Imagine Brea

THE CITY OF BREA GENERAL PLAN

2021–2029 HOUSING ELEMENT

HOUSING ELEMENT

RESOLUTION NO. 2022-061

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BREA ADOPTING GENERAL PLAN AMENDMENT NO. 2022-03 FOR AMENDMENT AND RE-ADOPTION OF THE CITY'S 6TH CYCLE HOUSING ELEMENT, AS SET FORTH HEREIN

A. RECITALS:

(i) Housing Element is one of eight General Plan elements mandated by the State of California ("State") pursuant to Government Code Section 65580 *et seq.* ("State law"), and City of Brea (the "City") must comply with the statutory provisions of State law in adopting a Housing Element. The City is required to update its Housing Element every eight years, and the current eight-year cycle, known as 6th Cycle, covers 2021-2029 planning period.

(ii) As required by State law, On August 24, 2021, the Planning Commission of the City ("Planning Commission") adopted Resolution No. PC 21-10, recommending City Council approve General Plan Amendment (GPA) No. 2021-01 and adopt a Resolution to amend the 6th Cycle Housing Element consistent with GPA 2021-01.

(iii) On September 21, 2021, the Brea City Council ("City Council") adopted Resolution No. 2021-053 approving GPA No. 2021-01, adopting the City's 6th Cycle Housing Element ("Housing Element").

(iv) On January 3, 2022, California Department of Housing and Community Development ("HCD) provided the City its findings on the City's Housing Element, requiring additional updates to the document, and as such, the Housing Element has been further revised to address HCD comments.

(v) The Planning Commission and the City Council in adopting its respective resolutions, acknowledged that the Housing Element may be further revised to address HCD's future comments.

(vi) Although the proposed revisions to the Housing Element are limited to addressing HCD's findings from January 3, 2022 and are technical and minor in nature, re-adoption of the document by the City Council is required prior to resubmitting the revised Housing Element to HCD for its final review and certification.

(vii) On August 16, 2022, the City Council conducted a duly noticed public hearing, as required by law, on GPA No. 2022-03, a request to amend and re-adopt the Housing Element in accordance with State Law.

(viii) The project proponent is the City of Brea, 1 Civic Center Circle, Brea, CA 92821.

(ix) All legal prerequisites to the adoption of this Resolution have occurred.

B. <u>RESOLUTION</u>:

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the City Council of the City of Brea, as follows:

1. In all respects as set forth in Recitals, Part A, of this Resolution.

2. The City Council hereby finds that the amendment and re-adoption of the 6th Cycle Housing Element (Housing Element) is exempt from California Environmental Quality Act (CEQA) review, pursuant Section 15061(b)(3), as it can be seen with certainty that there is no possibility that this activity may have a significant effect on the environment.

3. The City Council further finds, as follows:

a. Finding: The revised Housing Element is consistent with the goals and policies of the General Plan.

Fact: The revised Housing Element is a State-mandated Element of the City of Brea's General Plan. California state law requires that the Housing Element be updated every eight years to adequately plan for the City's housing needs. As such, the revised Housing Element is consistent with the goals and policies of the General Plan.

b. Finding: State law requires for the adoption of a Housing Element as part of the General Plan of each municipality and said element shall be updated every eight years.

Fact: The Housing Element was adopted by the City Council in September 21, 2021, complying with the State mandate to update its Housing Element by October 15, 2021 for the 2021-2029 planning period. The proposed revision is to address HCD comments provided to the City on January 3, 2022.

c. Finding: The revised Housing Element identifies sites that may accommodate the City's Regional Housing Needs Assessment (RHNA) obligation.

Fact: Based on a variety of factors including development trends, property owner interest, structure age, property valuation, and development capacity, the existing uses on the sites identified in the residential sites inventory to accommodate the lower income RHNA are likely to be reconsidered and/or discontinued during the planning period, and therefore do

not constitute an impediment to additional residential development during the period covered by the Housing Element.

d. Finding: As required by State law during the preparation of an amendment to the General Plan, the planning agency has provided opportunities for the involvement of citizens, public agencies, civic, educational, and other community groups, though public hearing and other means the city deems appropriate.

Fact: Prior to September 21, 2021 City Council adoption of the Housing Element, an extensive public outreach has been completed which included the involvement of members of the Planning Commission, residents, local housing community, several non-profit housing advocates, and key city staff. Study sessions were also held for the City Council and Planning Commission to consider final housing needs and goals and confirm overall policy direction of the updated Housing Element. For the revised Housing Element, the City posted the document on City's website beginning on July 27, 2022, with a link emailed to stakeholders, including all individuals and organizations that have previously requested noticing and/or previously commented on the Housing Element, and therefore, the City is in compliance with the requirements of State law.

e. Finding: The City Council finds that the revised Housing Element was prepared in accordance with State law and reviewed by HCD as required by the California Government Code.

Fact: After HCD issued its findings letter on January 3, 2022, the City maintained continued communications with HCD. On May 30, 2022, the draft revised Housing Element was shared with HCD for its technical assistance, and the final revised Housing Element was submitted to HCD on August 3, 2022, seven days after the document was posted and the public was notified of its availability.

4. The City Council has reviewed and hereby adopts the attached General Plan Amendment No. 2022-03 for amendment and re-adoption of the 6th Cycle Housing Element.

5. City staff shall address and incorporate any additional comments from HCD into the final document, as necessary.

6. The Mayor shall sign and the City Clerk shall certify the adoption of the Resolution

ADOPTED AND APPROVED this 16th day of August, 2022.

Cecilia Hupp, Mayor

ATTEST:

Lillian Harris-Neal, City Clerk

I, Lillian Heal-Harris, City Clerk of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the City Council of the City of Brea held on the 16th day of August, 2022, by the following votes:

AYES:	COUNCILMEMBERS: Hupp, Parker, Marick, Simonoff, Vargas
NOES:	COUNCILMEMBERS: None.
ABSENT:	COUNCILMEMBERS: None.
ABSTAINED:	COUNCILMEMBERS: None.

DATED: 8/17/2022

Lillian Harris-Neal, City Clerk

CITY OF BREA
2021-2029 HOUSING ELEMENT

Adopted August 16, 2022

CITY OF BREA
COMMUNITY DEVELOPMENT DEPARTMENT
1 CIVIC CENTER CIRCLE
BREA, CA 92821
CONTACT: JOANNE HWANG, AICP CITY PLANNER

CONSULTANT TO THE CITY:

KAREN WARNER ASSOCIATES

TABLE OF CONTENTS

SECTION **PAGE**

1. Introduction

A. Community Context 3-1
B. Role of the Housing Element 3-3
C. Changes in State Housing Law Since Previous Update 3-4
D. Public Participation 3-6
E. Relationship to Other General Plan Elements 3-14

2. Housing Needs Assessment

A. Demographic Profile 3-16
B. Household Profile 3-24
C. Housing Characteristics 3-42
D. Regional Housing Needs Allocation 3-68

3. Housing Constraints

A. Market Constraints 3-70
B. Governmental Constraints 3-75
C. Environmental and Infrastructure Constraints 3-109

4. Housing Resources

A. Availability of Sites for Housing 3-114
B. Financial Resources 3-133
C. Administrative Resources 3-140
D. Opportunities for Energy Conservation 3-142

5. Housing Plan

A. Evaluation of Accomplishments 3-149
B. Goals and Policies 3-161
C. Housing Programs 3-167

APPENDICES

A. Glossary
B. Housing Conditions Survey
C. Affirmatively Furthering Fair Housing
D. Residential Sites Inventory
E. Community Participation

LIST OF TABLES

TABLE **PAGE**

Housing Needs Assessment

HE-1 Regional Population Growth Trends 3-17
HE-2 Age Distribution 3-19
HE-3 Racial and Ethnic Composition 3-20
HE-4 Employment by Industry 3-22
HE-5 Household Characteristics 3-24
HE-6 State Income Categories 3-26
HE-7 Household Income Distribution 3-27
HE -8 Poverty Status 3-27
HE -9 Orange County Wages for Select Occupations 3-30
HE -10 Special Needs Populations 3-31
HE -11 Developmentally Disabled Brea Residents Served by RCOC 3-35
HE -12 Inventory of Homeless Services and Facilities near Brea 3-41
HE -13 Regional Housing Growth Trends 3-42
HE -14 Housing Type 3-44
HE -15 Housing Tenure 3-45
HE -16 Age of Housing Stock 3-47
HE -17 Brea Survey of Vacant Rental Units 3-50
HE -18 Affordability Assumptions for ADUs in Orange County 3-53
HE -19 Regional Median Home Values 3-54
HE -20 Brea Median Home Values 3-55
HE -21 Orange County Maximum Affordable Housing Costs 3-56
HE -22 Maximum Affordable Rents 3-57
HE -23 Assisted Rental Housing 3-59
HE- 24 Market Value of At-Risk Projects 3-60
HE -25 Required Subsidies for At-Risk Projects 3-61
HE -26 Housing Overpayment 3-63
HE -27a Lower Income Renter Overpayment 3-64
HE -27b Lower Income Owner Overpayment 3-64
HE -28 Overcrowded Households 3-66
HE -29 Regional Housing Needs Assessment 3-69

Housing Constraints

HE -30 Status of Home Purchase Loans 3-72
HE -31 Comparison of Zoned and Built Densities 3-73
HE -32 Residential Land Use Designations 3-76
HE -33 Residential Development Standards 3-78
HE -34 Mixed Use Residential Development Standards 3-79
HE -35 Parking Requirements 3-80
HE -36 Housing Types by Residential Zone Category 3-86

LIST OF TABLES (CONT'D)

TABLE **PAGE**

HE -37 Accessory Dwelling Unit Standards 3-88
HE -38 Development Deposits 3-99
HE -39 Traffic Impact Fee Schedule by Residential Land Uses 3-100
HE -40 Summary of Development Fees – Prototypical Projects 3-102

Housing Resources
HE-41 Projects with Entitlements or Pending Entitlements 3-115
HE-42 Vacant Residential Sites 3-118
HE-43 Mixed-Use Residential Sites 3-119
HE-44 Capacity Adjustment Factors 3-121
HE-45 Focused Development Sites 3-122
HE-46 Comparison of Regional Housing Growth Need and Residential Sites 3-131
HE-47 Financial Resources Available for Housing Activities 3-135

Housing Plan
HE-48 Review of Accomplishments under 2014-2021 Housing Element 3-150
HE-49 Progress Towards 2014-2021 Quantified Objectives 3-159
HE-50 Housing Implementation Program Summary 3-198
HE-51 2021-2029 Quantified Objectives 3-204

LIST OF FIGURES

FIGURE **PAGE**

1 Census Tract Boundaries 3-18
2 Family Households with Children 3-25
3 Population in Poverty 3-28
4 Senior Homeowners Living Alone 3-33
5 Renter-Occupied Units (Tenure) 3-46
6 Housing Conditions Survey 3-49
7 Severe Renter Overpayment 3-65
8 Severe Renter Overcrowding 3-67
9.1 Housing Opportunity Sites - Entitled Projects/Pending Entitlement 3-117
9.2 Housing Opportunity Sites – Focused Development Sites 3-123

Chapter 3
HOUSING ELEMENT

1. INTRODUCTION

A. Community Context

Located along the 57 Freeway among rolling hills in northeast Orange County, Brea started as a small oil town and has grown to a community of over 45,000 residents. Although incorporated in 1917, the 1950s and 1960s brought an avalanche of housing and new businesses into Brea. During this time, the population more than doubled every ten years. Significant population and employment growth continued well into the 1970s and 1980s, with growth levels starting to slow in the 1990s as vacant land became increasingly scarce. Brea is again one of the fastest growing cities in California, largely fueled by residential development in Olinda Ranch, Blackstone, and La Floresta master planned communities, as well as by higher density mixed use projects in the Downtown Brea Core.

As Brea continues to mature, the composition of its population and households is changing. In 2020, 44 percent of Brea residents were White, with Hispanics and Asians comprising 31 and 20 percent of the population, respectively. The City is experiencing a shift towards an older population, with over one-quarter of the City's residents in middle age (45-64), 14 percent seniors (65+), and a median age of 38.1 years. Brea continues to be attractive as a family-oriented community, with an increase in nearly 1,000 families with children between 2000-2020.

Brea serves as an important retail and industrial center for the north Orange County area. It is home to numerous large

corporations and offers an employment base of over 50,000 jobs. The City's Downtown provides a mix of shopping, entertainment and housing. Brea's strong tax base allows the citizens to enjoy a high level of public services and cultural amenities.

Central Park Village

The City's strong employment base, high level of service, highly rated school system, and quality residential neighborhoods contribute to its attractiveness as a place to live. Housing costs in Brea continue to rank among the highest in north Orange County, second only to Yorba Linda. The 2021 average single-family home value in Brea was $862,000, and condominium was $612,000. Median rents ranged from $2,475 to $2,730 for one- and two-bedroom apartments, respectively.

Brea Place

Brea offers a mix of housing choices. Of the 17,000 units in the City, 66 percent are single-family homes, 27 percent are multi-family units, and 7 percent are mobile homes. The majority of housing is in good physical condition, and the City implements a housing rehabilitation program to assist income qualified households in making needed improvements to their homes.

A key feature of Brea's General Plan was the establishment of three mixed-use districts in the older, more centrally located areas of town to provide opportunities for people to live, work, shop and recreate without having to use their cars. Residential densities of up to 50 units/acre are permitted, providing for nearly 2,000 additional units under General Plan buildout.

Capriana Senior Living

Another important land use policy of the General Plan was the designation of 1,600+ acres of hillsides in Brea and Brea's sphere of influence as Hillside Residential. As these properties are annexed into the City, development is subject to the City's Hillside Management Ordinance, with densities based on slope calculations, protection of environmental resources, and adherence to performance criteria. The General Plan estimates 1,600 additional units can be accommodated in Brea's hillsides.

Brea has an active history of supporting affordable housing in its community. The City and its former Redevelopment Agency have facilitated the development and acquisition/rehabilitation of numerous affordable and mixed income rental projects, and the City's inclusionary ordinance has resulted in affordable homeownership and rental units integrated within market rate developments.

B. Role of the Housing Element

Brea is faced with various important housing issues: a balance between employment and housing opportunities; a match between the supply of and demand for housing; preserving and enhancing affordability to provide housing for all segments of the population; preserving the quality of the housing stock; and providing new types of housing necessary to accommodate the demographic shifts. This Housing Element provides policies and programs to address these issues.

Brea's Housing Element is an eight-year plan extending from 2021-2029, unlike other General Plan elements, which typically cover a minimum ten-year planning horizon. This Housing Element identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to housing development; 5) promoting equal housing opportunities; and 6) promoting sustainability and energy efficiency.

Brea's 2021-2029 Housing Element consists of the following major components:

- An analysis of the City's demographic, household and housing characteristics and related needs (Section 2).

- A review of potential market, governmental, environmental and infrastructure constraints to meeting Brea's identified housing needs (Section 3).

- An evaluation of residential sites, financial and administrative resources available to address Brea's housing goals, and resources for energy conservation (Section 4).

- The Housing Plan for addressing the City's identified housing needs, constraints and resources, including housing goals, policies and programs (Section 5).

C. Changes in State Housing Law Since Previous Update

In response to California's worsening affordable housing crisis, in each of the last several years the State legislature has enacted a series of bills aimed at increasing production, promoting affordability and creating greater accountability for localities in addressing their housing needs. The following housing bills represent substantive changes to State housing law since Brea's last Housing Element was adopted in 2014.

Housing Bill	Bill Overview
Housing Element Sites Analysis and Reporting AB 879 (2017); AB 1397 (2017; SB 6 (2019)	Requires cities to zone more appropriately for their share of regional housing needs and, in certain circumstances, require by-right development on identified sites. The sites analysis must also include additional justification for being chosen, particularly for sites identified to address lower income housing needs. Starting in 2021, an electronic spreadsheet of the sites must be submitted to HCD.
No Net Loss Zoning SB 166 (2017)	Requires cities to identify additional low-income housing sites in their housing element when market- rate housing is developed on a site currently identified for low-income housing in the jurisdiction's sites inventory.
Affirmatively Furthering Fair Housing AB 686 (2017)	All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH), consistent with the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. This AFFH section must include (1) a summary of fair housing issues in the jurisdiction; (2) a summary of available fair housing data including contributing factors to fair housing issues; (3) analysis of Housing Element sites in relation to AFFH; and, (4) an AFFH program that includes meaningful actions.
Accessory Dwelling Units and Junior Accessory Dwelling Units AB 494 (2017), SB 229 (2017), AB 68 (2019), AB 881 (2019), AB 587 (2019), SB 13 (2019), AB 670 (2019), AB 671 (2019), AB 3182 (2020)	The State has enacted numerous pieces of legislation to further assist and support the development of ADUs, including "by right" approval for one-bedroom units 850 square feet or less, two-bedroom units 1,000 square feet or less, and Junior ADUs less than 500 square feet. Per AB 671, the Housing Element is now required to include a program to incentivize and encourage the production of ADUs affordable to low- and moderate- income households.

