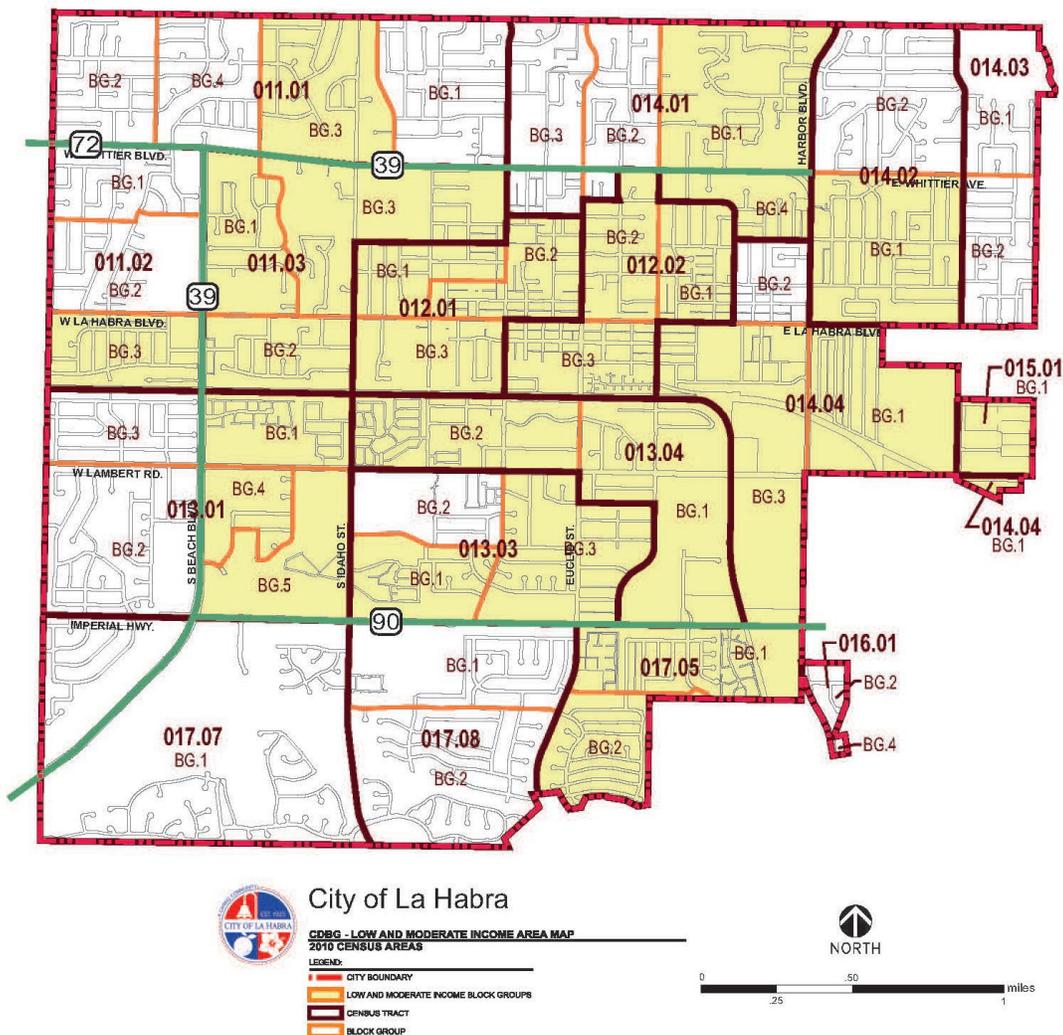
**Table 64 – Project Descriptions**

## 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

CDBG resources will be prioritized throughout the City with the primary objective of meeting the needs of low- and moderate-income residents in the City. When evaluating potential projects and programs, the City will ensure that projects are structured to prioritize areas where there is a higher concentration of low- and moderate-income residents. The map below indicates Census block groups in which at least 51% of the residents are low- or moderate-income residents. The City will prioritize funding in these block groups.

