

## CHAPTER IV HOUSING

### A. INTRODUCTION

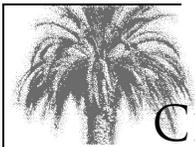
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This chapter focuses on the policy aspect of housing. Appendix C contains the data and analysis from which the policy commitments are derived. Combined, they cover the scope required by the California *Government Code* for Housing Elements in local General Plans.

Nearly half of our City is zoned for residential uses, and accordingly housing is therefore very important to our community. In this Housing Element we identify and establish our goals, policies and programs for meeting the housing needs of our existing and future residents. We also outline an action plan that will guide the implementation of our housing goals. In implementing this plan, we seek to contribute to the statewide housing goal of "early attainment of decent housing and a suitable living environment for every California family," as well as to respond to the concerns unique to the City of La Palma.

If this document is to play a meaningful role in guiding our actions, we must periodically evaluate its effectiveness. Since our Regional Housing Needs Assessment was updated by the Southern California Association of Governments in 2007, this housing element is based on those numbers. This element covers the planning period from July 1, 2008 through July 20, 2014.

Our Housing Plan identifies specific actions that we will take in implementing the goals and policies of this Housing Element. Pursuant to state law, our Plan must accomplish the following:



- Provide adequate sites to achieve a variety and diversity of housing types
- Facilitate the development of affordable housing stock
- Promote equal housing opportunity
- Address and, if necessary, improve the existing affordable housing.

## B. HOUSING PLAN

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The goals we have set for the City of La Palma in this plan correspond to the issue areas listed above, and our housing programs implement the respective policies of these goals. Included in each program is a description of its primary components, timeframe, funding source, and an objective. The objective establishes a benchmark of implementation for each of the housing programs within the current housing element cycle.

### 1. GOALS AND POLICIES

Our goals and policies for housing in the City of La Palma for the planning period from 2008-2014 are as follows:

#### *TOPIC: DIVERSITY OF HOUSING OPTIONS GOAL*

***GOAL 1: Provide diverse housing opportunities to satisfy the physical, social and economic needs of the existing and future residents of La Palma, including those with special needs (special needs include large families, single parent households, senior citizens, the disabled, and the homeless).***

**DISCUSSION:** We seek to achieve a balanced inventory of housing in terms of unit type, cost, and tenure. This range of housing options is necessary to support an economically and socially diverse community such as ours. Adequate public facilities and services are important in maintaining the quality of life valued by all of our City's residents. We also value the important investment represented by our existing housing stock.

**Policy 1.1** We will ensure that housing is safe and sanitary with adequate public services to accommodate the needs of City residents.

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**Policy 1.2** We will promote the continued maintenance and enhancement of the existing housing stock.

**Policy 1.3** We will support innovative public, private and nonprofit efforts in the development of affordable housing, particularly for special needs groups.

### *TOPIC: HIGH QUALITY RESIDENTIAL DEVELOPMENT STANDARDS*

***GOAL 2: High quality residential development standards shall be maintained to ensure that livable neighborhoods are maintained, as well as, safety and aesthetic value.***

**DISCUSSION:** Our City is characterized primarily by its stock of high quality single-family housing. It is essential to the social, physical and economic well being of the City that this housing stock be actively maintained and enhanced through our policies and programs.

**Policy 2.1** We will continue to establish and enforce property regulations that promote the sound maintenance of property to enhance the livability and appearance of residential areas.

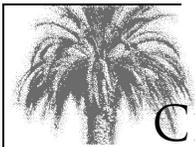
**Policy 2.2** We will provide public services and improvements that support and improve neighborhood stability.

### *TOPIC: REMOVAL OF HOUSING CONSTRAINTS*

***GOAL 3: We will address and remove governmental constraints to the maintenance, improvement and development of housing, where appropriate and legally possible.***

**DISCUSSION:** Government constraints are policies, standards or requirements imposed by our City that may have the potential to constrain the production of affordable housing under certain circumstances. Development fees, processing procedures, and development standards are cited as factors that impact the ability to provide market rate affordable housing.