Housing Bill	Bill Overview
Density Bonus AB 1763 (2019), AB 2345 (2020)	Permits 100% affordable projects to be built denser and taller through modifications to current Density Bonus Law. AB 2345 creates additional incentives and also requires the annual progress report to document if any density bonuses have been granted.
Housing Crisis Act of 2019 SB 330	Seeks to boost homebuilding by expediting approvals for code-compliant housing development, including reduction in application processing times. SB 330 also prevents jurisdictions from decreasing a site's housing capacity through tools such as downzoning if that would preclude a jurisdiction from meeting its RHNA targets. Also, any project that includes demolition of housing units must replace or exceed that number of units. Any demolished units occupied by low-income households must be replaced with new units that are affordable to that same income level.
Surplus Land for Affordable Housing SB 1486 (2019), AB 1255 (2019)	Expands definition of surplus (City-owned) land and puts additional restrictions on the disposal of surplus land. Jurisdictions must include information about surplus lands in the Housing Element and Annual Progress Reports. A central inventory of surplus lands also must be submitted to HCD.
Emergency and Transitional Housing Act AB 139 (2019)	Amends assessment method to show site capacity, including using the most up-to-date point-in-time count. Additionally, the bill modifies parking requirement for emergency shelters. The Housing Element must include all of this information as well as analysis of the jurisdiction's special needs populations.
Supportive Housing Streamlined Approval AB 2162 (2018)	Requires supportive housing to be a use by-right in zoning districts that allow residential use, and eliminates parking for supportive housing if located within 0.5 miles of a public transit stop.
Safety Element Changes SB 1035 (2018), SB 99 (2019), SB 747 (2019)	Updates requirements for the General Plan Safety Element including expanded information on environmental hazards facing jurisdictions and analysis of emergency evacuation routes. These updates must occur at the same time as the Housing Element updates.

D. Public Participation

Public Outreach & COVID-19
Much of the Housing Element update process occurred during the COVID-19 pandemic. Restrictions on public gatherings prevented the city from holding traditional public workshops. Instead, the city utilized online engagement tools, including a community survey, virtual community workshops and stakeholder meetings, and online documents to provide opportunities for the community to share their feedback.

Opportunities for residents and community stakeholders to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the City's housing needs. The City of Brea has made a diligent effort to involve the public in the update of its Housing Element and has solicited input from the public throughout the year-long Housing Element process. As required by State law, all economic segments of the community were provided an opportunity to review and comment on the Housing Element. As part of the development of the Housing Element, which also requires revisions to the Safety Element and an analysis of environmental justice issues in the General Plan, the City implemented the following public outreach program, as summarized in the following video link:
https://www.youtube.com/watch?v=tvhQtxYySs0

Study Sessions

The City's Housing Element update process was initiated with the Brea Planning Commission "Housing Element 101" teleconference study session on September 22, 2020 which informed the Commission members and the Brea community of the proposed update of the Element. A joint study session was conducted with the Planning Commission and City Council on November 10, 2020, providing information on the current Housing Element programs and their effectiveness in addressing the housing needs of Brea; the community's existing and projected housing needs; and the proposed approach to solicit community participation in update of the Element. Another joint study session was held on June 1, 2021 to present the draft Housing Plan to the City's decision-makers and public. Feedback from the City Council and Planning Commission was incorporated into the draft Element.

Workshops

The Housing Element public participation program also included workshops with stakeholders and the community. On February 11, 2021, the City conducted a virtual workshop with community stakeholders to solicit public input on the Housing Element update. Fourteen members of the public participated in the workshop, representing Brea residents, City Commissioners, the

business and faith-based community, school district, healthcare professionals, and housing advocates.

Additionally, a virtual community-wide workshop was conducted on March 23, 2021 for all residents and businesses in the City and provided an opportunity for public input and questions on the Housing Element update. There were 34 participants, including residents, housing advocates, and community leaders whom all shared their ideas and concepts to address Brea's most important housing needs and trends. Brea's Planning Commission was also present, and provided input following comments by the public. The following summarizes key comments received at the workshop, followed by how each comment has been considered.

- Focus on developing infill housing/ walkable communities while preserving Brea's hillsides and open space. *(Addressed in following programs: Brea Core Plan, Prioritization of Sustainable Housing Projects, Healthy Community)*

- Provide flexibility in allowing gentle density in single-family neighborhoods, such as allowing homes to be divided into duplexes. *(Pending signature of SB 9 by the Governor, Brea will amend its Zoning to allow single-family parcels to be subdivided into two parcels and allow two units on each parcel)*.

- Young professionals are getting priced out of Brea. City needs starter housing options. *(Addressed in following programs: Affordable Housing Ordinance, Affordable Housing Development Assistance)*.

- Need workforce housing to improve the jobs/housing balance, reduce long commutes, and enhance sustainability. *(Addressed in following programs: Affordable Housing Ordinance, Affordable Housing Development Assistance)*.

- Large employers should be encouraged to offer housing assistance to enable employees to live near where they work. *(One of the City's largest employers – the Brea Mall – has a mixed use project pending on its site that includes affordable units)*.

- There is a need for smaller units for seniors to allow them to move out of underutilized single-family homes. *(Addressed in following program: Brea Core Plan, Senior Housing Opportunities).*

- City should look at repurposing idle office space and underutilized parking lots as potential site opportunities for housing. *(Housing Element sites inventory includes several underutilized parking lots and older office buildings for conversion to housing, and the Brea Core Plan will incorporate modified standards for office-to-residential conversions).*

Both the stakeholder and community workshops are available for viewing on the Brea Housing Element website (ShapeBrea.net). A summary of feedback received at each workshop is included in Appendix E.

Public Noticing

Notices for the study sessions and community workshop were posted on the City website and project webpage (ShapeBrea.net), and on the City's social media accounts. Community outreach activities were advertised through the City Manager's Report which has nearly 600 subscribers and the Brea Line with over 1,200 subscribed. The City also sends updates through Facebook which has over 4,500 followers, Instagram which has over 6,500 followers, and Twitter which has over 8,500 followers. Direct invitation letters and emails were sent to local housing service providers that represent lower income and special needs populations, such as The Kennedy Commission, People for Housing, and local religious leaders, and stakeholders that participated in the February stakeholder meeting. Announcements regarding the workshop were made at City Council and Planning Commission meetings.

Housing Element Update | Shape Brea

City Website

An interactive City website was established specifically for the Housing Element update to provide an overview of the process, informational videos, FAQs, online comments to the City, and to announce future events (i.e., workshops, survey). The City conducted a user testing focus group before the launch of the

site to provide input on usability and content across multiple platforms, and incorporated their feedback into the site design. The website is available in four languages: Chinese, English, Korean, and Spanish. In addition to fact sheets and background information on the update process, videos of public outreach meetings were uploaded for viewing, and documents related to the Housing Element were linked to the website.

Visitors to the website were provided various ways to participate:

- Ideas – Post ideas to address Brea's housing needs to the collective message board. Users showed support by liking the idea or responding to the post;
- Stories – Share your own personal housing story and thoughts about housing in Brea;
- Survey – Complete a survey on what you see as Brea's most important housing needs; a printed survey was also made available to the public and at the Brea Senior Center;
- Dream Home Challenge – Build, draw, or create the ideal home you would like to see in Brea; and
- Project Lead – Email staff with comments or feedback.

Housing Element Survey

An online Housing Element survey available in four languages (Chinese, English, Korean and Spanish) was available from January 19, 2021 to April 18, 2021. The survey provided input on the community's housing priorities and strategies to address Brea's future housing growth needs. A total of 125 individuals responded to the survey. A summary of the key survey results is provided below, with the complete results shown in Appendix E.

How important are the following housing priorities for the Brea community? **(1= lowest priority, 5 = highest priority)**	
Housing Priority	**Average Rating**
Encouraging the maintenance and rehabilitation of older housing stock	3.91
Ensuring that children who grew up in Brea have housing options so they can live in Brea as adults	3.58
Providing a range of opportunities affordable to Brea's workforce	3.48
Establishing special needs housing for seniors, persons with disabilities, and/or veterans	3.45
Creating mixed-use (commercial/office and residential) projects that encourage walkable neighborhoods and reduce dependency on automobiles	3.18
Integrating affordable housing throughout the community to create mixed-income neighborhoods and avoiding concentrations in any one area.	3.05

Indicate support for the following housing production strategies. **(1= lowest support, 5 = highest support)**	
Housing Strategy	**Average Rating**
Conversion of underutilized and/or obsolete commercial/office/industrial space to residential	3.68
Update Affordable Housing Ordinance to increase production of affordable units	3.55
Provide design guideline tool & incentives for accessory dwelling units	3.11
Establish minimum multi-family and mixed-use densities	3.06
Encourage accessory dwelling units and junior accessory dwelling units	2.90
Encourage new residential units in mixed-use areas in Brea's urban core	2.90
Provide reduced development fees in exchange for affordable units	2.83
Allow affordable housing in publicly owned buildings & structures	2.76
Encourage housing that is affordable by design, such as tiny homes and micro units	2.68
Allow affordable housing on land owned by religious institutions	2.63

Dream Home Challenge

The Build Your Dream Home Challenge was launched in March 2021 with community youth encouraged to participate by building, drawing, or creating the ideal home they would like to see in Brea. This activity allowed participants to get creative and provide feedback in a more interactive way. The City purchased building blocks and distributed to over 150 students at the Brea Community Center and Laurel Elementary so they could participate in the challenge. The City also partnered with the Brea Olinda Unified School District through their Business Partnerships program. Over 100 3rd to 5th grade students from Laurel Elementary submitted an idea on the school's video platform. They sent in videos of drawings, building blocks, cardboard boxes and Minecraft homes. Additionally, thirteen individuals responded to the Dream Home Challenge through the Housing Element website. The challenge was shared on the City's media platforms, videos created to launch and announce winners of the challenge, and prizes given to participants.

Advertisement

The project was also promoted in the following ways:

- Water Bill Inserts: the City advertised the launch of ShapeBrea and the Build Your Dream Home Challenge;
- Transit Shelter Ads: the City provided ads at six transit shelters located throughout the City, including QR codes to the project website;
- Downtown Kiosks: the displayed ads at two kiosks located at the Downtown area; and
- BreaTV: Meetings were broadcast on Brea's live Government Access channel.

Public Review of Housing Element

The Draft Housing Element and other General Plan elements were made available for public review on the City's project website starting in early June 2021. The public was provided opportunities to provide comments on the Housing Element at the joint Planning Commission/City Council study session on June 1st, as well as at public hearings before the Planning Commission and City Council in August and September 2021. The City received four comment letters on the Draft Element

(included in Appendix E), and has considered and, as deemed appropriate, addressed these comments in the Element.

The following summarizes some of the key comments received and how they are addressed in the Element:

- The City should provide opportunities for improving the work-housing balance, such as providing housing located near jobs. *(The 15 Focused Development Sites that comprise the sites inventory are comprised entirely of mixed-use sites within commercial districts).*

- The City's Affordable Housing Ordinance needs to be strengthened to facilitate housing at the very low and low income levels. *(The Element includes a commitment for the City to review and update the Ordinance by 2022 to enhance effectiveness in producing affordable units, including units affordable to lower income households).*

- The projection of 20 ADUs/year isn't supported by recent trends and the City must do an analysis of ADU affordability. (*The City has revised its ADU production goals to 16 units/year and added biennial review to evaluate ADU production and affordability.).*

- The Affirmatively Furthering Fair Housing Analysis (AFFH) doesn't provide adequate recommendations on how the City will address contributing factors to fair housing issues, or provide sufficient analysis of how the sites inventory AFFH. *(Additional concrete actions have been added to address identified contributing factors. The sites inventory has been further evaluated with regards to the following: Segregation and Integration; Racially or Ethnically Concentrated Areas of Affluence; Areas of Opportunity; and Disproportionate Housing Needs and Displacement Risk).*

- Walnut Village Apartments, an at-risk development, should be included in the City's preservation program. *(Walnut Village is not considered at-risk as its affordability controls extend until 2035. Information has been added about the proposed acquisition and rehabilitation of this project by Jamboree Housing, which would also result in extending the affordability controls on the project).*

- The Element needs to provide additional evidence as to why non-vacant sites can be expected to redevelop within the planning period. *(Additional supporting evidence has been added to the sites analysis to justify these conclusions).*

The City received the State Department of Housing and Community Development's (HCD) written comments on the draft Housing Element on August 16, 2021, and the City made revisions to the Element in response to the State's comments. The revised Element was made available to the public through direction notification of individuals previously providing written comments and other stakeholders and posting the Element on the City's website beginning on September 13, 2021, providing the public an opportunity to comment prior to the City Council public hearing scheduled for September 21st. The City Council adopted the revised Housing Element at its meeting on September 21, 2021.

At the conclusion of the agency's 90-day review period on Brea's adopted Housing Element, HCD sent a comment letter on January 3, 2022 identifying several outstanding issues that would need to be addressed in order to receive certification. HCD offered technical City staff assistance to staff and the consultant to incorporate additional language in the Element to address these issues and bring the Element into compliance with state Housing Element law. Revisions to the adopted Housing Element are identified in redline/strike-out format. The revised Element was made available on the City's website beginning on July 27, 2022, and consistent with AB 215 and similar to earlier releases of the draft Element, email notification was provided to the City's extensive list of Housing Element stakeholders and individuals and organizations requesting notice, including numerous organizations that represent lower income and special needs households. Recordings of all public meeting held during the Housing Element update can be accessed via the following video link:
https://shapebrea.net/housing-element-update/widgets/30995/videos/3090

Continued Outreach Moving Forward

To ensure the success of Brea's housing policies and programs moving forward, it will be important for the City to continue to engage the community to receive ongoing feedback. The

following summarizes some of the outreach to be conducted during the planning period:

- Continue to engage the public in development of the Brea Core Specific Plan
- Initiate a marketing program to educate homeowners on the benefits of ADUs and the ADU development process
- Conduct informational workshops on fair housing
- Contact landlords to provide education and materials about the benefits of the Housing Choice Voucher program
- Conduct outreach to property owners of Housing Element sites and outreach to the development community to discuss site opportunities and development incentives

E. Relationship to Other General Plan Elements

The Brea General Plan consists of the following five chapters:

- **Community Development Chapter** – Land Use, Circulation, Infrastructure, Urban Design, Economic Development, Growth Management

- **Housing Chapter**

- **Community Resources Chapter** – Resource Conservation, Parks and Open Space, Historic Resources

- **Community Services Chapter** – Human Services, Recreational Programs, Educational Services, Library Services, Cultural Arts

- **Public Safety Chapter** – Emergency Services, Hazards, Wildland Fires, Flooding, Geology, Noise

This Housing Element builds upon the other General Plan elements and is consistent with the policies and proposals set forth by the Plan. Examples of inter-element consistency include: residential development capacities in the Land Use Element are incorporated within the Housing Element, and the discussion of environmental constraints in the Housing Element is based upon

information from the Open Space and Conservation, and Safety elements.

The City will ensure consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.

2. HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. A variety of housing maps are presented based on census data; Figure 1 depicts the 2010 census tract boundaries for Brea.

A. Demographic Profile

Demographic changes can affect the type and amount of housing that is needed in a community. This section addresses population, age, race/ethnicity and employment trends in Brea.

1. Population Growth Trends

Table HE-1 presents population growth trends in Brea and the Orange County region from 1990-2020. This Table illustrates the high level of population growth in Orange County during the 1990s, with more moderate growth occurring since the year 2000. Brea's growth levels have been among the highest in the County. The City has experienced an addition of more than 6,000 residents in the last ten years. A significant amount of Brea's recent population growth is a result of several large developments, including the 849-unit Blackstone and the 1,357 unit La Floresta developments in eastern Brea, and the 369-unit Central Park Village mixed use development.

In terms of future growth trends, Orange County Projections (OCP) 2018 forecast a dramatic slowing in Brea's growth over the coming decade. OCP18 projects less than a three percent increase in the City's population between 2020-2030; in contrast, the County as a whole is projected to grow by about five percent during this period.

Table HE-1: Regional Population Growth Trends

Jurisdiction	1990	2000	2010	2020	Percent Change		
					1990-2000	2000-2010	2010-2020
Brea	**32,873**	**35,410**	**39,282**	**45,629**	**7.7%**	**10.9%**	**16.2%**
Fullerton	114,144	126,003	135,161	141,863	10.4%	7.3%	5%
La Habra	51,266	58,974	60,239	63,371	15.0%	2.1%	5.2%
Placentia	41,259	46,488	50,533	51,494	12.7%	8.7%	1.9%
Yorba Linda	52,422	58,918	64,234	68,650	12.4%	9.0%	6.9%
Orange County	2,410,556	2,846,289	3,010,232	3,194,332	18.1%	5.8%	6.1%

Source: U.S. Census 1990, 2000, 2010; Dept. of Finance 2020 Population and Housing Estimates.

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Source: 2014-2018 American Community Survey

2. Age Characteristics

Table HE-2 displays the age distribution of the City's population in 2000 and 2020 and compares this with Orange County. As indicated, 23 percent of Brea's population in 2020 was comprised of children under the age of 18, fairly comparable to the 22 percent children Countywide. School enrollment in the Brea-Olinda Unified School District has remained relatively stable during the last decade, with 5,927 students reported in 2010 and 6,053 students in 2019. The college age population in Brea has remained constant at nine percent over the past 19 years.

During the last two decades, the young adult population in Brea increased by approximately 2,000 residents while the middle age group increased by approximately 3,400 residents. These increases are most likely due to aging in place of young adults into the middle age bracket. The senior population increased by nearly 2,400 residents in the last twenty years. The aging of Brea's population is borne out by an increase in the median age from 36.4 years in 2000 to 38.1 years in 2020, which is just slightly younger than the County's median age of 38.3 years.

Table HE-2: Age Distribution 2000 – 2020

Age Group	2000		2020		
	Persons	Percent	Persons	Percent	Orange Co. %
Preschool (<5 yrs)	2,145	6%	3,285	7%	6%
School Age (5-17 yrs)	6,937	20%	7,346	16%	16%
College Age (18-24 yrs)	3,011	9%	3,924	9%	9%
Young Adults (25-44 yrs)	10,749	30%	12,730	28%	27%
Middle Age (45-64 yrs)	8,545	24%	11,955	26%	27%
Seniors (65+ years)	4,023	11%	6,388	14%	15%
TOTAL	**35,410**	**100%**	**45,629**	**100%**	**100%**
Median Age		**36.4 years**		**38.1 years**	**38.3 years**

Source: U.S. Census 2000; American Community Survey 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

3. Race and Ethnicity

Table HE-3 displays the racial/ethnic composition of Brea's population in 2000 and 2020, and compares this with the countywide distribution. White residents continue to comprise the majority of the City's population, although the proportion of Whites in Brea decreased from approximately two-thirds to less than half the population over the past two decades. In contrast, Hispanic residents increased from 20 to 31 percent and Asians increased from nine to 20 percent. In the last twenty years, Brea's increasing diversity has made it closer to Orange County as a whole.