A detailed description of minority and low-income concentration is provided in the Consolidated Plan in the MA-50 section.



## Geographic Distribution

Target Area	Percentage of Funds
Citywide	<b>**All activities will be conducted Citywide or in CDBG eligible target areas**</b>

Table 65 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The City of La Habra does not use specific target areas to guide the allocation of funding. The City prioritizes funding that meets community needs and complies with HUD regulations/ requirements.

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The Annual Action Plan specifies goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year. The plan also indicates the number of affordable housing units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. For the purpose of this section, the term "affordable housing" is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	
Non-Homeless	8
Special-Needs	
Total	8

**Table 66 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	8

**Table 19 - One Year Goals for Affordable Housing by Support Type**

## **AP-60 Public Housing – 91.220(h)**

### **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.

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.

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

Orange County Housing Authority does not own or operate any public housing developments.

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

Orange County Housing Authority actively encourages program tenants to participate and become involved with the Resident Advisory Board to support oversight and management of the Housing Authority. To support homeownership, OCHA has established an HCV Homeownership option. Under this option, qualified HCV participants may be able to use their housing assistance subsidies for mortgage payments rather than monthly rent. This option allows first-time homebuyers who meet certain qualifications to receive assistance with their monthly homeownership expenses.

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

N/A, PHA is not designated as troubled.

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

### **Introduction**

Through the City's CDBG allocation, it will continue to prioritize the needs of homeless and special needs populations in the City of La Habra.

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

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

The City of La Habra is an active participant in the Orange County Continuum of Care. The City works directly with City Net to assist in street outreach and client engagement. City Net works closely with city agencies and the police department as well as service providers and shelters operating throughout the CoC geography.

Additionally, La Habra is a participating member in the North Orange County Public Safety Task Force in which the task force works with cities and community-based organizations to use state-provided funding to support youth violence prevention, promote and enhance the successful re-entry of offenders into the community and improve homeless outreach and intervention efforts.

From January 2019 – October 2019, City Net engaged 719 individuals via direct outreach with the goal of building relationships and trust to support these individuals seek emergency shelter or other critical services and needs.

As part of this strategic plan, the City anticipates funding special needs public services, which will include the provision and delivery of services that are targeted to populations including those who are homeless and at-risk of becoming homeless.

#### *Addressing the emergency and transitional housing needs of homeless persons*

In accordance with SB2, the City of La Habra created an Emergency Transitional Shelter Overlay Zone as part of its zoning ordinance – allowing for the development of a new or conversion of an existing structure within the zone to accommodate at least 20 homeless persons. This overlay allows the development of such a shelter as a permitted use without the need for a conditional use or other discretionary permit.

Additionally, as a member of the Orange County CoC, the City maintains an active database of available emergency and transitional shelters throughout the County and supports those seeking assistance in accessing these shelters or other critical services.

#### *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.*

Through this Strategic Plan, the City of La Habra will implement public service programs to provide a range of critical services to low-income and homeless households as well as support homeless facilities operating in Orange County that serve residents of La Habra. Through these programs, La Habra will support the continuation and expansion of a network of programs to support at-risk households.

*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*

Through the North Orange County Public Safety Task Force, the organization will continue to fund and support community-based organizations that operate in the ten cities in North OC (including La Habra) to provide assistance for successful reentry into the community. Additionally, the CoC and service providers in La Habra and throughout the County provide a range of housing and critical services to those who are at-risk of homelessness and provide counseling and supportive services to mitigate the risk. La Habra will continue to prioritize the funding of such institutions through its public service program.

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

### **Introduction:**

The City evaluated barriers and constraints to the development of affordable housing as a critical component of the Housing Element. The California Department of Housing and Community has certified La Habra's Housing Element.