**Policy 3.1** We will remove regulatory barriers to the development of emergency and transitional housing for the homeless. We will assist developers of emergency and transitional



housing in locating sites and streamline the approval and permitting process for this type of housing.

**Policy 3.2** We will provide flexibility in development regulations to permit higher density affordable housing to be developed in the City.

**Policy 3.3** We will periodically review City development standards to ensure consistency with the General Plan and to facilitate high-quality affordable housing. Affordable, transitional, and emergency housing applications will be moved through the approval and permitting processes in an expedient manner. We will assist in the filing of forms and permitting approvals from related agencies for affordable housing projects.

## *TOPIC: EQUAL HOUSING OPPORTUNITY*

***GOAL 4: Assure that housing opportunities are available to all persons without regard to race, color, ancestry, national origin, religion or marital status.***

**DISCUSSION:** Discrimination in housing practices is prohibited by national and state fair housing laws. Discriminatory practices impede housing opportunities for all residents of La Palma.

**Policy 4.1** We will encourage and support the enforcement of laws and regulations prohibiting the discrimination in lending practices in the sale or rental of housing.

**Policy 4.2** We will assure and support the efforts of others to ensure that unrestricted access to housing is available to all segments of the community.

**Policy 4.3** We will encourage and support local private, nonprofit groups, which address the housing needs of the homeless and other disadvantaged groups.

## 2. HOUSING PROGRAMS AND ACTION PLAN

The City's housing programs for the planning period spanning 2008 to 2014 are described below and are followed by a Summary Action Plan in matrix form. The matrix summarizes the intent of each program, and identifies an objective, funding source, agency responsible for implementation, and time frame. This format provides a quick reference for users of this document, and facilitates evaluation of the Housing Plan in the next Housing Element cycle.

### a) **Housing Programs**

#### 1) ***Section 8 Rental Assistance***

The Section 8 program provides rental assistance to low and moderate income families, elderly and disabled persons who spend more than 30 percent of their monthly income on rent. The subsidy represents the difference between 30 percent of the recipient's monthly income and the federally approved fair market rent (FMR). This program helps to address problems of overpayment and overcrowding. Section 8 assistance is available in the following forms:

##### a. Existing Housing Certificate Program

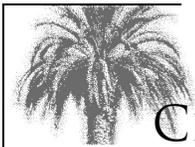
Under the certificate program, the landowner enters into a contract with the local Housing Authority, which limits rent for the very low income unit to the FMR. Eligible tenants must pay the highest of 30 percent of adjusted income, 10 percent of gross income, or the portion of welfare assistance designated for housing. Housing subsidized through this program must meet the standards of safety and sanitation established by HUD.

##### b. Existing Housing Voucher Program

This program is similar to the Certificate Program; however, rent for the units is not restricted. The tenant must instead pay the difference between the FMR standard and the actual rent.

The Orange County Housing Authority administers the Section 8 Certificate/Voucher Program for several Orange County cities, including La Palma. According to the Housing Authority, 56 households in La Palma receive Section 8 assistance: including 39 elderly and 4 disabled/handicapped households.

The City cannot directly influence the number of Section 8 certificate/vouchers available to residents; however, the City supports the efforts of the Housing Authority to obtain additional funding from HUD to provide subsidies. The City should continue to attend Housing Authority meetings and participate with the Housing Authority in administering the program. The City can also encourage property owners to participate in the various Section 8 programs.



**Responsible Agency:** Community Development Department;  
Orange County Housing Authority

**Timeframe:** Ongoing

**Funding Source:** HUD (limited City staff time)

**Objective:** Support efforts to increase the amount of funding allocated to HUD programs. Provide referrals to apartment complex owners for information on the various Section 8 programs. Continue to participate in the County Housing Authority's Committee for Municipalities participating in Section 8 County-Administered programs. Assist 10 very-low or low-income households in the City.