Table HE-3: Racial and Ethnic Composition 2000 – 2020

Racial/Ethnic Group	2000		2020		
	Persons	Percent	Persons	Percent	Orange Co. %
White	23,541	67%	19,894	44%	40%
Hispanic	7,205	20%	14,008	31%	34%
Asian/Pacific Islander	3,295	9%	9,354	20%	21%
African American	447	1%	821	2%	2%
American Indian	184	<1%	91	<1%	<1%
Other Race	738	2%	1,460	3%	3%
TOTAL	**35,410**	**100%**	**45,629**	**100%**	**100%**

Source: U.S. Census 2000; American Community Survey 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

4. Employment

Employment characteristics affect housing needs by impacting one's ability to afford and acquire housing. Brea has evidenced strong employment growth in recent years after suffering job losses resulting from the 2008-2009 Great Recession. At its low in 2010, the City had a total of 45,700 jobs; by 2016, employment had grown to 50,400 jobs, representing a ten percent increase over the six-year period.[1] Countywide, employment growth has been even more robust, adding over 200,000 jobs and increasing by 15 percent between 2010-2016. However, the County's job growth continues to outpace its housing supply, causing many workers to commute long distances from homes outside the County.

Table HE-4 presents the distribution of jobs by industry type in Brea as documented by the Census.[2] Finance and insurance is the most dominant employment sector (13.7%), followed by manufacturing (13.4%), retail trade (12.3%), and accommodations/food services (10.1%). Approximately 30 percent of Brea's primary employment is in lower paying retail, hospitality, construction and service-related industries, with wages generally below the level necessary to afford to live in the City. The Census documents that about 96 percent of the 56,400 persons employed within Brea commute in from outside the City limits, reflective of the fact that Brea is "jobs rich" and has more jobs than housing units, but also indicative of the shortage of local affordable housing opportunities for the community's workforce.

[1] Orange County Projections (OCP) 2010 and 2018. OCP forecasts are consistent with SCAG's Regional Transportation Plan/Sustainable Communities Strategy.

[2] U.S. Census Bureau - 2017 OnTheMap Application. http://onthemap.ces.census.gov/

Table HE-4: Employment by Industry

Industry Sector	# Jobs	% Total Jobs
Finance and Insurance	6,900	13.7%
Manufacturing	6,750	13.4%
Retail Trade	6,200	12.3%
Accommodation and Food Services	5,090	10.1%
Construction	4,180	8.3%
Administration & Support, Waste Mgmt & Remediation	4,080	8.1%
Wholesale Trade	3,280	6.5%
Health Care and Social Assistance	2,720	5.4%
Professional, Scientific and Technical Services	2,670	5.3%
Management of Companies and Enterprises	2,320	4.6%
Transportation and Warehousing	1,810	3.6%
Educational Services	1,710	3.4%
Other Services (excluding Public Administration)	860	1.7%
Real Estate and Rental Leasing	750	1.5%
Public Administration	450	0.9%
Information	400	0,8%
Arts, Entertainment and Recreation	200	0.4%
Utilities	20	0.05%
Agriculture, Forestry, Fishing and Hunting	10	0.02%
TOTAL	**50,400**	**100%**

Source: U.S. Census Bureau, 2017 On the Map Application - http://onthemap.ces.census.gov

Workforce Housing Scorecard

Since 2008, the Orange County Business Council has periodically published a Workforce Housing Scorecard. The 2019-20 edition looked at trends that will impact the County's housing, economy and business climate going forward. The initial Workforce Scorecard published in 2008 identified the significant shortage of housing for the County's growing workforce, and its impact on the ability of employers to attract and maintain key workforce talent. The most recent report found that the workforce housing issue continues and has disproportionately affected Orange County due to its expensive housing market. In addition, housing construction has slowed. In 2018, 7,545 building permits were issued in Orange County compared to 9,567 in 2017 and 11,982 in 2016.

As a result of these factors, many people have chosen to relocate to areas with more affordable housing opportunities such as Riverside and San Bernardino Counties. Data from the Internal Revenue Service showed that in 2015-16, 28 percent of residents

leaving Orange County were between the ages of 35-44, while another third were in the 26-34 and 45-54 age groups. This outmigration leads to a shortage of workers for the County's economic base.

The Workforce Housing Scorecard ranks Orange County jurisdictions in terms of generating new jobs and the supply of housing appropriate to house these new workers. Brea was ranked 23 out of 34 cities plus the unincorporated area for the 2016-2030 time period, with one being the highest ranking. However, the City is projected to move up to 8th place for the years 2030-2045, indicative of Brea's expanded areas for higher density, workforce housing and associated improvement of the City's jobs-to-housing balance.

B. Household Profile

Household type, income and other characteristics affects housing needs, discussed in detail in the following section.

1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, as are single persons living alone, and "other" non-family households.

As illustrated in Table HE-5, there were an estimated 16,297 households in Brea in 2020. The City's household size of 2.82 persons represents a relatively stable household size from 2000 (2.70), with trends of an aging population with smaller households offset by development of larger single-family homes and a significant increase in the Asian and Hispanic population which on average tend to have larger household sizes.

Families comprise 73 percent of Brea's households, with a slight majority of families without children. Over the past two decades, the City saw an increase in over 1,700 families without children, compared to an increase in just 912 families with children, reflecting an aging of families with adult children moving out from their parents' homes, and fewer young families moving into the community. Figure 2 depicts the locations of family households with children by census block group. As can be seen, the southwestern portion and eastern portion the City have the highest percentages (34.6% - 41.9%) of family households with children.

Table HE-5: Household Characteristics 2000 – 2020

Household Type	2000		2020		
	Households	Percent	Households	Percent	Orange County %
Families	9,301	71%	11,929	73%	71%
With children	*4,515*	*35%*	*5,427*	*33%*	*30%*
With no children	*4,786*	*37%*	*6,519*	*40%*	*41%*
Singles	3,011	23%	3,488	21%	22%
Other non-families	755	6%	880	5%	7%
Total Households	**13,067**	**100%**	**16,297**	**100%**	**100%**
Avg Household Size		2.70		2.82	3.02

Source: U.S. Census 2000; American Community Survey 2014-2018; Dept of Finance 2020 Pop. Est.

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Source: 2014-2018 American Community Survey Table DP02

2. Household Income

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.

The State and Federal government classify household income into several groupings based upon the relationship to the County (area) median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table HE-6, and are used throughout the Housing Element.

Table HE-6: State Income Categories

Income Category	% County Area Median Income (AMI)	2020 Orange County Income Limits			
		1 person household	2 person household	3 person household	4 person household
Extremely Low	0-30% AMI	$26,950	$30,800	$34,650	$38,450
Very Low	0-50% AMI	$44,850	$51,250	$57,650	$64,050
Low	51-80% AMI	$71,750	$82,000	$92,250	$102,450
Moderate	81-120% AMI	$86,500	$98,900	$111,250	$123,600
Above Moderate	120%+ AMI	> $86,500	> $98,900	>$111,250	>$123,600

Source: California Department of Housing and Community Development, 2020 Income Limits.

Table HE-7 presents the distribution of household income in Brea by income category measured as a percentage of the County median. While 49 percent of households in the City are above-median income households (>100% AMI) approximately 40 percent (5,852 households) earn lower incomes (<80% AMI). Extremely low-income (ELI) households (<30% AMI) comprise ten percent of Brea's households and have significant housing needs. According to the CHAS Data compiled by HUD, 76 percent of the City's ELI households are spending more than half their income towards housing, and 58 percent of the City's ELI households are renters, a group particularly vulnerable to rising rents. The City continues to encourage eligible persons to participate in the Section 8 Rental Assistance program administered through Orange County Housing Authority.

Table HE-7: Household Income Distribution 2016

Income Level	Households	Percent
Extremely Low Income (0-30% AMI)	1,473	10%
Very Low Income (31-50% AMI)	1,765	12%
Low Income (51-80% AMI)	2,614	18%
Median Income (80-100% AMI)	1,560	11%
Above Median Income (>100% AMI)	7,064	49%
TOTAL	**14,476**	**100%**

Source: SCAG Pre-Certified Housing Data, August 2020.
AMI – Area Median Income
Note: Household count differs from 2020 Dept of Finance count depicted in Table HE-5.

The federal government publishes national poverty thresholds that define the minimum income level necessary to obtain the necessities of life. For example, the 2020 U.S. poverty threshold for a family of four was $26,200. As indicated in Table HE-8, the level of poverty in Brea has increased slightly over the past two decades. Approximately seven percent of individuals were living in poverty in 2019 compared to five percent in 1999, while there were five percent of family households (with and without children) in 2019 compared to three percent twenty years earlier. As a group, female-headed households with children are most impacted by poverty, with 14 percent of this group living in poverty in Brea, and 29 percent Countywide.

Table HE-8: Poverty Status 1999 - 2019

Groups in Poverty	1999		2009		2019		
	Persons/ Families	%	Persons/ Families	%	Persons/ Families	%	Orange County %
Individuals	1,874	5%	1,920	5%	2,966	7%	11%
Children (under 18)	*603*	*7%*	*486*	*6%*	*638*	*6%*	*13%*
Families	318	3%	331	3%	596	5%	7%
Female-Headed w/ Children	*92*	*14%*	*180*	*22%*	*134*	*14%*	*29%*

Source: U.S. Census 2000 and 2010. American Community Survey 2014-2018; Dept of Finance 2020 Population and Housing Estimates. Housing Estimates.

Figure 3 illustrates levels of poverty in Brea by census block group. The highest concentrations of poverty (8.4%-16%) are generally located west of Brea Boulevard and south of Lambert Road in the southwest area of the City and the neighborhood adjacent to Central and Palm Avenues.

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Source: 2014-2018 American Community Survey Table DP03

Many of the workers who make up Brea's workforce earn modest incomes, making it challenging to afford to live and work in the City. Table HE-9 of the following page presents a sampling of occupations in Brea, which fall within very low-, low- and moderate- income thresholds (based on a single worker, two-person household). The analysis of housing costs and affordability presented later in this section compares current market rents and sales prices in Brea with the amount that households of different income levels can afford to pay for housing. This analysis illustrates that very low and many low- income occupations, such as bank tellers, retail salespersons, school social workers, and emergency medical technicians, cannot afford the average market rent in Brea without facing overpayment.

Table HE-9: Orange County Wages for Select Occupations 2020

Very Low Income (<$51,250)	**Mean Hourly Wage**	**Mean Annual Income**	**Max. Affordable Housing Cost**
Home Health and Personal Care Aides	$14.37	$29,879	$747
Child Care Workers	$15.79	$32,845	$821
Retail Salespersons	$16.24	$33,791	$845
Bank Tellers	$16.27	$33,833	$846
Security Guards	$16.33	$33,965	$849
Waiters/Waitresses	$17.41	$36,213	$905
Nursing Assistants	$17.98	$37,402	$935
Preschool Teachers, except Special Education	$18.15	$37,754	$944
Bus Drivers, Transit and Intercity	$22.33	$46,446	$1,161
Retail Sales Manager	$22.73	$47,277	$1,182
Bookkeeping, Accounting & Auditing Clerks	$24.05	$50,018	$1,250
Low Income ($51,250-$82,000)	**Mean Hourly Wage**	**Mean Annual Income**	**Max. Affordable Housing Cost**
Emergency Medical Technicians & Paramedics	$26.83	$55,820	$1,396
Tax Preparers	$27.63	$57,468	$1,438
Child, Family, and School Social Workers	$28.65	$59,586	$1,490
Architectural and Civil Drafters	$30.58	$63,613	$1,590
Carpenters	$33.52	$69,721	$1,743
Librarians	$35.43	$73,694	$1,842
Occupational Therapist Assistant	$35.63	$74,118	$1,853
Market Research Analyst	$35.72	$74,286	$1,857
Real Estate Agent	$37.07	$77,108	$1,928
Moderate Income ($82,000-$98,900)	**Mean Hourly Wage**	**Mean Annual Income**	**Max. Affordable Housing Cost**
Firefighters	$41.84	$87,032	$2,176
Radiologic Technicians	$42.74	$88,894	$2,222
Architects (except Landscape and Naval)	$42.87	$89,177	$2,229
High School Teachers (except Special Ed.)	(1)	$90,857	$2,271
Property and Real Estate Managers	$43.82	$91,144	$2,279
Postmasters and Mail Superintendents	$45.32	$94,270	$2,357
Computer Programmers	$45.51	$94,659	$2,366

Source: 2020 California Occupational Employment Statistics – Orange County; 2020 State HCD Income Limits (Income categories based on two-person household with single wage earner). Max affordable housing cost based on 30% of income, including rent/mortgage, utilities, taxes, insurance, HOA fees.

(1): For some occupations, workers may not work full-time all year-round. For these occupations it is not feasible to calculate an hourly wage.

3. Special Needs Populations

Special State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances including, but not limited to the following: economic status, age, disability, household size and household type. Special needs populations in Brea include large households, the elderly, persons with disabilities, female-headed households, and the homeless. Table HE-10 summarizes the number of households or persons in each of these special needs groups in the City.

Table HE-10: Special Needs Populations 2020

Special Needs Groups	Persons	Households	Percent
Seniors (65+)	6,388		14%
With a Disability	*1,725*		*(27%)*
Senior Households		3,911	24%
Renter		*782*	*(20%)*
Owner		*3,129*	*(80%)*
Senior Homeowners Living Alone	1,469		*(47%)*
Persons with Disability	3,650		8%
Female-Headed Households		2,282	14%
with Related Children		*958*	*(42%)*
Large Households		1,793	11%
Renter		*592*	*(33%)*
Owner		*1,201*	*(67%)*
Farmworkers	0		0%
Total 2020 Brea Population and Households	**45,629**	**16,297**	

Source: American Community Survey 2014-2018.; Dept. of Finance 2020 Population and Housing Estimates; SCAG 2020 Local Housing Data. Note: Numbers in ( ) reflect % of special needs group, and not % of total City population/ households. For example, of Brea's senior households, 20% are renters and 80% are owners, and 47% of senior homeowners live alone.

Senior Households

Seniors comprise 14 percent of Brea's households. Senior citizens are considered to have special housing needs because their fixed incomes, higher health care costs and physical disabilities.

Although often viewed as homogeneous, Brea's senior population is quite diverse. Among the City's approximately 3,900 senior households, approximately 80 percent own a home and 20 percent rent housing. Nearly half of Brea's seniors are 75 years of age and above, a population which may require more supportive housing options. Some of the more pressing housing needs of Brea's seniors include:

- **Rental affordability**. Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Brea's approximately 780 senior renter households, 80 percent are lower income (<80% AMI), with two-thirds very low income (<50% AMI). Market rents in Brea are well beyond the level affordable to very low and most low-income households. The Section 8 Rental Assistance program helped 107 senior households as of October 2019.

- **Disabilities.** The Census identifies 27 percent of Brea's seniors as having one or more disabilities, encompassing physical, sensory and mental disabilities, as well as conditions that limit the senior's ability to leave their home. Combined with the significant number of older seniors (age 75+) indicates a large segment of the senior population that may require various levels of housing support.

- **Housing maintenance.** Of Brea's approximately 3,100 senior homeowners, almost one half live alone. Figure 4 depicts the location of senior homeowners residing alone. The highest percentages (13.1% - 19%) are located in the northwest area of the City and the neighborhood west of Kraemer Boulevard, between Imperial Highway and the City boundary. As these homeowners age, many may be unable to maintain their homes or perform minor repairs. The installation of grab bars and other assistance devices may be necessary to enhance accessibility.

The California Community Care Licensing Division identifies 12 residential care homes for the elderly in Brea, providing 240 beds for seniors requiring 24 hour assisted living. Two of the larger

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Source: 2014-2018 American Community Survey Table B25011

facilities include Brookdale Brea with 110 beds and the newly opened Silverado Brea community, which offers 70 beds for persons with Alzheimer's disease and other memory-impairing conditions. Capriana Continuing Care Retirement Community in La Floresta provides 116 luxury units for seniors age 60+ under a housing model that allows seniors to age in place (including 72 independent living apartment units, 40 memory care units, and 4 casitas). In addition, in 2020 the Planning Commission approved the Alvero Assisted Living facility, providing 58 beds for assisted living and 22 beds for memory care.

The City supports a range of housing options to address the diverse needs of Brea's growing senior population, including the facilities listed above, accessory dwelling units and reasonable accommodation policies and procedures for development. The City continues to conduct outreach with the senior population to ensure their voices are heard, including input on Brea's Active Transportation Plan.

Persons with Disabilities

A disability is defined as a long-lasting condition that impairs an individual's mobility, ability to work, or ability to care for them self. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

The 2014-2018 American Community Survey (ACS) identifies 3,650 Brea residents as having one or more disabilities, representing eight percent of the City's population. Approximately forty percent of these adult residents are unable to live independently. The ACS documents the presence of following types of disabilities among Brea's disabled residents:

- Ambulatory – 51%
- Cognitive – 33%
- Hearing – 29%
- Vision – 20%

Of the City's senior population, 27 percent suffer from one or more disabilities. As Brea's population continues to age, the number of residents with disabilities will also increase.