### **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 of La Habra's General Plan 2035 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, Policy A-2 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. Policy A-4 directs the City to work with the La Habra Housing Authority to assist 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, 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. In addition, the City also has ground lease agreements in place with developers throughout the City to maintain 18 affordable units in the City.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The section will describe the City's planned actions to ensure that the goals of this Action Plan effectively meet the needs of underserved residents, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, promote and enhance institutional structure, and enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

To effectively address the obstacles to meeting the needs of underserved individuals, the City will work closely with its network of local and regional partners and nonprofits to continually identify the most pressing needs and barriers to effectively delivering public services, housing and other programs. Building off this input, the City will prioritize public and social service programs that most align with the needs of these populations. The City will rely on its partners to assist in communication and messaging to ensure that underserved households are able to access and utilize these programs and services.

### **Actions planned to foster and maintain affordable housing**

#### *Rehabilitation Activities*

The City plans to foster and maintain affordable housing through the rehabilitation of single-family and mobile homes throughout the City of La Habra. Single-family rehabilitations will be conducted by the Community Development Department's Residential Rehabilitation Project. These rehabilitation programs enable La Habra residents to remain in their homes and continue to live independent lives, despite fixed incomes and/or physical limitations by focusing rehabilitation efforts on health, safety, and accessibility.

#### *Fair Housing Activities*

The U.S. Department of Housing and Urban Development (HUD) requires direct entitlement cities to develop an Analysis of Impediments (AI) to Fair Housing Choice and evaluate its Fair Housing issues as an individual jurisdiction and within the context of a larger region. The City of La Habra collaborated with 16 Orange County cities to develop a Regional Analysis of Impediments to Fair Housing Choice in order to fulfill our HUD requirement. This AI examines various policies, procedures, and practices within a community that may limit a person's ability to choose their residence free from discrimination. This AI provides an overview of laws, regulations, conditions or other possible obstacles that may affect an individual or a household's access to housing in a community. It also presents local and regional demographic profiles, assesses the extent of housing needs among specific groups, identifies existing barriers or impediments that may limit housing choices, and proposes action to overcome those barriers.

### **Actions planned to reduce lead-based paint hazards**

The use of all lead-based paint (LBP) on residential property has been prohibited since 1978. However, 82% of owner-occupied units and 77% of renter occupied units were built before 1980. These units could be at risk of lead-based poisoning. The age of the housing stock is the key variable for estimating the

number of housing units with lead-based paint (LBP). 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 licensed contractors perform lead-based paint abatements.

### **Actions planned to reduce the number of poverty-level families**

Through this Action Plan, the City will continue to strive to achieve its goal of reducing the poverty rate within the City of La Habra. To support this effort, the City will do the following:

- Coordinate with public and private stakeholders to institute programs targeted to low-income residents in the City
- Support services and facilities targeted to homeless residents and those at risk of becoming homeless
- Promote housing rehabilitation programs targeted to support low- and moderate-income residents
- Target public infrastructure and improvements that will primarily benefit low- and moderate-income residents

### **Actions planned to develop institutional structure**

The City of La Habra's Community Development Department works closely with regional and local stakeholders focused on improving housing and community development conditions in La Habra. 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. During the coming year, the City will continue to strive to identify new partners as well as new financial and in-kind resources that can be leveraged by the City and/ or its partners to better promote community development programming throughout the City.

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

The City's Community Development Department works 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. To ensure these programs are efficiently carried out and effectively meet the needs of residents, the City regularly communicates and coordinates activities with the different stakeholders. The City will continue

to strive to regularly communicate and coordinate activities between itself and other agencies as well as serve as a conduit between different organizations and agencies operating in the City.

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

### Introduction:

The City ensures that all CDBG activities are carried out in accordance with HUD's rules and regulations.

### 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.

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	\$0
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	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
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.	\$465,585
5. The amount of income from float-funded activities	\$0
Total Program Income	\$465,585

### Other CDBG Requirements

1. The amount of urgent need activities	\$0
• The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit – a consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years that include this Action Plan.	100% (2020, 2021, 2022)