## **2) *Funding for Preservation and Rehabilitation of Affordable Housing***

Through the Community Development Block Grant (CDBG) program, HUD provides funds to local governments for a range of community development activities that benefit lower-income households. The Orange County Housing & Community Services (OCHCS) Department is responsible for distributing CDBG funds to the smaller cities in Orange County under the Urban County program. The City of La Palma has not applied for CDBG funds since the 1990s. However, the City Council has recently approved an extension to the Cooperative Agreement with the County of Orange to participate in the annual CDBG and HOME fund Urban County competitive process. The City intends to continue the agreement in order to ensure that local affordable housing opportunities remain. It will be the City's goal to apply for CDBG funds to preserve or rehabilitate at least five affordable housing units.

In addition, the City will participate with non-profit housing authorities, such as California Statewide Communities Development Authority (CSCDA) to preserve at-risk affordable multi-family housing in the City and/or to convert market-rate multi-family housing into covenanted affordable housing. Funding for the program will be provided through the issuance of tax-exempt affordable housing bonds. Such funding will be utilized to preserve low- and very-low-income units. This program helps to address the needs of extremely-low-income households and related problems of overpayment and overcrowding.

In 1998 the La Palma City Council joined with the CSCDA to enable a non-profit corporation, Steadfast/McCord LPA, LLC, to finance the acquisition and rehabilitation of the 272-unit Nova La Palma complex. The CSCDA issued bonds used for the acquisition, maintenance and rehabilitation of this multi-family project.

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Through this effort the entire project was preserved at affordable rents.

Priority for the program will be given to multi-family residential buildings; however, the City will consider assisting single-family developments with this program as well.

**Responsible Agency:** Community Development Department

**Timeframe:** Annual allocation/ongoing program **Funding Source:** CDBG grant funds (HUD); Affordable Housing Bonds

**Objective:** Apply for and utilize CDBG and HOME funds to preserve and rehabilitate 5 affordable housing units.

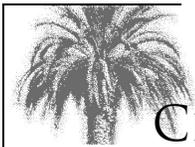
### **3) *Mortgage Assistance & Mortgage Credit Certificate Programs***

A Mortgage Assistance Program for low income first time homebuyers is administered by the Affordable Housing Clearing-house under contract with Orange County Housing & Community Services. The program provides down payment assistance, targeted at the population with incomes at or below 80 percent of the area median income. To date, one La Palma resident has applied for assistance from this program. The City could increase participation in the program by actively publicizing it.

The Mortgage Credit Certificate (MCC) program is a Federal Income Tax Credit Program administered by the County of Orange. The MCC program was originally created by Congress through the Tax Reform Act of 1986. The program provides assistance to first-time homebuyers in the purchase of owner-occupied residential units. The MCC program increases the loan amount offered to a qualifying homebuyer and reduces federal income taxes by 15% of the annual interest paid on a home mortgage. The MCC program entitles qualified home buyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid during the year on a home mortgage. This tax credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer. Since the borrower's taxes are being reduced by the amount of the credit, this increases the take-home pay by the amount of the credit, thus enabling the buyer to qualify for a larger loan than would otherwise be possible.

The City will publicize the availability of the Mortgage Assistance and Mortgage Credit Certificate Programs to local residents by:

- Publishing information about these programs in the City's quarterly La Palma newsletter, which is distributed to all households; and



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- Posting information about these programs in the City's public library and community center, on the City Hall bulletin board, and on the City website.