The living arrangements for persons with disabilities depends on the severity of the disability. Many persons live at home in an

independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. The City has adopted reasonable accommodation policies and procedures to ensure persons with disabilities have fair access to housing. The City continues to expand accessible housing options to persons living with disabilities by including conditions of approval for Universal Design in all new developments.

Developmental Disabilities

The State Welfare and Institutions Code (Section 4512) defines a "developmental disability" as a disability that originates before an individual attains age 18 years, can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. Due to the dramatic rise in autism spectrum disorders (ASD), the Housing Element is required to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources available to serve this population. California is projected to face a substantial number of persons with ASD maturing into adulthood, many of whom will want to live independently and need appropriate housing.

The Department of Developmental Services (DDS) provides community-based services to approximately 250,000 persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2)

Table HE-11: Developmentally Disabled Residents Served by RCOC

Zip Code	0 - 14 years	15 - 22 years	23 - 54 years	55 - 65 years	65+ years	Total
92821	121	65	73	19	1	279
92823	11	3	11	2	0	27
Citywide Total	132	68	84	21	1	306
Est. Hsg Need[1]	33	34	29	5	0	101

Source: Regional Center of Orange County (RCOC), 2020

[1] The following factors can be used to generally estimate housing needs for the developmentally disabled population: age 0-14 25% need hsg; age 15-22 50% need hsg; age 23-54 35% need hsg; age 55-65 25% need hsg; age 65+ 20% need hsg.

enable this population to lead more independent and productive lives. The Regional Center of Orange County (RCOC) serves approximately 22,000 individuals with developmental disabilities and their families. Within Brea's two zip codes, the Center currently provides services to 306 residents with developmental disabilities, generating an estimated need for 101 housing units (refer to Table HE-11).

Among these residents served by the regional center, approximately 87 percent live with a parent, family member or guardian, eight percent live in a community care facility and five percent are in an independent/supported living arrangement.[3] These percentages highlight the need for people with developmentally disabled family members to have a variety of housing choices to provide ongoing care and support.

The RCOC has several informational resources on their website about housing options for people with developmental disabilities. In 2013, the RCOC published a paper in conjunction with the Regional Centers Housing Advocacy Council that looked at the housing needs of developmentally disabled persons in the county. The paper stated that the housing needs for developmentally disabled residents mirrored those of seniors and aging adults and safe, affordable housing options were needed4. The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (facilities for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes, inclusionary housing, and Section 8 rental vouchers. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

Orange County has the following housing facilities to serve persons with developmental disabilities[5]:

[3] California Department of Developmental Services, Consumer County by California ZIP Code and Residence Type. Regional Center and Early Start Consumers, June 2020.

[4] Regional Center of Orange County, "Housing for People with Developmental Disabilities in Orange County," January 20, 2013.

[5] Regional Center of Orange County website: www.rcocdd.com/housing

- Harbor Village in Costa Mesa – apartment complex that is a joint project between the RCOC and the California Department of Developmental Services, housing 52 individuals.
- Integrity Cottages in Anaheim – a former motel that has been converted into 48 affordable rental units.
- Parc Derian in Irvine – 4 units designated for persons with developmental disabilities, with other units are set aside for veterans and formerly homeless households.

Brea has two small group homes for adults with developmental disabilities: Briarwood House and Larchwood House. The has adopted provisions in its Zoning Code to enable community care facilities and supportive housing, and to provide for reasonable accommodations. Housing Element programs to facilitate affordable housing – including Inclusionary Zoning, Affordable Housing Development Assistance and Density Bonus Incentives – can also assist residents with disabilities. The Brea Resource Center has an ongoing partnership with Easter seals to refer residents in need of services that they may provide.

Female-headed Households

Single-parent households typically have a special need for such services as childcare and health care. Female-headed households with children in particular tend to have lower incomes, which limits their housing options and access to supportive services. As shown in Table HE-10, Brea has 2,282 female-headed family households. Approximately 42 percent of these households had children. Of those households with children, 15 percent lived in poverty, compared to a poverty rate of just three percent among all households. These households need assistance with housing subsidies, as well as accessible and affordable day care.

The Brea Community Center offers after school programs during the school year with its After School Program and Homework Club. The After School Program runs Monday through Friday and provides youth with a variety of activities in a positive environment. The program also offers designated study hall time that includes homework assistance. The community center's Teen Zone provides a space for seventh through twelfth graders during the academic year. Several activities are available from 2:30 to 6:30pm.

Summer Day Camps are available for first through six graders and run Monday through Friday (7am – 6pm) throughout the summer. Activities include crafts, sports and local outings.

KidWatch Babysitting service is available at the Brea Community Center for adults attending classes or activities at the Center. Babysitting is available on a drop-in basis for children 18 months to 12 years old. The City also offers comprehensive sports programs for youth open to boys and girls of all ages and ability levels.

Large Households

Large households consist of five or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large households are vulnerable to overcrowding due to the shortage of adequately sized rentals, and insufficient income to afford 3+ bedroom rentals which typically consist of single-family homes.

In Brea, large households comprise 11 percent of total households in the City (refer to Table HE-10). Of these large households, 33 percent (592 households) are renters and 67 percent (1,201 households) are owners. The 2014-2018 American Community Survey identifies 1,385 rental units in Brea with three or more bedrooms, in general, the appropriate-sized unit to house the City's 592 large renter households. The level of renter overcrowding has remained the same over the past decade, measuring at seven percent. Higher rents for larger units may result in both overcrowding and overpayment challenges for some larger families.

Through its Family Resource Center (FRC), the City provides youth and family services to meet the needs and concerns of families. Services include: individual and family counseling, parenting classes, English classes, job search assistance, veteran's services, plus support groups and social service agency referrals. Most services are free or offered at low cost through the support of local sponsorships and grants. FRC offices are located within the Brea Community Center where numerous programs are conducted throughout the year.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. According to SCAG's 2020 Housing Element dataset, none of the persons working in Brea are

employed in fulltime farming occupations, and just 0.2 percent of jobs in all of Orange County are in agriculture; the USDA estimates there were just 340 migrant farmworkers in the County in 2017. Given that Brea has no remaining land in agriculture, the City has not identified a need for farmworker housing beyond programs for housing affordability.

Homeless

Every two years, the Orange County Housing and Community Development/Homeless Prevention and its partners conduct a Point-In-Time Homeless Count and Survey (PITS) to collect data on the number and characteristics of the homeless in Orange County. The 2019 PIT[6] identified 6,860 homeless individuals in the County, including 1,550 persons in families with children (23%). The following summarizes some of the survey's key findings:

- Approximately 58% of the homeless counted were unsheltered, with 42% in shelter facilities, including emergency shelters and transitional housing programs.
- Transitional aged youth (ages 18 to 24) comprised four percent of the individuals surveyed while seniors (ages 62 and older) made up nine percent of the respondents.
- 38% of the unsheltered adults surveyed indicated this was their first episode of homelessness
- Approximately 85 percent of homeless respondents indicated they had one or more disabling conditions, including 21% with a physical disability, 24% suffering from mental illness, 8% experiencing domestic violence, and 28% currently using alcohol and/or other drugs

The North Orange County Service Planning Area (North SPA), which includes the City of Brea, had a total of 2,765 individuals included in the PIT count, comprising 40 percent of the total homeless population in the County. In terms of Brea itself, on the night of the count, 30 unsheltered individuals were located in in the City. Of these individuals, zero were part of a family, three were veterans, two were transitional aged youth and eight were seniors.

Brea is participating in the North SPA to develop a regional approach to address homelessness, including the development of two Navigation Centers in the region. These Navigation Centers will be located in Buena Park and Placentia and will provide several services to the homeless including shelter (Buena Park – 100 beds,

[6] http://ochmis.org/wp-content/uploads/2019/08/2019-PIT-FINAL-REPORT-7.30.2019.pdf

Placentia – 100 beds), health resources, substance abuse services, job skills and the opportunity to reunite with family and friends. The goal of these Centers is to help homeless individuals become productive members of their communities while reducing the number of homeless in public areas. The Navigation Center in Buena Park will be operated by Mercy House. The Navigation Center in Placentia opened in March 2020 and is operated by People Assisting the Homeless (PATH). So far, Brea has contributed a total of $413,763 for the Navigation Centers:

- $60,668 committed obligation for construction costs;
- $250,000 additional towards construction costs approved by the City Council on October 15, 2019; and
- $103,095 from the Fall 2020 SB 2 Grant from the County of Orange.

The City's Community Services Department operates the Brea Family Resource Center (BFRC), a one-stop center where Brea residents facing any crisis can have their needs addressed in a single location. The BFRC provides such services as mental health counseling, financial counseling, health screenings and many other services to Brea residents in need. The BFRC is housed inside the centrally-located, 54,000 square foot Brea Community Center. Over 30 non-profit organizations partner with the BFRC to provide many valuable services at no-cost or very low cost to the clients. These partners include Women's Transitional Living Center, Orange County Social Services Agency and California State University, Fullerton. A certified veteran's services counselor holds weekly office hours at the Brea Resource Center to discuss benefits and claims and provide any referrals that may be needed.

Table HE-12 lists the major homeless facilities and services available in the Brea vicinity. Brea's Family Resource Center provides case management and referral of homeless to these and other shelters in Orange County. The Sheepfold Christian organization operates a transitional housing facility in Brea for battered and homeless women and their children. The City of Brea currently staffs a Homeless Liaison Officer within the Brea Police Department who, with the help of volunteers, provides outreach to homeless individuals within Brea offering resources for temporary boarding and those seeking permanent housing.

Table HE-12: Inventory of Homeless Facilities and Services near Brea

Organization	Beds and/or Services Provided
Brea Community Services Department Brea Family Resource Center 695 Madison Way, Brea (714) 990-7776	Provides individual and family counseling, parenting classes, debt management and financial workshops, plus health screenings, support groups and social service agency referrals. Emergency assistance includes case management and shelter referral. Most services are free or low cost through the support of local sponsorships and grants. Department previously offered one-time rental assistance to prevent homelessness, but program ended with the Statewide elimination of redevelopment funding.
Active Christians Today 585 Walnut Avenue, Brea (714) 529-6776	Operates a food pantry, provides emergency clothing, rental and utility bill assistance.
Brea Community Emergency Council P.O. Box 8624, Brea	Homeless prevention services, including rental and utility bill assistance. Work in concert with Brea Resource Center to provide assistance.
Brea Ministerial Association North Hills Church 3000 E. Birch Street, Brea (714) 529-1642	Consortium of churches in Brea. Provide emergency housing in extreme crisis situations. Meet monthly on 3rd Wednesday at noon - location alternates among churches.
Eli Home 1175 Northeast Street, Anaheim (714) 300-0600	Provides transitional housing for mothers and their children suffering from domestic violence. Length of stay is 6 to 12 months. Services include counseling, job training, parenting classes and assistance with obtaining permanent housing.
Fullerton Interfaith Emergency Services (Pathways of Hope) 611 S. Ford Avenue, Fullerton (714) 738-0255	Emergency shelter with supportive services including counseling, motel vouchers, food, toiletry items and emergency prescriptions.
H.I.S. House Transitional Center 907 N. Bradford Street, Placentia (714) 993-5774	Provides 40 beds for families and individuals for up to 6 months. Services include financial planning, parenting classes, drug and health education, moving assistance, counseling, and job training.
New Vista Transitional Living Center (Interfaith Emergency Services) Fullerton (714) 680-3691	Provides transitional housing for families and singles for up to 4 months. Also provides food, basic supplies, case management, life skills classes, and childcare assistance.
Salvation Army Emergency Family Services Offices 1515 West North Street, Anaheim (714) 687-9836	Provides food distribution, utility assistance, transportation (bus tickets), clothing, household items, other forms of assistance and community referrals.

Source: Karen Warner Associates, Inc.

C. Housing Characteristics

This section presents the characteristics of Brea's physical housing stock, including growth trends, housing conditions, housing costs and affordability, housing overpayment and overcrowding, and assisted housing at-risk of conversion.

1. Housing Growth

Table HE-13 depicts housing production in north Orange County over the past three decades. Between 1990 and 2000, Brea's housing stock grew by a modest 5.4 percent, half the housing growth rate evidenced Countywide. In contrast, since 2000, Brea has seen a greater increase in housing units. This includes a 14.4% increase since 2010, which is much higher than surrounding cities as well as Countywide growth.

Table HE-13: Regional Housing Growth Trends

Jurisdiction	1990	2000	2010	2020	Percent Change		
					1990-2000	2000-2010	2010-2020
Brea	**12,648**	**13,327**	**14,785**	**16,911**	**5.4%**	**10.9%**	**14.4%**
Fullerton	42,956	44,771	47,869	49,764	4.2%	6.9%	4.0%
La Habra	18,670	19,441	19,924	20,838	4.1%	2.5%	4.6%
Placentia	13,733	15,326	16,872	17,184	11.6%	10.1%	1.8%
Yorba Linda	17,341	19,567	22,305	23,795	12.8%	14.0%	6.7%
Orange County	875,072	969,484	1,046,118	1,111,421	10.8%	7.9%	6.2%

Source: U.S. Census 1990, 2000 and 2010; Dept of Finance 2020 Population and Housing Estimates.

The 2020 Department of Finance Population and Housing Estimates documents Brea's housing stock at 16,911 units, representing an increase of over 2,100 units since 2010. A significant portion of this growth is a result of several large-scale residential projects, including the 1,357 unit La Floresta Specific Plan (encompassing both the 116-unit Capriana Continuing Care Retirement Community and 115-unit affordable Birch Hills Apartments), the 849-unit Blackstone development in the eastern hillsides (encompassing 94 affordable units in Bonterra Apartments), and the 653-unit Brea Place and 369-unit Central Park Village mixed use projects.

2. Housing Type and Tenure

Table HE-14 presents the mix of housing types in Brea, which as of 2020 consisted of approximately 10,900 single-family homes (64%), 5,000 multi-family units (30%), and 1,000 mobile home units (6%). Brea has had significant growth in both single- and multi-family units over the last decade. With a net increase of more than 2,100 units since 2010, 53 percent of the new units were single-family while 47 percent were multi-family units.

Table HE-14: Housing Type 2000 - 2020

Unit Type	2000		2010		2020	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	*7,481*	*56%*	*8,372*	*57%*	*9,426*	*56%*
SF Attached	*1,073*	*8%*	*1,412*	*9%*	*1,478*	*9%*
Total Single-Family	**8,554**	**64%**	**9,784**	**66%**	**10,904**	**64%**
2 to 4 Units	*442*	*3%*	*468*	*3%*	*523*	*3%*
5 or more units	*3,461*	*26%*	*3,526*	*24%*	*4,480*	*26%*
Total Multi-Family	**3,903**	**29%**	**3,994**	**27%**	**5,003**	**30%**
Mobile Homes/Other	**870**	**7%**	**1,007**	**7%**	**1,004**	**6%**
Total Housing Units	**13,327**	**100%**	**14,785**	**100%**	**16,911**	**100%**
Vacancy Rate	**2.0%**	**--**	**3.5%**	**--**	**3.6%**	**--**

Source: U.S. Census 2000, 2010; Dept of Finance 2020 Population and Housing Estimates.

Vacancy Rate

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A low vacancy rate may indicate that households are having difficulty finding housing that is affordable, which can lead to overcrowding and/or overpayment. A particularly 'tight' housing market with insufficient vacant units for normal mobility may also lead to high competition for units, placing upward pressure on rent and for-sale housing prices.

A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. As measured by the 2014-2018 American Community Survey, the residential vacancy rate in Brea was 0.9 percent for homeowners and 2.4 percent for renters, which are lower than the County's (1% percent for homeowners and 4% for renters). These vacancy rates indicate a very competitive market in Brea for people looking to buy or rent housing.

Housing Tenure

Housing tenure refers to whether a housing unit is owned or rented. Tenure influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. As indicated in Table HE-15, homeowner tenure has decreased slightly in Brea between the years 2000 and 2020 and now comprises 62 percent of the City's households, with renters comprising the remaining 38 percent.

Table HE-15: Housing Tenure

Occupied Housing Units	2000		2020		
	Units	Percent	Units	Percent	Orange Co. %
Renter	4,675	36%	6,193	38%	43%
Owner	8,392	64%	10,104	62%	57%
Total	13,067	100%	16,297	100%	100%

Source: U.S. Census 2000; American Community Survey 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

According to the SCAG housing data, among Brea's 1,473 Extremely Low Income (ELI) households (earning below 30% of area median income), 848 (or 58%) are renters while the remaining 625 (or 42%) are homeowners. These percentages show a relatively high number of ELI homeowners, many of whom are likely occupants in Brea's mobile home parks and senior citizens who are "house rich and cash poor". With three-quarters of Brea's ELI households spending greater than half their incomes on housing costs, housing overpayment is a significant issue among ELI renters and homeowners alike. Housing Element programs to promote acceptance of Housing Choice Vouchers among landlords (Program 4) and to support affordable housing production (Program 5, 6, 7, 8) will help to address overpayment among ELI renter households. Supporting ELI homeowners in adding accessory dwelling units that can generate rental income (Program 10), as well as providing rehabilitation assistance (Program 1) can assistance homeowners spending a large portion of their incomes on housing costs. Figure 5 illustrates the percentage of renter households in Brea by census block group. As depicted, the highest concentrations of renter households are generally located in Brea's central core, and off South Brea Boulevard around Imperial Highway in particular. Two other concentrations of renters are evident: 1) multi-family neighborhoods north of Lambert, on both sides of North Brea Boulevard; and 2) the neighborhood immediately east of the 57 freeway between Lambert Road and Imperial Highway.