**Responsible Agency:** Orange County Housing and Community Services (Affordable Housing Clearinghouse)

**Timeframe:** Ongoing

**Funding Source:** Cal Home funds & federal tax credits

**Objective:** Assist 6 First-Time Homebuyers by providing down payment assistance.

#### **4) Reverse Mortgage Program**

This program targets elderly homeowners that are cash poor, but have substantial equity in their homes. Homeowners can draw needed income from the accumulated equity in their home through a reverse mortgage. The reverse mortgage is a deferred payment loan, or a series of such loans, for which a home is placed as security. Reverse mortgage programs typically permit homeowners to borrow up to 80 percent of the assessed value of their property, receive needed principal of up to 25 percent of the loan, and receive monthly annuity payments for the life of the loan.

The Orange County Housing Authority has been certified by HUD to provide counseling services for individuals seeking this type of loan. Responsibilities include: providing counseling to seniors interested in applying; working with private lending institutions, and working with seniors to complete applications.

The City will publicize the availability of the reverse mortgage program by:

- Publishing information about the program in the City's quarterly La Palma newsletter, distributed to all households;
- Posting information about the program in the City's public library and community center, on the City Hall bulletin board, and on the City website; and
- Referral of eligible senior homeowners to the County Housing Authority to obtain counseling.

**Responsible Agency:** Orange County Housing Authority

**Timeframe:** Ongoing

**Funding Source:** None necessary

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**Objective:** Refer all eligible parties who contact the City with an interest in this program to the Orange County Housing Authority.

### 5) *Section 202 Elderly or Handicapped Housing*

Under this federally administered program, direct loans are made to eligible, private nonprofit sponsors to finance the development of rental or cooperative housing facilities for occupancy by elderly or handicapped persons. The interest rate on such loans is determined annually. Section 8 funds are made available for all of the Section 202 units for the elderly. Rental assistance for 100 percent of the units for handicapped persons is also available.

Private, non-profit sponsors may qualify for Section 202 financing. Households of one or more persons, the head of which is at least 62 years old or is a qualified non-elderly handicapped between the ages of 18 and 62, are eligible to live in these units.

The City will encourage development of elderly and handicapped housing by eliminating governmental constraints, such as reducing fees, assisting with federal funding applications, providing density bonus incentives, and providing "gap" financing, where possible. Such "gap" financing would most likely be provided through Housing Set-Aside funds. While directed at the elderly and handicapped, this program helps to address the needs of extremely-low-income households and related problems of overpayment and overcrowding.

**Responsible Agency:** Community Development Commission/Planning Division

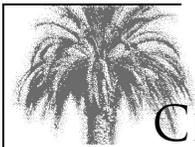
**Timeframe:** Ongoing

**Funding Source:** Housing Set-Aside Funds

**Objective:** Support all viable nonprofit entities seeking Section 202 funding.

### 6) *Preserve Moderate- Income Townhomes*

The Montecito Village Townhomes that have not been resold or refinanced became eligible for conversion to market rate starting in 2006. Because the City has the right of first refusal to purchase units as they come up for sale in the project, the City, through the redevelopment agency's Housing Set-Aside funds, will continue to consider the purchase of these units as they become available, then resell them as moderate income housing units, and extend their term of affordability for an additional 45-year period. The 45-year affordability restriction will be renewed with each resale of the units.



**Responsible Agency:** Community Development Commission

**Timeframe:** 2008-2014 (continuous)

**Funding Source:** Redevelopment Set-aside funds

**Objective:** Utilize "right-of-first refusal" options to purchase moderate income housing units and extend their term of affordability. Preserve 25 remaining units of moderate income housing.

### **7) *Preserve Moderate- Income Single- Family Housing***

Sixteen Kathy Drive single-family homes became eligible for conversion to market rate starting in 2005. The City will monitor the units at-risk and work with their owners and with non-profit agencies to prevent them from reverting to market rate.

**Responsible Agency:** Community Development Commission

**Timeframe:** 2008-2014 (continuous)

**Funding Source:** Redevelopment Set-aside funds

**Objective:** Work with owners and interested non-profit agencies to prevent 7 remaining units of moderate income housing from reverting to market rate. Preserve 7 units of moderate income housing.