Imagery provided by ESRI and its licensors © 2021.
Source: 2014-2018 American Community Survey Table S1101

3. Age and Condition of Housing

The age of a community's housing stock can provide an indicator of overall housing conditions. Housing over 30 years in age is likely to have rehabilitation needs such as new plumbing, roof repairs and foundation work. As indicated by Table HE-16, a large majority of Brea's housing stock is at or beyond the 30-year age mark. Among owner-occupied units, 77 percent were built prior to 1989 and 73 percent renter-occupied units are over 30 years.

Table HE-16: Age of Housing Stock 2020

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2014 or later	136	2%	384	4%	3.2%
2010-2013	372	6%	465	5%	5.1%
2000-2009	502	8%	1,010	10%	9.3%
1990-1999	619	10%	505	5%	6.9%
1980-1989	929	15%	1,415	14%	14.4%
1970-1979	1,982	32%	2,829	28%	29.5%
1960-1969	972	16%	2,142	22%	19.1%
1950-1959	353	6%	1,212	12%	9.6%
1940-1949	111	2%	40	<1%	<1%
1939 or earlier	217	3%	101	1%	2%
Total	6,193	**100%**	10,104	**100%**	**100%**

Source: American Community Survey 2014-2018; Dept of Finance 2020 Population and Housing Est.

Most of Brea's housing stock is in good condition, although like most cities, there are a number of areas showing scattered deterioration. To address potential concentrations of deteriorating housing conditions, in 1999 the City prepared a *Neighborhood Enhancement Plan* which identified six "Focus Neighborhoods" for focused code enforcement and rehabilitation efforts. The City has made significant process in improving housing and neighborhood conditions within these enhancement areas. One example is the investment of $5 million by Brea's former Redevelopment Agency in the acquisition and substantial rehabilitation of four severely deteriorated and overcrowded fourplex apartments on Acacia Street. In 2014, the City sold the 16-unit complex to a non-profit to manage as long-term affordable housing, and to provide services to Acacia Street residents and the neighboring community that include health, safety, counseling services.

Due to the loss of redevelopment funds, combined with the substantive improvements made within the Neighborhood Focus Areas, the City has transitioned to implementing its Housing Rehabilitation and Code Enforcement programs on a Citywide basis. Between 2014-2020, the City provided rehabilitation loans and grants to a total of 80 lower income households. In addition to families, this program is very popular with seniors living in mobile homes.

In 2021, a windshield survey was conducted throughout the City to assess housing conditions. Overall conditions ratings were provided by census tract based on the following scale: A = Good: no visible factors of deterioration evident; B = Fair: 1-2 factors of deterioration evident; and C = Poor: 3-5 factors of deterioration evident. Figure 6 summarizes the ratings throughout the City, with the detailed results of the survey provided in Appendix B. The northwest and entire eastern portion of the City received "A" ratings. The lowest ratings were B- in portions of Census Tracts 15.03 and 15.04. It was observed that many homes needed façade improvements and repairs along with re-roofing needs. The survey concluded that homes in Brea that do show signs of deterioration only require minor efforts such as paint touch-ups and repairing/replacing exterior wood trimmings. Of Brea's approximately 15,000 housing units, 20% of owner-occupied and 30% of renter-occupied units were identified as needing some level of repair.

Acacia Apartments Before

After Rehabilitation Improvements

Figure 6
City of Brea
Housing Conditions Survey
Housing Conditions Score
A
A-/B+
B
B -
N/A
City of Brea
Census Tract
0
0.5
1
Miles
N
BREA
CALIFORNIA

4. Housing Costs and Affordability

The following section begins by presenting current market information on housing sales prices and rents in Brea, followed by an evaluation of the affordability of Brea's housing stock to lower and moderate-income households.

Rental Housing Market

Current rental information (May 2021) for Brea was obtained from internet rental listings on Craigslist, Westside Rentals and large apartment complex websites. Table HE-17 presents the results of the rent survey by unit type and number of bedrooms.

A total of 86 apartment units were advertised for rent in Brea. The median monthly rent for a studio was $1,625, for a one-bedroom was $2,473 and for a two-bedroom unit was $2,732. No three-bedroom units were listed for rent when the survey was conducted. During the same time period, nine homes were listed for rent. No listings were available for one- or two-bedroom homes. The median monthly rent for a three-bedroom house was $3,300 and homes with four bedrooms commanded a median rent of $4,800.

Table HE-17: Brea Survey of Vacant Rental Units May 2021

Unit Type And Bedrooms	Number of Units Advertised	Rental Range	Median Rent
Apartments			
Studio	6	$1,625-$2,000	$1,625
1	52	$1,400-$2,575	$2,473
2	28	$1,605-$3,150	$2,732
Single-Family Homes			
3	6	$3,000-$4,200	$3,300
4	3	$3,000-$7,000	$4,800

Source: www.craigslist.org, westsiderentals.com; apartment complex websites

Accessory Dwelling Units

Accessory dwelling units (also known as second units or "granny" flats) are complete independent housing units that can be either detached or attached from an existing single-family residence. Based on their relatively small size, and because they do not require paying for land or major new infrastructure, accessory dwelling units ("ADUs") are considered affordable by design. ADUs can provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible.

The State legislature has passed a series of bills aimed at encouraging single-family homeowners to add ADUs to their property by requiring local jurisdictions to adopt regulations to facilitate their production and streamline their approval. The State passed legislation in 2017 and again in 2019 to further assist and support the development of ADUs, including "by right" approval for units less than 850 square feet for a one-bedroom and 1,000 square feet for a two-bedroom unit. These projects must be approved at the staff level to help streamline the permit process.

In March 2021, the Brea City Council adopted an ordinance to amend the Brea Municipal Code regarding ADUs and Junior ADUs in accordance with California legislation. These changes included the following:

- Establishing a definition of Junior Accessory Dwelling Units;
- Ministerial review for units of 850 square feet (studio or 1 bedroom) or 1,000 square feet (two or more bedrooms). Proposed units that are greater in size shall go through the City's Certificate of Compatibility process;
- Standards for unit size, height and setbacks.

A detailed table showing the adopted standards is provided in the Constraints section of this document (refer to Table HE-36).

Between 2014-2019, 20 accessory dwelling units received ministerial planning approvals in Brea. The City's website has a FAQ document to help answer questions about requirements. In 2021, the City will be utilizing State SB 2 planning grant funds to prepare a design guideline tool for ADUs, including easy-to-follow development standards and possibly construction plans that

could be pre-approved for building permit approval. Pursuant to recent changes to Housing Element law, this program will be augmented to incentivize and promote ADUs and junior ADUs that can provide affordable rents to low- and moderate- income households.

ADU Affordability

In December 2020, the Southern California Association of Governments (SCAG) released a "Regional Accessory Dwelling Unit Affordability Analysis". SCAG conducted this analysis to "provide local governments in the region with assumptions for ADU affordability that can be used to assign ADUs to income categories for the purpose of Sixth Cycle Housing Elements". The analysis consisted of five steps:

A. Calculate maximum rent limits for RHNA income categories for both one-person and two-person households by county;
B. Conduct a rent survey for ADUs in the SCAG region (a total of 150 existing ADUS were surveyed between April and June 2020);
C. Use regional survey to determine proportion of ADUs within each income category for both one-person and two-person households;
D. Make assumptions for what percentage of ADUs will be occupied by one-person and two-person households;
E. Use (D) to combine proportions from (C) into single breakdown of rented ADUs by income category.

The steps above apply to rented ADUs. However, one prevalent use of ADUs is for family members or others (such as caretakers) who are not charged rent. SCAG looked at other surveys and resources to determine the percentage of ADUs where people live rent free. Based on this review, SCAG estimated that 15% of ADUs are provided rent-free, and can therefore be assume to affordable to extremely low-income households (0-30% AMI).

In order to account for differences in housing costs, the SCAG geography was divided into five subregions, including Orange County. Table HE-18 presents SCAG's affordability assumptions for ADUs in Orange County, providing the basis for assigning affordability to projected ADUs in Brea's Housing Element Update. As shown, almost 70 percent of all ADUs and 53 percent of rented ADUs in Orange County are estimated by SCAG to be affordable to lower income households.

Table HE-18: Affordability Assumptions for ADUs in Orange County

Category	Affordability Assumptions for Rented ADUs[1] (85% of Total)	Affordability Assumptions for Non-Rented ADUs[2] (15% of Total)	Affordability Assumption for all ADUs[3] (100% of Total)
Extremely Low Income	0%	100%	15%
Very Low Income	12%	0%	10%
Low Income	51%	0%	43%
Moderate Income	35%	0%	30%
Above Moderate Income	2%	0%	2%

Source: SCAG Regional Accessory Dwelling Unit Affordability Analysis, December 2020.

[1] Used step D in analysis to combine proportions from step C into single breakdown of rented ADUs by income category.

[2] Based on SCAG research of non-rented ADUs, it was determined that 15% of ADUS will be available at rents affordable to Extremely Low-Income households.

[3] Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%.

Homeownership Market

The real estate website Zillow.com has developed a home valuation model to estimate the market value of individual properties, and compiles this information to produce a median "Home Value Index" for any given geographic area. Table HE-19 presents the December 2020 median home value index for Brea and nearby communities, and shows the change in median home values from 2019.

The home value index for Brea (inclusive of both single-family homes and condominiums) was highest in the eastern and hillside portions of the City (zip code 92823), although the growth in housing values was greatest in central and western Brea (zip code 92821). Home values in both of Brea's zip codes exceeded most of the surrounding areas, with the exception of Yorba Linda and the northern area of Fullerton located immediately south of Brea (zip code 92835). Homes values throughout northern Orange County evidenced significant appreciation during 2020, with a continued strong housing market projected for 2021.

Table HE-19: Regional Median Home Values 2020

Community	Zip Code	December 2020 Median Home Value	% Change 2019 - 2020
Brea	**92821**	**$798,000**	**9.8%**
	92823	**$873,000**	**4.4%**
Fullerton	92831	$742,000	11.0%
	92832	$666,000	12.3%
	92833	$701,000	11.2%
	92835	$891,000	8.5%
La Habra	90631	$701,000	17.0%
Placentia	92870	$792,000	10.2%
Yorba Linda	92886	$915,000	8.9%
	92887	$1,000,000	9.8%
Orange County	All	$818,000	9.1%

Source: Zillow.com Home Value Index

While the prior Table HE-19 provides an overview of the subregional housing market, the following Table HE-20 provides information on home values in Brea by number of bedrooms. As shown, one-bedroom homes are far more affordable than larger homes, though one-bedrooms are extremely limited in supply, and consist primarily of older units.

Another important data set is the sale listing prices for homes. In March 2020, 28 homes and six condos/townhomes were listed for sale in Brea on Zillow listing services. The house listings ranged from $683,610 for a three bedroom to over $2,000,000 for a five-bedroom home. The prices for the townhomes ranged from $320,000 for a one-bedroom unit, the mid-$700,000s for a two-bedroom unit and $730,000 for a three-bedroom unit.

Table HE-20: Brea Median Home Values 2020

Number of Bedrooms	December 2020 Median Home Value	% Change 2019 - 2020
1	$357,994	8.3%
2	$601,039	7.7%
3	$745,526	8.0%
4	$869,465	8.5%
5+	$1,019,131	6.7%
Total	**$825,837**	**8.2%**

Source: Zillow.com Home Value Index

Housing Affordability

The affordability of housing in Brea can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing.

For purposes of evaluating home purchase affordability, Table HE-21 presents the maximum affordable purchase price for moderate-income households (120% AMI), and compares this with the median home values as previously documented in Table HE-20. As illustrated below, the maximum affordable purchase price ranges from $458,538 for a three-person household (two-bedroom unit) to $502,265 for a four-person household (three-bedroom units), with median housing values exceeding these thresholds by approximately $150,000 and $250,000, respectively. This affordability gap illustrates the importance of Brea's inclusionary housing program in extending affordable homeownership opportunities to Brea's moderate-income workforce who are otherwise priced out of the market.

Table HE-21: 2020 Orange County Maximum Affordable Housing Cost

Moderate Income Affordable Housing Cost	**2 Bedroom (3 persons)**	**3 Bedroom (4 persons)**
Household Income @ 120% Median[1]	$101,970	$113,300
Income Towards Housing @ 35% Income	$35,690	$39,655
Less Ongoing Monthly Expenses:		
Annual Utilities Allowance[2]	$2,052	$2,712
HOA, Insurance & Maintenance	$3,960	$4,080
Taxes (1.1% affordable housing price)	$4,990	$5,524
Income Available for Mortgage	$24,688	$27,339
Supportable 30 yr Mortgage @ 4.0% interest	$430,861	$477,152
Homebuyer Downpayment (5% affordable housing price)	$22,677	$25,113
Maximum Affordable Purchase Price	**$458,538**	**$502,265**
Brea Median Home Value	**$601,039**	**$745,526**

Source: Karen Warner Associates, Inc.

[1] Based on 2020 household incomes published by HCD. Affordable sales price calculations are based on California Health and Safety Code Section 50052.5 methodology.

[2] Utilities allowance based on Orange County utility allowance schedule. Assumes costs for gas heating, cooking and water heating; basic electric; water; sewer; and trash services.

Table HE-22 presents the maximum affordable rents for very low, low and moderate-income households by household size, and compares with average apartment rents in Brea (as documented previously in Table HE-17). As the table below indicates, average rents for all apartments are beyond the reach of very low- and low- income households, while moderate income households are only able to afford studio apartments. The affordability gap for low- income households is approximately $530 for one-bedroom units and $570 for two-bedroom units. While there were no three-bedroom units listed when the survey was conducted, one large complex in Brea listed their average rent for a 3-bedroom at $4,443, clearly outside of the range of affordability for lower and moderate- income households.

Table HE-22: 2020 Maximum Affordable Rents

Income Level	Maximum Affordable Rent After Utilities Allowance[1]			
	Studio (1 person)	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	$1,028	$1,175	$1,296	$1,401
Low Income	$1,700	$1,944	$2,161	$2,361
Moderate Income	$2,069	$2,367	$2,636	$2,890
Brea Average Apartment Rents	**$1,625**	**$2,473**	**$2,732**	**$4,443**[2]

Source: Karen Warner Associates, Inc.

[1] For comparability with advertised rentals, affordable rent calculations subtract the following utility expenses based on the Orange County Housing Authority allowance: $93 for studios, $106 for 1 bedrooms, $145 for 2 bedrooms, and $200 for 3 bedrooms

[2] At the time that the rental survey was conducted, no 3-bedroom apartments were available for rent. The $4,443 listed here is the average rent at one of the larger complexes in Brea that was found on their website.

5. Assisted Housing at Risk of Conversion

State Housing Element law requires an analysis of the potential for currently rent-restricted low-income housing units to convert to market rate housing, and to propose programs to preserve or replace any units "at-risk" of conversion. This section presents an inventory of all assisted rental housing in Brea, and evaluates those units at risk of conversion during the ten-year, 2021-2031 planning period.

Brea has an active history of supporting affordable housing in its community. As illustrated in Table HE-24, the City has facilitated the development and acquisition/rehabilitation of fifteen affordable and mixed income rental projects, providing 587 rent-restricted units for very low, low and moderate-income households.[7] In addition, the City's inclusionary housing ordinance has resulted in over 115 affordable homeownership units integrated within market rate developments in Brea.

At-Risk Projects

This section evaluates those lower income rental projects in Brea at risk of converting to market-rate uses prior to October 15, 3031. As indicated in Table HE-23, five affordable housing projects are considered to be at risk during this period – Birch Street Loft Apartments, Orange Villa Senior Apartments, Tamarack Pointe Apartments, Town & Country Apartments, and Vintage Canyon Apartments. All of these projects are mixed income, including both market rate and affordable units.

Walnut Village Apartments, whose affordability controls expire in 2035, is being proposed for acquisition and rehabilitation by Jamboree Housing in conjunction with development of additional affordable units on an adjacent parcel. The affordability controls on this project would be further extended as part of this project.

[7] The City and its former Redevelopment Agency also assisted in providing 174 affordable units in Birch Terrace, Brea Woods, Civic Center Apartments and William's Senior Apartments which have since converted to market rate.

Table HE-23: Assisted Rental Housing

Project Name and Address	Total Units	Affordable Units	Potential Conversion	Source of Assistance	Tenant Type
Acacia Apartments 125,131,137&211 E. Acacia St.	16	15 – Very Low 1 - Low	2066	RDA Set-Aside	Families
Birch Hills Apartments 251-291 Kraemer Circle	115	12 – Ext Low 102 – Very Low 1 managers unit	2068	RDA Set-Aside; Tax Credits; County RDA	Families
Birch Street Loft Apartments 260 & 330 W. Birch Street 215 S. Brea Blvd.	30 32	17 – Low/Mod 8 – Low 8 - Mod	2029 2030	RDA Set-Aside	Families
Bonterra Apartments 401 Discovery Lane	94	10 – Ext Low 55 – Very Low 28 - Low	2066	RDA Set-Aside; Tax-Exempt Bonds; Tax Credit; Co RDA	Families
BREAL Senior Apartments 111 N. Orange Avenue	30	30 - Very Low	2061	RDA Set-Aside; City Land Lease	Seniors
Calligraphy Apartments 350 W. Central	21	21 - Moderate	2073	Inclusionary Ordinance	Families
Imperial Park Apartments 350 W. Imperial Highway 430 W. Imperial Highway	93	11 – Very Low 80 – Low	2064	RDA Set-Aside; HOME funds	Families
Orange Villa Senior Apts 137 N. Orange Avenue	37	9 – Low	2026	RDA Set-Aside; Density Bonus	Seniors
Pointe Apartments 100 Pointe Drive	260	26 - Mod	2066	Inclusionary Ordinance	Families
Rancho Brea Mobile Home Park 1414 W. Central Avenue	100	20 – Very Low 25 – Low 15 - Mod	2052	RDA Set-Aside; Tax-Exempt bonds	Families
South Walnut Bungalows 302-314 S. Walnut Avenue	9	9 – Very Low	2061	RDA Set-Aside; Tax Credits	Families
Tamarack Pointe Apartments 330 W. Central Avenue	48	3 - Low 2 - Mod	2026	Inclusionary Ordinance	Families
Town & Country Apartments 800 S. Brea Boulevard	122	6 - Low 6- Mod	2024	RDA Set-Aside; Tax-Exempt bonds	Families
Vintage Canyon Apartments 855 N. Brea Boulevard	105	21 - Very Low	2029	Tax credits; Density Bonus; Parking Reduction	Seniors
Walnut Village Apartments 523 S. Walnut Avenue	47	47 - Very Low	2035	RDA Set-Aside; Tax Credits; HOME	Families
Total Units	**1,383**	**587**			

Source: Brea Economic Development Dept, April 2020.
Inventory includes all multi-family units assisted under federal, state, and local programs, including HUD, state/local bond programs, density bonus, inclusionary, and former local redevelopment programs.