### **8) *Residential Code Enforcement Relief Program***

The City's Residential Code Enforcement Relief Program is designed to provide assistance to lower income La Palma homeowners who are charged with a Code Enforcement violation but cannot afford to make the necessary repairs. The Program provides a grant of up to \$10,000 to allow low-income homeowners to bring their homes up to the City's minimum standards.

The Code Enforcement Officer routinely disseminates information on the Code Enforcement Relief Program. When residents are issued a notice of violation they are informed of this program as a means to address the violations and provide monetary assistance.

**Responsible Agency:** Code Enforcement Division; Community Development Commission

**Timeframe:** 2008-2014 (continuous)

**Funding Source:** Redevelopment Set-aside funds (Low and Moderate Income Housing Fund)

**Objective:** Support lower income homeowners to comply with the City's minimum standards for property maintenance.

### **9) Home Spotlight Award Program**

The majority of the housing stock in the City was in place by the late 1970s. The stock is aging, but of high quality, and is a source of pride in the community. In order to ensure the continued maintenance of the City's housing stock, the Home Spotlight Award program will continue to recognize homes within the community on a quarterly basis as an incentive for home maintenance and upkeep. Awards will be made to occupants demonstrating home maintenance values the City wishes to promote in areas such as exterior upkeep of the property, and landscaping.

**Responsible Agency:** Community Activities & Beautification Committee

**Timeframe:** 2008-2014 (quarterly)

**Funding Source:** General Fund

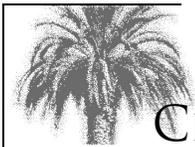
**Objective:** Continue the Home Spotlight Award Program rewarding high standards of property maintenance.

### **10) Emergency, Transitional and Supportive Housing Sites**

The homeless population comprises persons lacking consistent and adequate shelter. Homeless persons can be considered resident (those remaining in an area year-round), or transient. Emergency and transitional shelters can help to address the needs of the homeless, who also fall in the category of extremely-low-income.

Emergency shelters provide a short-term solution to homelessness and involve limited supplemental services. Transitional shelters and supportive housing, in contrast, are directed at removing the basis for homelessness. A shelter is provided for an extended period of time, and is combined with other social services and counseling to assist in the transition to self-sufficiency. Though no resident homeless population exists in La Palma, State law requires the City to designate sites wherein permanent emergency housing could be provided, and designate at least one zoning district which permits emergency shelters by right.

The City has identified the Public and Institutional (PI) zone as an appropriate district for an emergency shelter. This zone encompasses approximately 170 acres and includes potential emergency shelter locations at churches, hospitals and publicly-



owned properties such as the Public Works Yard and the City Hall/Library campus.. Many of the church properties in this zone are not developed to their full potential and have the capacity for emergency shelter facilities.

Potential transitional and supportive housing locations would be at the Nova La Palma Apartments and the Walker Garden Apartments. Regulatory concessions may be necessary to accommodate emergency housing in these locations. Current building and zoning codes would prohibit emergency housing and transitional/supportive housing in the identified locations. As such, it will be necessary to revise the applicable development code sections in order to designate at least one zone where a permanent emergency shelter may be established by-right subject to objective development standards, and define transitional and supportive housing as a residential use that is permitted in all residential zones under the same standards that apply to other residential uses.

While the City does not currently have a resident homeless population, in the next year, the City will identify at least one zone where emergency shelters are permitted by-right. In addition, the City will work to establish a referral list on the City's website for individuals looking for emergency or transitional housing.

**Responsible Agency:** Community Development Department

**Timeframe:** Adopt code amendment within one year of Housing Element adoption

**Funding Source:** General Fund

**Objectives:**

- 1) Comply with SB 2 within one year of Housing Element adoption through an amendment to the Development Code to permit permanent emergency housing by right in the public and institutional zone with appropriate development standards, and
- 2) Clarify that transitional and supportive housing is a residential use that is subject to the same standards as other residential uses of the same type in the same zone.
- 3) In addition, work with local faith-based organizations and multi-family residential owners to formally establish appropriate emergency and transitional housing sites.

**11) Density Bonus Ordinance**

The City of La Palma will revise the density bonus provisions of its Affordable Housing Regulations (Chapter 26, Sections 26-59 to

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26-64 of the Municipal Code) to conform to California *Government Code* §69915. Current law (SB 1818) allows a density bonus of up to 35% for qualifying projects as well as reduced off-street parking.

In order to promote the program, the City will develop a hand-out to be placed at the Planning and Building Counters in City Hall and will distribute copies in the mail to local developers, property owners, and business groups such as the Orange County Business Council and the Building Industry Association of Southern California.

**Responsible Agency:** Planning Division

**Timeframe:** Adopt revisions to ordinance and revise promotional materials within one year of Housing Element adoption.

**Funding Source:** General Fund

**Objective:** Encourage the development of affordable housing in the City by updating the Affordable Housing Regulations to ensure that density bonus provisions are consistent with state law.

### ***12) Revise Residential Land Use Designations and Controls***

This Housing Element update reflects current General Plan land use designations which are responsive to the needs of the City as it nears ultimate build out, and which accurately represent the types of housing stock already in existence in the City. These designations will need to be updated as necessary to remain consistent with new laws and City land use requirements. In particular, the regulations for manufactured housing will be amended to reflect current state law, which specifies that manufactured housing shall be subject to the same standards as traditional housing.

**Responsible Agency:** Planning Division

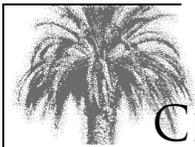
**Timeframe:** 2010-11

**Funding Source:** General Fund

**Objective:** Update the City's Development Code to reflect current state law regarding manufactured housing.

### ***13) Equal Housing Opportunity***

The Fair Housing Council of Orange County provides a range of fair housing services, including housing discrimination response, landlord-tenant relations, housing information and counseling,



and community education programs. Many of the persons served by this program are likely to be extremely-low-income.

**Responsible Agency:** Community Development Department

**Timeframe:** Ongoing

**Funding Source:** None necessary

**Objective:** Support the activities of the Fair Housing Council by publicizing its referral service to local residents using the following methods: publish information in the La Palma and post information obtained from the California Department of Fair Employment and Fair Housing at the public library, community center and on the City Hall bulletin board.

#### **14) *Senate Bill 520- Persons with Disabilities***

The City will analyze whether there are constraints on the development, maintenance, and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002. The analysis will be conducted annually and include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities, many of whom may be extremely-low-income.

In addition, the City will develop a mechanism for expediting the review of requests for reasonable accommodation pursuant to SB 520 by January 1, 2009.

**Responsible Agency:** Building/Safety Division, Planning Division

**Timeframe:** Annual review of codes and processes; mechanism for reasonable accommodation requests within one year of Housing Element adoption.

**Funding Source:** Development Fees

**Objective:** Comply with SB 520 of 2001

#### **15) *Adequate Sites Implementation Program***

The Regional Housing Needs Assessment (RHNA) allocation to the City of La Palma for very-low-, low-, moderate-, and above-moderate-income units in the 2008-2014 planning period is identified in Appendix C, Table C-21 as follows:

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- Very Low Income: 4 units
- Low Income: 3 units
- Moderate Income: 3 units
- Above Moderate: 6 units

The City's Residential Land Inventory (Appendix C, Table C-25), can accommodate the RHNA's lower- and moderate-income allocations if adequate regulatory and financial incentives are provided. According to *Government Code* §65583, where the land inventory does not identify adequate sites with appropriate zoning and development standards to accommodate the city's share of the regional housing need for each income level, a program shall identify sites that can be developed for housing within the planning period. The following actions will encourage and facilitate the development of housing commensurate with the City's RHNA allocation, as summarized in Table C-25 of the Housing Element Technical Appendix.