Preservation and Replacement Options

Preservation or replacement of the five at-risk projects in Brea can potentially be achieved through: 1) transfer of ownership to non-profit organizations; 2) provision of rental assistance to tenants using other funding sources; and 3) replacement or development of new assisted units. Each of these options are described below, along with a general cost estimate for each.

Option 1: Transfer of Ownership

Transferring ownership of the at-risk projects to non-profit organizations has significant benefit in that affordability can be secured indefinitely, and projects become eligible for a greater range of governmental assistance. Feasibility depends on the willingness of the owner to sell the property, the existence of qualified non-profit purchasers, and the availability of funding.

The current market value for the at-risk projects can generally be estimated based on each project's potential annual income and standard costs associated with apartment maintenance and management. Transfer of ownership involves purchase of the entire project, therefore rendering this preservation option far more expensive than others involving subsidizing or replacing only the 80 assisted units. As shown in Table HE-24, the market value of the total 374 project units is generally estimated at $114.5 million. These estimates are intended to demonstrate the magnitude of costs relative to other preservation and replacement options; actual market values of these projects will depend on the building and market conditions at the time of appraisal.

Table HE-24: Market Value of At-Risk Projects

Project Units	Birch Street Lofts	Orange Villa	Tamarack Pointe	Town and Country	Vintage Canyon	Total
1 bdrm	62	--	24	61	84	231
2 bdrm	--	37	24	61	21	143
Total	62	37	48	122	105	374
Annual Operating Cost	$793,000	$512,000	$655,000	$1,678,000	$1,402,000	
Gross Annual Income	$1,700,000	$1,100,000	$1,400,000	$3,600,000	$3,000,000	
Net Annual Income	$907,000	$588,000	$745,000	$1,922,000	$1,598,000	
Est. Market Value	$18,000,000	$11,500,000	$15,000,000	$38,000,000	$32,000,000	$114,500,000

Market value for each project based on the following assumptions: 1) Average market rents: 1-bd $2,473, 2-bd $2,732 (Table HE-18); 2) 5% Vacancy Rate; 3) Annual operating expense = 35% gross income + 1.1% property tax; 4) 5% capitalization rate

Option 2: Rental Assistance/Rent Buy-Down

The long-term availability of funding at the federal level for Section 8 contract renewal is uncertain. If terminated, rent subsidies using alternative State or local funding sources could be used to maintain affordability. Subsidies could be structured similar to the Section 8 program, where HUD pays the owners the difference between what tenants can afford to pay (30% income) and what HUD establishes as the Fair Market Rent.

The feasibility of this alternative depends on the willingness of property owners to accept rental vouchers and limit rents to fair market levels. Given the 80 at-risk units in Birch Street Loft Apartments, Orange Villa Senior Apartments, Tamarack Pointe Apartments, Town & Country Apartments, and Vintage Canyon Apartments, the total cost of subsidizing rents in these projects is estimated at approximately $39,000 per month, or $470,000 annually, translating to $26 million in subsidies over a 55-year period.

Table HE-25: Required Subsidies for At-Risk Projects

# Bdrms	# Units	Fair Market Rents[1]	Household Size	Household Income (50% AMI)	Max. Afford Rent	Per Unit Subsidy	Total Monthly Subsidy	Total Annual Subsidy
1 bdrm	56	$1,700	2 person	$51,250	$1,281	$419	$23,464	$281,568
2 bdrm	24	$2,098	3 person	$57,650	$1,441	$657	$15,768	$189,216
Total							$39,232	$470,784

[1] Based on 2020 payment standards used by Orange County Housing Authority for administration of the Housing Choice Voucher Program.

Another way rent subsidies could be structured is as a rent buy-down. This would involve the City providing a one-time assistance loan to the property owner to cover the present value of the decrease in rents associated with the extended affordability term compared with market rents achievable on the units. This approach offers a benefit to the owner in that they receive cash upfront from the loan.

Option 3: Construction/Purchase of Replacement Units

The construction or purchase of a replacement building is another option to replace at-risk units should they convert to market rates. The cost of developing housing depends on a variety of factors, including density, size of the units, location, land costs, and type of construction. Based on review of listings for apartment buildings in Northern Orange County, purchase prices generally range from $350,000 - $400,000/unit. Therefore, the cost to

replace all 80 at-risk units in Brea can be estimated to range anywhere from $28 to $32 million.

Cost Comparisons

In terms of cost effectiveness for preservation of the 80 at-risk units, 55 years' worth of rent subsidies ($26 million) is fairly comparable to the cost of purchase or construction of replacement units ($28-$32 million). Transfer of ownership ($114.5 million) is far more costly as entails purchase of all 374 project units. The following are strategies the City will undertake to work towards preservation of the 80 at-risk units in these five projects:

- **Monitor At-Risk Units:** Contact property owners within at least one year of the affordability expiration date to discuss City's desire to preserve as affordable housing.
- **Economic Analyses:** Where property owners are receptive to preservation, conduct an economic analysis to determine the present-value cost of buying-down rents.
- **Explore Funding Sources/Program Options:** As necessary, contract with the California Housing Partnership Corporation to explore outside funding sources and program options for preservation.
- **Negotiate with Property Owners:** Present options to owners for a one-time rent buy-down, rehabilitation assistance and/or mortgage refinance in exchange for long-term use restrictions.
- **Tenant Education:** Property owners are required to give a twelve-month notice of their intent to opt out of low-income use restrictions. The City will work with tenants, and as necessary contact specialists like the California Housing Partnership to provide education regarding tenant rights and conversion procedures.

6. Housing Problems

A key measure of the quality of life in Brea is the extent of "housing problems," including overpayment and overcrowding.

Overpayment

Housing overpayment, as defined by the State and Federal government, refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent of income. Table HE-26 shows the incidence of overpayment in Brea.

Table HE-26: Housing Overpayment 2018

Overpayment	Households	Percent	Orange Co. %
Owners			
Overpayment *(>30% income on housing)*	2,418	36%	40%
Renters			
Overpayment *(30%-50% income on housing)*	1,410	26%	27%
Severe Overpayment *(>50% income on hsg)*	1,113	20%	28%

Source: SCAG Pre-Certified Local Housing Data, August 2020; American Community Survey 2014-2018
Household count differs from 2020 Dept of Finance count depicted in Table HE-5.

The 2014-2018 American Community Survey data compiled by SCAG identifies 26 percent of renters in Brea as spending between 30 and 50 percent of their total income on housing, with an additional 20 percent spending more than half of their income on housing. These levels of overpayment and severe overpayment for renters are similar to the levels measured in the 2010 Census. Among the City's owner households, 36 percent were overpaying, consistent with the 2010 Census. In comparing Brea with Orange County, Brea is similar in renter overpayment while owner overpayment and renter severe overpayment is less than the County overall.

Among lower income renter households, overpayment is most pronounced. As shown in Table HE-27a, almost all (92%) renter households earning less than $20,000 in Brea face severe overpayment and a significant percentage of renters earning less than $75,000 face either overpayment or severe overpayment. As anticipated, as a household's income increases, the level of overpayment declines. The impact of housing overpayment on Brea's lower income households is significant, with the community's special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay.

Table HE-27a: Lower Income Renter Overpayment 2018

Income Level	Overpayment (*30-50% income on housing*)		Severe Overpayment (*>50% income on housing*)	
	Households	% of renter income category	Households	% of renter income category
Less than $20,000	0	0%	473	92%
$20,000 to $34,999	112	23%	329	67%
$35,000 to $49,999	299	59%	110	22%
$50,000 to $74,999	744	63%	142	12%
$75,000 to $99,999	208	20%	59	6%
$100,000 or more	47	3%	0	0%

Source: SCAG Pre-Certified Local Housing Data, August 2020. Household count differs from Table HE-5.

The high incidence of renter overpayment among extremely low income, very low income and low income households represents a significant housing need in Brea. Housing Element programs to promote acceptance of Housing Choice Vouchers among landlords (Program 4) and to support affordable housing production (Program 5, 6, 7, 8) will help to address overpayment among renter households. Figure 7 shows locations in Brea with concentrations of severe renter overpayment. High levels of overpayment (23.9% to 44.8%) are evident in the neighborhoods north of Lambert on either side of Brea Boulevard and the neighborhood located between Imperial Highway, Valencia Avenue and the City's southern boundary.

As can be seen from Table II-27b below, owner overpayment is most pronounced among lower income households as well. For homeowners earning less than $75,000, overpayment is anywhere from 70 percent to 100 percent among these households. Supporting homeowners in adding accessory dwelling units that can generate rental income (Program 10), as well as providing rehabilitation assistance (Program 1) can assistance homeowners spending a large portion of their incomes on housing costs.

Table II-27b: Lower Income Owner Overpayment 2018

Income Level	Overpayment (>30% income on housing)	
	Households	% of owner income category
Less than $20,000	139	100%
$20,000-$34,999	301	95%
$35,000 to $49,999	300	98%
$50,000 to $74,999	462	70%
$75,000 or more	1,216	20%

Source: SCAG Pre-Certified Local Housing Data, August 2020.

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Source: 2014-2018 American Community Survey Table B25070

Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways), whereas a unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

Table HE-28 shows the incidence of household overcrowding in Brea and Orange County as measured by the 2014-2018 American Community Survey compiled by SCAG. As indicated, the City's renters experienced more overcrowding than owners (7% overcrowding for renters versus 2% for owners); however, these levels were the same as measured in the 2010 Census and are lower than the County overall. Brea has helped to address overcrowding through neighborhood improvement activities, such as the purchase of 16 substandard rental units on Acacia Street for rehabilitation and provision as long-term affordable housing which contractually obligates the property owner to not permit unit overcrowding. The City also provides funding for room additions to address overcrowding through the single-family rehabilitation program.

Table HE-28: Overcrowded Households 2018

Overcrowding	Households	Percent	Orange Co.%
Owners			
Overcrowding (>1.0 ppl/room)	149	2%	3%
Severe Overcrowding (>1.5ppl/room)	43	<1%	1%
Renters			
Overcrowding (>1.0 ppl/room)	400	7%	10%
Severe Overcrowding (>1.5ppl/room)	229	4%	6%

Source: SCAG Pre-Certified Local Hsg Data, August 2020; American Community Survey 2014-2018.
Household count differs from 2020 Dept of Finance count depicted in Table HE-5.

While household overcrowding is a relatively minor issue in Brea, certain neighborhoods do evidence greater concentrations of overcrowded households. Figure 8 depicts renter overcrowding by census block group. The highest incidence of overcrowding (7.3% - 36.7%) occurs in the southwest area of Brea, as well as a small neighborhood at the western edge of the City, just south of Central Avenue.

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Source: 2014-2018 American Community Survey Table B25014

D. Regional Housing Needs Allocation

The Regional Housing Allocation (RHNA) is a state-mandated process, which determines the amount of future housing growth each city and county must plan for in their housing elements. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that need to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

The RHNA process begins with the California Department of Housing and Community Development's (HCD) projection of future statewide housing growth need, and the apportionment of this need to regional councils of government throughout the state. As southern California's designated Council of Government, the Southern California Association of Governments (SCAG) is the agency responsible for developing an allocation methodology to allocate the region's assigned share of statewide need to cities and counties by income level. The main determining factors in SCAGs methodology are household growth (based on Connect SoCal growth forecast), job accessibility and transit accessibility. After a total RHNA is calculated, a social equity adjustment is applied to determine the four income categories.

The State has allocated 1.34 million new housing units to the SCAG regions as part of the 6th Cycle RHNA. This level of housing growth represents the largest allocation the region has ever received, which results in much higher RHNA allocations for SCAG cities and counties. At its September 3, 2020 meeting, SCAG's Regional Council adopted the Connect SoCal on which the RHNA is based. On March 4, 2021, the Regional Council adopted the final RHNA allocations to local jurisdictions.

SCAG has forecast the housing needs by income category for each jurisdiction within the six-county region for the 2021-2029

Housing Element planning period of October 2021 through October 2029. Brea's RHNA housing needs for the 2021-2029 planning period was forecast at 2,365 units, distributed among the four income categories as shown in Table HE-29.

Table HE-29: Regional Housing Needs Assessment 2021-2029

Income Level	Percent Area Median Income	Units	Percent
Very Low[1]	31-50%	669	28%
Low	51-80%	393	17%
Moderate	81-120%	403	17%
Above Moderate	120%+	900	38%
Total		**2,365**	**100%**

Source: SCAG 6th Cycle Final RHNA, March 2021.

[1] Local jurisdictions must consider Extremely-Low Income households as part of the Very-Low Income. The Brea Housing Element assumes 50% of the Very-Low Income housing needs for Extremely-Low Income households

The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" through zoning and is one of the primary threshold criteria necessary to achieve State approval of the Housing Element. As the RHNA represents a planning target for new residential growth and not a building quota, so long as a jurisdiction provides sufficient sites and does not impose constraints to development, it is not penalized for falling short of its RHNA target. Brea will continue to provide sites for a mix of single-family, multi-family and mixed-use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the southern California region.

3. HOUSING CONSTRAINTS

The provision of adequate and affordable housing is constrained by a number of factors. This section assesses the various market, governmental, and environmental factors that may serve as a potential constraint to housing development and improvement in Brea.

A. MARKET CONSTRAINTS

1. Construction Costs

A major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. Over the past three years (2017-2020), the cost of raw materials (lumber, concrete, steel, etc.) have increased by 20 percent, compared to a 7.5 percent rise in inflation. This particularly impacts the cost of high-density, Type V construction which requires costly non-combustible steel-frame construction materials. Labor costs have also risen dramatically, and are compounded by a shortage of qualified construction workers.

A reduction in amenities and the quality of building materials can result in lower development costs. As part of the City's Affordable Housing Ordinance, the City allows for affordable units to be smaller in size (maintaining the same number of bedrooms) and flexible standards for on-site requirements and offsite improvements. As part of Brea's allocation of State SB 2 Planning Grant funds, the City will be conducting an evaluation of the Affordable Housing Ordinance, including identification of design and incentive improvements.

2. Land Costs

A key component of the total cost of housing is the price of raw land and any necessary improvements. The diminishing supply of developable land, combined with the current strong demand for housing, has placed upward pressure on land values. Per unit land cost is directly affected by density, with higher densities allowing the cost of land to be spread across more units. The Housing Element identifies opportunity sites for higher density development; which can

help to reduce per unit land costs. Known as the Brea Core Area, the following higher density development projects are in the permit review/building process:

- Mercury Lane corridor – 114 workforce housing units were approved by the Brea City Council in June 2020.
- Brea Place – The project, located at the Birch Street/State College Intersection, is currently under construction, and will provide 653 residential apartments.
- Brea Mall – The City is currently processing an application to demolish the Sears department store and surrounding surface parking to allow a mix of uses including 312 apartments.

3. Availability of Mortgage and Rehabilitation Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Table HE-30 summarizes HMDA data for both Brea and Orange County, providing information on the approval status of all home purchase, refinance and home improvement loan applications during 2016.

- Of the total 728 completed applications for home purchase loans in Brea, 85 percent were approved and 15 percent were denied, slightly lower than the approval rate County-wide (87%). Review of mortgage applications by census tract identified five of Brea's eight census tracts had loan denial rates of ten percent or lower. In contrast, census tract 15.01 (northwestern Brea north of Lambert Road- refer to Figure 1) had loan denial rates of 32 percent. Loan denial rates were consistently high in tract 15.01 in 2017 (28%), 2018 (31%), and to a lesser degree, in 2019 (23%). Portions of this tract are also characterized by higher proportions of households in poverty (refer to Figure 3).

- The volume of applications for refinance loans in Brea was more than twice that of home purchase loans, with 81 percent of the

total 1,691 applications receiving approval. This approval rate was higher than the countywide average (77%).

- The number of applications for home improvement loans in Brea was 125, with 75 percent of applicants receiving approval and 25 percent being denied, comparable to the approval and denial rates County-wide. Home improvement loans typically have higher denial rates because homeowners may already have high debt-to-income ratios on their home mortgage or refinance loans.

Table HE-30: Status of Home Purchase Loans 2016

Loan Type	Completed Loan Applications	Loans Approved		Loans Denied	
		Brea	Orange Co.	Brea	Orange Co.
Conventional Home Purchase Loans					
# Applications	728	619		109	
% Approval/Denial		85%	87%	15%	13%
Refinancing					
# Applications	1,691	1,365		326	
% Approval/Denial		81%	77%	19%	23%
Home Improvement Loans					
# Applications	125	94		31	
% Approval/Denial		75%	76%	25%	24%

Source: Home Mortgage Disclosure Act Data, 2016. Compiled by Karen Warner Associates.
Note: Approved loans include: loans originated and applications approved but not accepted. Denial rate based on applications that went through complete underwriting process, and exclude applications withdrawn or files closed for incompleteness.