**Action:** By December 2010 the City will extend the Village Overlay (VO) zoning designation to the parcels located at 5052 and 5062 La Palma Avenue. This designation will allow multi-family development by-right at a density up to 20 units/acre. In addition, the City will offer the following incentives to encourage affordable housing development:

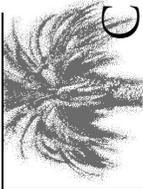
- Incentives set forth in the Affordable Housing Regulations, as revised by Program and Action Plan 11 (Density Bonus); and
- Waive application fees for lot merger and/or rezoning.
- In exchange for long-term affordability covenants, the CDC will offer or facilitate financial incentives, including but not limited to: land write-down, tax credits, "gap" financing, or other direct subsidy of development costs, with special consideration for large units (3 or more bedrooms) to address problems of overcrowding, and housing for extremely-low-income households where feasible.

**Responsible Agency:** Community Development/Planning Division & Community Development Commission

**Timeframe:** Extend the VO designation by December 2010

**Funding Source:** Low and Moderate Income Housing Fund

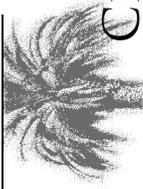
**Objective:** Accommodate the RHNA for each income category during the 2008-2014 planning period.



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**Table IV- 1  
Housing Programs and Action Plan Summary –  
City of La Palma**

Programs	Action	Responsible Party	Schedule
<b>Goal 1: Provide a Diversity of Housing Opportunities for City Residents</b>			
1. Section 8 Rental Assistance	<ul style="list-style-type: none"> <li>- Support efforts to increase the amount of funding allocated to HUD programs;</li> <li>- Provide referrals to apartment complex owners;</li> <li>- Continue to participate in the County Housing Authority Committee for Municipalities; and</li> <li>- Assist 10 very-low or low-income households in the City.</li> </ul>	Community Development Department; Orange County Housing Authority	Ongoing
2. Funding for Preservation and Rehabilitation of Affordable Housing (Program 2 also implements Goal 2)	<ul style="list-style-type: none"> <li>- Apply for and utilize CDBG and HOME funds to preserve and rehabilitate 5 affordable housing units.</li> <li>- Participate with non-profit housing authorities to preserve at-risk affordable multi-family housing and/or convert market-rate housing into covenanted affordable housing.</li> </ul>	Community Development Department, Orange County Housing & Community Services	Annually (ongoing)
3. Mortgage Assistance & Mortgage Credit Certificate Programs	<ul style="list-style-type: none"> <li>- Publicize the availability of the Mortgage Assistance &amp; Mortgage Credit Certificate Programs.</li> <li>- Assist 6 first-time homebuyers by providing down payment assistance.</li> </ul>	Community Development Department; Orange County Housing & Community Services	Ongoing
4. Reverse Mortgage Program	<ul style="list-style-type: none"> <li>- Publicize the availability of the reverse mortgage program.</li> <li>- Refer all eligible parties who contact the City with an interest in this program to the Orange County Housing Authority.</li> </ul>	Community Development Department; Orange County Housing Authority	Ongoing
5 Section 202 Elderly or Handicapped Housing (Program 5 also implements Goal 3)	<ul style="list-style-type: none"> <li>- Eliminate government constraints to the development of elderly and handicapped housing by reducing fees, assisting with federal housing applications, providing density bonus incentives, and providing "gap" financing where possible.</li> <li>- Support all viable nonprofit entities seeking Section 202 funding.</li> </ul>	Community Development Commission; Planning Division	Ongoing
6. Preserve Moderate Income Townhomes	<ul style="list-style-type: none"> <li>- Utilize "right of first refusal" options to purchase moderate income housing units and extend their term of affordability.</li> <li>- Preserve 25 remaining units of moderate income housing.</li> </ul>	Community Development Commission	Ongoing through 2008-2014 planning period.
7. Preserve Moderate Income Single Family Housing	<ul style="list-style-type: none"> <li>- Work with owners and interested non-profit agencies to prevent 16 units of moderate income housing from reverting to market rate housing.</li> <li>- Preserve 7 remaining units of moderate income housing.</li> </ul>	Community Development Commission	Ongoing through 2008-2014 planning period.
15. Adequate Sites Implementation Program	<ul style="list-style-type: none"> <li>- Extend the Village Overlay to the parcels at 5052/5062 La Palma Ave.</li> <li>- Offer incentives to ensure that vacant or underutilized sites can be developed with residential uses in accordance with income categories identified in City's RHNA for the 2008-2014 planning period.</li> </ul>	Planning Division; Community Development Commission	December 2010