While access to residential financing is generally good in Brea, patterns of high mortgage loan denial rates in census tract 15.01 raises some concern. The City will contact the Orange Council Fair Housing Council to alert them of this issue, and will include an action in the Element's Fair Housing Program to monitor.

4. Requests to Develop at Lower Densities

New State Housing Element law now requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory. The following table presents the developed densities in recent multi-family and mixed-use projects in the Brea, compared to the maximum permitted densities under zoning:

Table HE-31: Comparison of Zoned and Built Densities

Project	Zoning	Permitted Density	Built Density
Brea Place	MU-I	12.1-50 du/ac	50 du/ac
Central Park Village	MU-II	6.1 - 40 du/ac	31 du/ac
Olen Point Apartments	MU-II	6.1 – 40 du/ac	40 du/ac
South Brea Lofts	MU-III	6.1 – 18 du/ac	18 du/ac
Downtown Collection	MU-III	6.1 – 18 du/ac	18 du/ac
Mercury Place	PC	Determined by Master Plan	113 du/ac
Trailview Townhomes	R-3	12.1-24.89 du/ac	26 du/ac

Source: Brea Community Development Department, March 2021.

As illustrated by this table, the City has approved and the market supports projects at the upper end of the density range. However, in order to ensure future development implements densities planned for in the Housing Element sites inventory, the City will be increasing the minimum densities in the MU-I and MU-II land use designations within the Downtown Brea Core to 30 unit/acre, consistent default densities for lower income affordability.

5. Length of Time

AB 879, effective January 2018, now also requires the Housing Element to examine the length of time between receiving approval for a housing development and submittal of an application for building permits. The time between application approval and building permit issuance is influenced by a number of factors, none of which are directly impacted by the City. Factors that may impact the timing of building permit issuance include: required technical or

engineering studies; completion of construction drawings and detailed site and landscape design; securing construction and permanent financing; and retention of a building contractor and subcontractors.

In Brea, most approved projects are constructed in a reasonable time period, with smaller projects generally moving more quickly than large projects. For example, approval for development of a single-family home and private equestrian facilities on an 8-acre hillside parcel received entitlement in May 2020, and submitted an application for building permits within six months. A large-scale mixed-use project like the 651-unit Brea Place received planning entitlements in June 2017 and submitted an application for building permits 18 months later in January 2019. Given the relative scale of these projects, development time frames are reasonable and do not suggest any underlying hinderances to construction. As a small, full-service City, Brea staff have the advantage of working closely with applicants through the review and approval process, thereby helping to expedite the issuance of building and zoning permits.

The City will be utilizing State SB 2 funds to update the Zoning Code to implement an administrative approval process instead of the current Precise Development discretionary review process for many types of development in specific areas of the City, including multi-family development in the Mixed Use Zones. In addition, the City is looking to implement a new permit software system to streamline the process and help with record retention. Other initiatives using SB 2 funds will likely shorten project review times: these include establishment of design guidelines for accessory dwelling units (ADUs), updating the City's residential parking requirements, creation of an affordable housing implementation guide, and a review and update of the Affordable Housing Ordinance.

B. GOVERNMENTAL CONSTRAINTS

Aside from market factors, actions by the City can have an impact on the price and availability of housing. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as potential constraints to the development and improvement of housing. As a means of providing information and transparency to the public, all zoning and development standards and development fees are posted on the City's website.

1. Land Use Controls

The General Plan sets forth the City's policies for guiding local development and growth. These policies, together with zoning regulations, establish the amount and distribution of land uses within the City. The General Plan provides for five residential land use categories, ranging from Hillside Residential with densities based on average slopes, to High Density Residential, permitting densities up to 24.89 units/acre (refer to Table HE-32).

In 2003, the City of Brea completed a comprehensive update of its General Plan. A key feature of the Plan was the establishment of mixed- use districts in the older, more centrally located areas of the City to provide opportunities for people to live, work, shop and recreate without having to use their cars. Both vertical (residential above ground-floor commercial) and horizontal, side-by-side integration of uses is permitted, with an emphasis on tying together uses with pedestrian linkages. Densities range from 18 units/acre in areas designated MU-III, up to 50 units/acre in MU-I areas.

Another important land use policy of the updated General Plan was the designation of the 1,600+ acres of hillsides in Brea and Brea's sphere of influence as Hillside Residential (HR). Properties designated HR are moderately to severely constrained by a variety of environmental factors, including: steep/unstable slopes, ridgelines, earthquake faults, landslides, wildland fire hazards and sensitive habitat. As these properties are annexed into the City, development is subject to the City's Hillside Residential Ordinance, with permitted densities based upon average slope calculations, protection of environmental resources and conformance with performance criteria.

Table HE-32: Residential Land Use Designations

Residential Land Use Category	Corresponding Zoning District(s)	Dwelling Units per Acre	Description
Hillside	HR	Based upon calculated property slope; biological resources; performance standards.	Areas constrained by natural features such as topography, environmental resources and hazards. Development subject to Hillside Management Ordinance. Single-family detached homes permitted; clustering encouraged to preserve resources.
Very Low Density	HR, R-1	1.0 – 2.0	Areas moderately constrained by topographic or geologic conditions, accessibility issues, and/or wildland fire hazards. Properties zoned HR are subject to the Hillside Management Ordinance (HMO) and properties zoned R-1 *may* be subject to the HMO. Single-family detached homes permitted.
Low Density	R-1	1.0 - 6.0	Single-family homes (both detached and attached) developed on conventional lots.
Medium Density	R-1 (5,000) and R-2	6.1 - 12.0	Detached and attached single-family homes, apartments, townhouses, condominiums, mobile home parks and duplexes.
High Density	R-3 and R-3-I	12.1 - 24.89	Multiple family housing consisting of condominiums, apartments, townhouses and senior housing.
Mixed Use III	MU-III	6.1-18	Provides for revitalization of deteriorated commercial corridors and centers located on arterials by allowing the development of neighborhood-serving commercial use and very low-density offices paired with residential uses.
Mixed Use II[1]	MU-II	6.1-40	Provides for coordinated development of urban villages that offer a diverse range of complementary land uses in close proximity to one another.
Mixed Use I[1]	MU-I	12.1-50.0	Intense, mixed-use urban environments that offer opportunities for people to live, work, shop, and recreate without having to use their vehicles.

Source: Land Use Element, City of Brea General Plan, August 2003

[1] In order to focus higher densities in Downtown Brea, the City will be establishing a Brea Core Overlay which increases the minimum densities in the MU-I and MU-II land use designations to 30 unit/acre.

In addition to the base land use districts, the City has adopted several specific plans for areas requiring focused planning efforts, including: Birch Hills, Brea Industrial, Brea Town Plaza, Olinda Ranch and Tomlinson Park. Each of these specific plans has its own unique zoning districts and set of development standards tailored to guide development in that particular area. In limited circumstances where a specific plan represents the best method of achieving a cohesive land use plan for a property, a specific plan will be used.

2. Residential Development Standards

Brea's Zoning Code provides for the following residential zones:

- Hillside Residential (HR)
- Single Family Residential (R-1 and R-1 5,000)
- Multiple Family Residential (R-2 and R-3)
- Mixed-Use (MU-I, MU-II, and MU-III)

The development standards for these zones are summarized in Table HE-33 and HE-34.

Brea's standards for dwelling unit size establish opportunities for a diverse housing mix. These standards range from 450 square feet for a studio unit in the R-3 district to 2,500 square feet for a single-story unit in the HR zone. Small lot single-family subdivisions as well as townhomes are provided for in the R-1 (5,000) zone, with minimum unit sizes of 800 square feet. These standards, when viewed in the context of the entire community, offer a positive balance of home sizes.

Apart from the maximum density permitted by the Zoning Ordinance, standards that may impact the number of units that can be constructed on a given lot are maximum lot coverage and height limits. The Zoning Ordinance restricts the amount of lot area that may be covered by development to 50 percent in R-2 and 60 percent in R-3 zones. Three-story (35') building heights are permitted in R-2 and R-3 zones, with additional height of up to 75' permitted in R-3 zones based on distance from R-1, R-2 or HR zone districts. The maximum building envelope achievable under the lot coverage and height requirements does not serve as a constraint to achieving close to the maximum permitted densities in the City's R-2 and R-3 zone districts. For example, the Trailview Townhomes project provided 13 units on a 0.5-acre R-3 parcel, translating to 100 percent of the maximum permitted density.

Table HE-33: Single and Multi-Family Residential Development Standards

Standards	HR	R-1-H	R-1	R-1 (5,000)	R-2	R-3
Primary Housing Type	Cluster-type and estate- type single family dwellings	Cluster type single family dwellings	Single family dwellings	Single family dwellings, townhomes	Low-Medium density multiple family dwellings	High-density multiple family dwellings, i.e. apartments & condominiums
Density - Maximum Dwelling Units (units/acre)	Based on average property slope	Based on property slope and lot frontage	6.0	8.7	12.0	24.9
Minimum Lot Area (sq. ft.)	Bldg Pad- 6,000 Custom lots – 10,000	Varies based on slope and frontage.	7,200	5,000	9,000	R-3 - 10,000 R-3-I – 7,000
Maximum Building Coverage	None	Same as R-1	35%	50%	50%	60%
Minimum Dwelling Unit Size (sq. ft.)	1,800	1,800	1,000	800	800	Bach – 450 1 BR - 650 2 BR – 800
Maximum Building Height	35 - detached 45 - attached	Same as R-1	30	35	35	35 - 75
Yard Setbacks	Detached Units: Depends on pad size: Front – 20 to 40 feet; Side – 7.5 to 10 feet; Rear – 20 to 30 feet Attached Units: Front – 20 ft; Side – 15 ft; Rear – 20 ft	Same as R-1	Front – 25 ft; Side (interior)– 5 ft; Side(corner)– 20 ft; Rear – 25 ft.	Front – 15 ft.; Side (interior) 5 ft; Side (corner)- 10ft; Side (reversed corner) – 15 ft.' Rear – 10 ft.	Front – 23 ft; Side (interior)– 5 ft; Side (corner) – 15 ft.; Side (reversed corner) – 20 ft; Rear – 10 ft.	Front – 15 ft.; Side (interior) – 5 ft.; Side (corner) – 10 ft.; Rear – 15 ft.
Private Open Space	For attached units – same as R-3 Zone	Same as R-1	Each lot- usable area of not less than 1,000 sq ft.	Each lot - 500 square feet	Each lot - 500 square feet	Each dwelling unit – 200 square feet

Source: Zoning Ordinance, City of Brea, 2020. *TITLE 20: ZONING CODE (amlegal.com)*
Greater than 1.0 unit per lot permitted where planned unit techniques are employed.

Mixed Use Zoning

Brea's three mixed-use zones offer generous development standards as a means of enhancing design flexibility and achieving planning goals such as pedestrian orientation and provision of public open space amenities. Residential uses are permitted both as stand-alone multi-family and vertical mixed-use above ground floor commercial. However, densities at the higher end of the mixed-use density range are only permitted for developments that incorporate a mix of uses. The standards in the mixed-use zones are shown in Table HE-34.

Table HE-34: Mixed Use Residential Development Standards

Standards	MU-I	MU-II	MU-III
Primary Housing Type	Single family dwellings, townhomes, and high-density multiple family dwellings	Single family dwellings, townhomes, and high-density multiple family dwellings	Single family dwellings, townhomes, and low-density multiple family dwellings
Density - Maximum Dwelling Units[1] (units/acre)	12.1 - 50	6.1 - 40	*Mixed-Use* 6.1 - 18 *Standalone Residential* 6.1 - 14
Minimum Lot Area (sq. ft.)	*Mixed-Use* 7,000 sq ft *Standalone Residential* 2,500 sq ft	*Mixed-Use* 10,000 sq ft *Standalone Residential* 2,500 sq ft	*Mixed-Use* & *Standalone Residential* 7,000 sq ft
Maximum Building Coverage	None	None	65%
Maximum Building Height	100	60	35
Yard Setbacks	Front – none; Side (interior)1st story – none, 2nd story – 10 ft; Side (street) - none, Side (next to resid) – 10; Rear (next to non-resid) – zero, Rear (next to resid) - 10 ft	Front – none; Side (interior)1st story - none, 2nd story – 10 ft; Side (street) – none, Side (next to resid) – 10; Rear (next to non-resid) – zero, Rear (next to resid) - 10 ft	Front[2] – none; Side (interior)1st-story – none, 2nd story – 10 ft; Side (street) – none, Side (next to resid) – 5; Rear (next to non-resid) – zero, Rear (next to resid) - 10 ft
Private Open Space	50 square feet/dwelling unit	50 square feet/dwelling unit	50 square feet/dwelling unit

Source: Zoning Ordinance, City of Brea, 2020 *TITLE 20: ZONING CODE (amlegal.com)*

[1] In order to focus higher densities in Downtown Brea, the City will establish a Brea Core Overlay which increases the minimum densities in the MU-I and MU-II land use designations to 30 unit/acre.

[2] Standards for development adjacent to Brea Blvd or Imperial Hwy are outlined in the Zoning Code.

In order to encourage the assembly of smaller existing parcels into larger parcels that can be more efficiently developed as a mixed-use project, the City provides for incentives such as parking reductions, increased parcel coverage, reduction in open space, fast-track processing, and City participation in infrastructure.

Central Park Village Mixed Use

Parking Requirements

The Zoning Ordinance calculates parking requirements by unit type, and on a per bedroom basis for multi-family units. Carports for multi-family units are permitted, serving to reduce development costs in contrast to the provision of separate garages. In addition, to facilitate the development of affordable housing and to reflect the actual parking demands created by these developments, the City has granted parking reductions for senior housing, loft housing and affordable housing in general. The City is currently updating the Zoning Code to standardize and provide objective parking standards that appropriately address the contemporary needs of multi-family, accessory dwelling units, and other residential product types.

Table HE-35: Parking Requirements

Unit Type	Parking Requirement
Single-family	2 covered spaces for each unit
Single-family: attached	2 covered spaces for each unit, plus 0.5 uncovered spaces for each unit
Two or more units on a building site/ lot	Bachelor unit = 1.5 spaces per unit* 1-Bedroom units = 1.75 spaces per unit* 2-Bedroom units = 2 spaces per unit* 3-Bedroom or more dwelling units = 2.5 spaces per unit** * of which 1 space shall be located within a garage or 3-sided carport ** of which 2 spaces must be covered for each unit, plus 0.5 off-street parking spaces must be provided for each bedroom in excess of 3.
Five or more units on a building site/ lot	In addition to the required spaces for multi-family units, 0.2 guest parking space shall be provided for each unit. Up to 25% of the required uncovered spaces may be of compact car size.

Source: Zoning Ordinance, City of Brea, 2020

In 2017 the City completed the Brea Envisions process. This 18 month long, community wide outreach effort had key goals to tap into Brea's residents and businesses to better understand what they found to be important needs and guiding considerations for the City's future. Led by a citizen committee, the effort culminated in delivery of the Brea Envisions Community Strategic Plan. This plan contains the captured community themes, vision, and strategic initiatives information from the outreach process.

The City subsequently initiated the Brea Core Plan effort, the first step toward implementing Brea Envisions. This Brea Core effort is still underway with an eventual Specific Plan intended to provide new standards and/or guidelines for new development. The "core" area of Brea - generally north of Imperial Highway, west of the 57 Freeway, south of Lambert Road and east of Berry Street - is primarily zoned for commercial and industrial uses, but is undergoing a revamping of development that includes mixed use and higher density housing.

During the Brea Core planning process, the City updated Brea's Planned Community Zone and associated standards (Municipal Code Chapter 20.272). The purpose of this update was to help guide development in the downtown core to be consistent with the goals of the Brea Envisions process. As a result of this zone update, several mixed-use projects are providing higher density housing options, with 114 workforce housing units and over 950 apartment units. These projects include:

- Mercury Lane corridor – 114 workforce housing units were approved by the Brea City Council in June 2020.
- Brea Place - The existing 30-acre campus consisting of six office buildings is adding 653 residential apartments.
- Brea Mall – The City is processing an application to demolish the Sears department store and surrounding surface parking to allow a mix of uses including 312 apartments.

Conceptual drawings of the 114-unit Mercury Lane workforce housing project

3. Local Ordinances

State law now requires the Housing Element to analyze any locally adopted ordinances that directly impact the cost and supply of residential development. The City of Brea has ordinances which provide for development agreements, affordable housing and density bonuses, regulate condominium conversions and prohibit short term rentals. The City also has a voter-approved initiative that requires citywide elections for the approval of certain major amendments to the City's Planning Policy Documents. Each of these provisions are analyzed in the following section.

Affordable Housing Ordinance

The purpose of Brea's Affordable Housing Ordinance is to expand affordable housing in proportion with the overall increase in residential units in the City. The Ordinance requires developers of residential projects with 20 or more units to provide 10 percent of the units for affordable housing, provided that the City determines the development of the affordable units does not place an economic burden on the developers or future homeowners. To determine the economic feasibility of providing the affordable units, the developer is required to submit an economic impact analysis for review by the City. If application of the combination of incentives provided for in the Ordinance does not offset the cost of the required affordable units, then the number of affordable units may be reduced until the project becomes economically feasible.

To offset the costs of developing affordable units, the City offers the following incentives:

- Density bonus[8];
- Flexible development standards, such as a reduction in unit square footage, and on- and off-site improvements;
- Deferral of development impact fees;
- Use of Building Code alternatives;
- Assistance in application for public funds, such as rent subsidies, bond financing, HOME funds;
- City Housing Trust Funds; and
- Any other lawful means of offsetting the costs of providing affordable units.

[8] The State's density bonus program fulfills the requirements of Brea's Affordable Housing Program and may be used in place of Brea's program.