# CITY OF LA PALMA GENERAL PLAN

Programs	Action	Responsible Party	Schedule
<b>Goal 2: High Quality Residential Development Standards Shall be Maintained</b>			
8. Residential Code Enforcement Relief Program	<ul style="list-style-type: none"> <li>- Support lower income homeowners to comply with the City's minimum standards for property maintenance by administering the Residential Code Enforcement Relief Program.</li> <li>- Continue the Home Spotlight Award Program rewarding high standards of property maintenance.</li> </ul>	Code Enforcement Division; Community Development Commission Community Activities & Beautification Committee	Ongoing Monthly throughout 2008-2014 planning period.
9. Home Spotlight Award Program			
<b>Goal 3: Address and Remove Governmental Constraints</b>			
10. Emergency and Transitional Housing Sites (Program 10 also implements Goal 4)	<ul style="list-style-type: none"> <li>- Update the Development Code to permit emergency housing by right in the public and institutional zone, and transitional/supportive housing subject to the same regulations as other residential uses of the same type in the same zone.</li> <li>- Work with local religious organizations and multifamily residential owners to formally establish appropriate emergency and transitional housing sites.</li> </ul>	Community Development Department	Adopt code amendment within one year of Housing Element adoption.
11. Density Bonus Ordinance	<ul style="list-style-type: none"> <li>- Encourage the development of affordable housing by updating the Affordable Housing Regulations ("Density Bonus Ordinance") to ensure that density bonus provisions are consistent with state law.</li> </ul>	Planning Division	Revise density bonus ordinance within one year of Housing Element adoption. Adopt Code amendment in 2009-2010
12. Revise Residential Land Use Designations and Controls	<ul style="list-style-type: none"> <li>- Update the City's Development Code to reflect the current state law regarding manufactured housing.</li> </ul>	Planning Division	Adopt Code amendment in 2009-2010
14. Senate Bill 520 – Persons with Disabilities	<ul style="list-style-type: none"> <li>- Analyze whether there are constraints on the development, maintenance, and improvement of housing intended for persons with disabilities, and if constraints are found, initiate actions to address these constraints.</li> <li>- Develop a mechanism for expediting the review of requests for reasonable accommodation pursuant to SB 520.</li> </ul>	Building/Safety Division; Planning Division	Annual review of codes and processes. Mechanism for reasonable accommodation requests by January 1, 2010.
<b>Goal 4: Assure Equal Housing Opportunities</b>			
13. Equal Housing Opportunity	<ul style="list-style-type: none"> <li>- Support the activities of the Fair Housing Council by publicizing its referral service to local residents.</li> </ul>	Community Development Department	Ongoing



### 3. QUANTIFIED OBJECTIVES

The City's quantified objectives for new construction, rehabilitation and conservation are presented in Table IV-2.

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**Table IV- 2**  
**Quantified Objectives - 2008- 2014**  
**City of La Palma**

	Income Category					Totals
	Ex. Low	Very Low	Low	Mod	Upper	
New Construction	2	2	3	3	6	16
Rehabilitation		5				5
Conservation				62		62

\* Quantified objective for new construction is for the period 1/1/2006 - 6/30/2014 per the RHNA

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