All affordable units developed under the Ordinance must remain affordable to lower and moderate-income households for forty-five years for ownership units and fifty-five years for rental units.

Central Park Village

The City's Affordable Housing Ordinance has proven an effective tool in integrating affordable units within market rate projects. According to the City's AB 987 Affordable Housing Inventory (April 2020), a total of 115 moderate income ownership units have been provided through the program, with an additional 63 low- and moderate- income rental units either built or with development entitlements. Because of the City's flexibility in implementing its Affordable Housing Ordinance, the City's inclusionary provisions have not served as a constraint to development.

In-Lieu Fees: The option to allow a project's affordable unit contribution to be provided in whole or in part through payment of an in-lieu fee is reviewed by the Planning Commission on a case-by-case basis. Factors considered in determining if the in-lieu fee option may be approved include: economic profile of the development, site conditions, number of units, and feasibility of the fees to generate the in-lieu units. Fees collected are deposited in the City's Housing Trust Fund to be used exclusively for the development or maintenance of housing affordable to low- and moderate-income households.

The methodology for calculating in-lieu fees is based on an approximation of the cost of providing the required affordable (inclusionary) housing units required by the project. Fees are determined by the following formula:

Median sales price of new home in Brea
- Max affordable sales price (moderate income)
= In Lieu Fee

The fee per units is calculated by subtracting the established maximum affordable home price for moderate income households from the current market value for comparable units. The formula included in the Ordinance calls for the City to

calculate the fee each time a developer wishes to apply for the in-lieu fee option.

The City will be using a portion of its awarded SB 2 funds to hire a consultant to review and update the Affordable Housing Ordinance. The modified ordinance may include strategies and objectives that include best practices in the development of a variety of affordable housing types. The process will also incorporate Housing Element and State goals into the updated ordinance.

Condominium Conversions

As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City requires the approval of a conditional use permit by the Planning Commission for any condominium conversion. Standards for existing buildings proposed to be converted are outlined in the City's Zoning Code and include parking standards, an interior noise study and other building and safety requirements. The City has not received any condominium conversion requests.

Short-term Rentals

A short-term vacation rental (also called a vacation rental or STR) is a rental of a residential dwelling unit or accessory building for periods of less than 30 consecutive days. Over the past few years, short-term rentals have become an increasingly popular form of lodging throughout the country.

The City recognizes the potential land use issues that can arise from operating short-term rentals in Brea's neighborhoods, such as parking, noise and trash. In addition, housing units that might otherwise provide long term rental housing for tenants are removed from the rental market, further impacting the shortage of available rental housing in the community. Due to these factors, in 2018, the City Council adopted Ordinance 1204, establishing Chapter 20.71 of the Brea Municipal Code, prohibiting short-term rentals in Brea. This applies to all residential zones, the Planned Community Zone and all specific plan areas in the City. The City also prohibits accessory dwelling units (ADUs) to be used as short-term rentals, and requires a covenant to that effect.

Growth Management

The Revised Traffic Improvement and Growth Management Plan (Measure M) was adopted by Orange County voters in 1990 and extended in 2007, establishing a one-half cent sales tax for countywide transportation improvements. Eligible jurisdictions

receive a portion of this sales tax revenue to use for local projects provided they have a local Growth Management Plan. In response, the City of Brea has adopted a Growth Management Element as part of its General Plan. The Element aims to ensure that growth and development are balanced with the City's ability to provide an adequate circulation system. A key goal of Measure M is to better balance jobs and housing as related to transportation demand; Brea's use of mixed-use zoning has created opportunities for housing and jobs to be located in close proximity to each other, thereby reducing vehicle trips. Unlike growth control measures enacted by some jurisdictions, Brea's Growth Management Element does not limit housing growth to an established maximum level or serve as a constraint to housing development.

4. Provision for Variety of Housing

Jurisdictions must provide zoning to facilitate housing for all economic segments of the population. Table HE-36 summarizes the types of housing permitted in each of Brea's zone districts.

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Table HE-36: Housing Types by Residential Zone Category

Residential Type	HR	R-1	R-1 (5,000)	R-2	R-3	MU-I	MU-II	MU-III	C-RC	C-G	C-N	C-P	C-C	M-1
Conventional Single Family	✓	✓	✓	✓	✓	✓	✓	✓						
Planned Unit Development		✓	✓	✓										
Accessory Dwelling Units	✓	✓	✓	✓	✓	✓	✓	✓						
Junior ADU	✓	✓	✓	✓	✓	✓[1]	✓[1]	✓[1]						
Manufactured Housing	✓	✓	✓	✓	✓									
Mobile Home Parks				C	C									
Multiple Family				✓	✓	C[2]	C[2]	C[2]						
Townhouses			✓	✓	✓	✓	✓	✓						
Live/Work Units						✓	✓	✓						
Residential Care Facility: 1-6 ppl	✓	✓	✓	✓	✓	✓[3]	✓[3]	✓[3]						
Residential Care Facility: 7+ ppl					C	C	C	C	C	C	C	C	C	
Transitional & Supportive Housing[4]	✓	✓	✓	✓	✓	C	C	C	C	C	C	C	C	
Emergency Shelters														✓
Single Room Occupancy						C	C	C	C	C			C	

Source: Zoning Ordinance, City of Brea, 2020 ✓ = Permitted C = Conditionally Permitted

[1]Junior Accessory Dwelling Unit only permitted on a lot with an existing single-family dwelling.

[2] Multi-family uses permitted by right in mixed-use configuration. The City is revising its MU-I and MU-II zoning to also allow 100% residential projects by right for projects that provide on-site inclusionary units (Program #13).

[3] Pursuant State law, Brea allows small licensed residential care facilities in all zones where residential is permitted. The City will amend the Zoning Code to make this explicit in the MU zones (Program #15).

[4] The City will amend the Zoning Code to treat transitional and supportive housing as a residential use, subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Program #15).

Mobile Homes/ Manufactured Housing

About six percent of the housing stock in Brea consists of mobile homes within the following five mobile home parks: Bandera Estates, Crestmont, Hollydale, Lake Park Brea, and Rancho Brea. Mobile home parks are conditionally permitted in the R-2 and R-3 zones. Mobile homes not on a permanent foundation used as residences, other than those located within an authorized mobile home park, are prohibited in all residential zones.

Pursuant to State law, manufactured housing on a permanent foundation is permitted in all residential zones. Such housing is subject to the same development standards and design review criteria as stick-built housing as set forth by the zoning district.

Accessory Dwelling Units

Accessory dwelling units ("ADUs") are complete independent housing units that can be either detached or attached from a single-family residence. Based on their relatively small size, and because they do not require paying for land or major new infrastructure, ADUs are considered affordable by design. They provide housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also generate additional rental income for the homeowner, making homeownership more financially feasible.

The State legislature has passed a series of bills aimed at encouraging single-family homeowners to add ADUs to their property by requiring local jurisdictions to adopt regulations to facilitate their production and streamline their approval. The State passed legislation in 2017 and again in 2019 to further assist and support the development of ADUs, including "by right" approval for units less than 850 square feet for a one-bedroom and 1,000 square feet for a two-bedroom unit. These projects must be approved at the staff level to help streamline the permit process.

In March 2021, the Brea City Council updated its ADU and Junior ADU ordinance consistent with the most recent California legislation. These changes included the following:

- Establishing a definition for Junior ADUs;
- Ministerial review for units up to 850 sf (studio or 1 bedroom) or up to 1,000 sf (2 or more bedrooms). As permitted under state law, ADUs greater than 1,000 sf in size are required to go through the City's Certificate of Compatibility process;
- Unit size, height and setbacks as shown in Table HE-37.

Table HE-37: Accessory Dwelling Unit Standards

	Junior Accessory Dwelling Unit[1]	ADUs Up to 800 Square Feet	ADUs 801-850 sf 1 bdrm; ≤1,000 sf 2 bdrm	ADUs >851+ sf 1 bdrm; >1,001+ sf 2 bdrm
Level of Review	Permitted by Right	Permitted by Right	Permitted by Right	Certificate of Compatibility[2]
Minimum Unit Size	Subject to State Law	150 square feet	150 square feet	150 square feet
Maximum Unit Size	500 square feet	800 square feet	Attached: 50% of main dwelling unit [2] or up to 850 sq ft for 1-bdrm and 1,000 sq ft for 2-bdrm Detached: Up to 850 sq ft for 1-bdrm and 1,000 sq ft for 2-bdrm	Determined through Cert of Compatibility[2]
Lot Coverage	Not Applicable	Not Applicable	Standards of underlying zone apply	Standards of underlying zone apply
Structural Setbacks	Standards of underlying zone shall apply	Front: underlying zone Side: 4 feet Rear: 4 feet	Front: underlying zone Side: 4 feet Rear: 4 feet	Front: underlying zone Side: 4 feet Rear: 4 feet
Structural Height	Standards of underlying zone apply	16 feet	Standards of underlying zone apply	Standards of underlying zone apply
Building Separation	Not Applicable	Min. separation of 10 ft between the main DU and detached ADU	Min. separation of 10 ft between the main DU and detached ADU	Min. separation of 10 ft between the main DU and detached ADU
Parking	Not Applicable	One (1) off-street space[3]	One (1) off-street space[3]	One (1) off-street space[3]

Source: Community Development Department, City of Brea, 2020.
[1] For JADUs, the City requires the owner occupy either the main unit or JADU, except, pursuant to State law, if the owner is a governmental agency, land trust or housing organization.
[2] Subject to Certificate of Compatibility, per Section 20.408.050 of the Brea Municipal Code.
[3] Parking requirements may be waived for ADU per Section 20.208.040.K.1 of the Brea Municipal Code.

Between 2014-2021, 36 accessory dwelling units received ministerial planning approvals in Brea. The City's website has a FAQ document to help answer questions about requirements. The City will be utilizing State SB 2 funds to prepare a design guideline tool for ADUs, including easy-to-follow development standards and possibly construction plans that could be pre-approved for building permit approval. Pursuant to recent changes to Housing Element law, this program will be augmented to incentivize and

promote ADUs and junior ADUs that can provide affordable rents to low- and moderate- income households.

Multi-Family Rental Housing

Multi-family housing makes up nearly one-third of Brea's housing stock. The Zoning Ordinance provides for multiple family developments by right in the R-2 and R-3 multiple family residential zones. Stand-alone multi-family residential is also conditionally permitted in the three mixed-use zones, and permitted by right when integrated with a commercial component, either in a vertical or horizontal format. The City is in the process of hiring a consultant to develop clear and objective design and development standards to facilitate by-right development. This process would eliminate the CUP or planned development requirements for stand-alone residential projects in the mixed-use zones. As described earlier under Brea Core Planning, a significant number of multi-family units have been approved or are in the process of being developed in the City's mixed-use areas downtown. So far, these projects have resulted in 114 workforce housing units and over 950 apartment units.

To continue to help facilitate the development of affordable housing, the City will use a portion of the SB 2 funds it received to prepare a guide that includes simple and clear language for staff and the development community regarding the entitlement and construction of affordable housing. The guide would assist developers through easy to follow and graphically-illustrated instructions on submittal needs and process from the preliminary application stage to the construction permit stage. The City estimates such changes will reduce the entitlement processing time by three to six months.

Community Care Facilities

The Lanterman Developmental Disabilities Services Act is that part of California law that sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning. More specifically, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes. Due to the unique characteristics of larger (more than six persons) community care facilities, most

jurisdictions require a Use Permit to ensure neighborhood compatibility in the siting of these facilities.

The Brea Zoning Code defines Residential Care Facilities as State-licensed facilities where 24 hour a day non-medical care is provided to persons residing on the premises in need of assistance, guidance, personal services, protection, supervision and training essential for sustaining the activities of daily living or for the protection of the individual. The Care Facilities category also includes children's homes, orphanages, rehabilitation centers, self-help group homes, and transitional housing. Brea allows residential care facilities (for 6 or fewer persons) by right in the HR, R-1, R-1 5000, R-2 and R-3 zones, but does not explicitly permit in its Mixed-Use Zones. A program has been included in the Housing Element to add small residential care facilities to the Mixed-Use Zones consistent with State law. Residential care facilities for 7 or more persons are conditionally permitted in the R-3, C-RC, C-G, C-P, C-N, and C-C zones. The City does not impose any spacing requirements on community care facilities.

The California courts have invalidated the following definition of "family" within jurisdictions Zoning Ordinances: (a) an individual, (b) two or more persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit. Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons.

Brea's Zoning Code was updated in 2016 to contain the following definition of "family" as well as create a definition for "single-housekeeping unit":

> *One (1) or more persons living together as a single housekeeping unit in a dwelling unit, or any residential care facility or group home, shall be permitted as allowed under state and federal law. See SINGLE HOUSEKEEPING UNIT.*
>
> *Single Housekeeping Unit:*
> *The functional equivalent of a traditional family, whose members are an interactive group of persons jointly occupying a single dwelling unit, including the joint use of and*

responsibility for common areas, and sharing household activities and responsibilities (e.g., meals, chores, household maintenance, expense, etc.) and where, if the unit is rented, all adult residents have chosen to jointly occupy the entire premise of the dwelling unit, under a single written lease with joint use and responsibility for the premises, and the makeup of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager.

Accessibility Accommodations

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

The City has conducted a review of zoning and building code requirements, and has not identified any barriers to the provision of accessible housing. Brea accommodates most accessibility modifications through issuance of a simple building permit. The City has in place a Reasonable Accommodation policy to provide exemptions in the application of its zoning laws to rules, policies, practices, and procedures for the siting, development, and use of housing, as well as other residential services and facilities, to persons with disabilities seeking fair access to housing.

Handicapped ramps or guardrails (up to 30" in height) are permitted to intrude into the standard setbacks required under zoning to allow first floor access for physically disabled residents. The Community Development Director maintains the authority, without a public hearing, to grant setback and other minor modifications to the Zoning Code. The City also makes available housing rehabilitation funds to income-qualified households for accessibility improvements.

Brea's universal design program accommodates a wide range of physical abilities including children, aging populations, and persons with disabilities by providing features in residential construction that enhance accessibility. Examples of universal design features include:

- Entrances without steps that make it easier for persons of all ages to enter the home
- Wider doors that enhance interior circulation and accommodate strollers and wheelchairs
- Stepless showers with built-in seats

Transitional and Supportive Housing

SB 2 (2008) amended Housing Element law regarding planning and approval for transitional and supportive housing. Specifically, SB 2 requires transitional and supportive housing to be treated as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. For example, if the transitional housing is a multi-family use proposed in a multi-family zone, then zoning should treat the transitional housing the same as other multifamily uses in the proposed zone.

Transitional housing is temporary housing (generally six months to two years) for a homeless individual or family transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units, and often includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. The Brea Zoning Code accommodates transitional housing within several zoning districts depending on the project's physical structure: 1) transitional housing is included within the City's Residential Care Facilities designation, and depending on the number of occupants, is permitted/conditionally permitted in most residential and commercial districts; and 2) "multi-family residential" transitional housing is permitted/conditionally permitted in all residential and mixed-use zone districts. The Sheepfold Christian organization operates a transitional housing facility in Brea for battered and homeless women and their children.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. Similar to transitional housing, Brea regulates supportive housing as a residential use, provided supportive services are ancillary to the primary use.

AB 2162 (effective January 2019), added additional provisions that jurisdictions must address in their regulation of supportive housing. These include:

- Allowance of supportive housing as a use by-right in all zones where multi-family and mixed-use is permitted, including non-residential zones permitting multi-family uses, if the proposed development meets specified criteria
- Approval of an application for supportive housing that meets these criteria within specified periods
- Elimination of parking requirements for supportive housing located within ½ mile of public transit

The City has included a program in the Housing Element to amend the Zoning Code to address these new requirements. The amendment will also explicitly define transitional and supportive housing, and list as a permitted or conditionally permitted use consistent with those restrictions that apply to other residential uses of the same type in the same zone.

Emergency Shelters

Every two years, the Orange County Housing and Community Development/Homeless Prevention and its partners conduct a Point-In-Time Homeless Count and Survey (PITS) to collect data on the number and characteristics of the homeless in Orange County. The 2019 PIT Count identified 30 unsheltered individuals in Brea. Of these individuals, none were part of a family, three were veterans, two were transitional aged youth and eight were seniors.

The City of Brea currently staffs a Homeless Liaison Officer within the Brea Police Department who, with the help of volunteers, provides outreach to homeless individuals within Brea offering resources for temporary boarding and those seeking permanent housing. The City's Community Services Department operates the Brea Family Resource Center (BFRC), a one-stop center where Brea residents facing any crisis can have their needs addressed in a single location. The BFRC provides such services as mental health counseling, financial counseling, health screenings and other services to Brea residents in need. A certified veteran's services counselor now holds weekly office hours at the Brea Resource Center to discuss benefits and claims and provide referrals that may be needed.

SB 2 requires the Housing Element to address new planning and approval requirements for emergency shelters. Jurisdictions with an unmet need for emergency shelters for the homeless are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

Brea's Zoning Code defines an emergency shelter as "a facility that provides immediate and short-term housing and may offer supplemental services to homeless persons or families on a first-come first-serve basis where people must vacate the facility each morning and have no guaranteed bed for the next night. Supplemental services may include counseling, food, and access to social programs." The City's Zoning Code permits emergency shelters with up to thirty occupants by right in the Light Industrial (M-1) zone district, and permits shelters with more than thirty occupants in the M-1 zone subject to a Conditional Use Permit (CUP). Churches or religious institutions within the M-1 zone may establish emergency shelters for up to thirty occupants without further CUP consideration, regardless of current combined capacity of any existing emergency shelters currently in operation, subject to the minimum development standards contained in §20.252.020.

The M-1 Zone was determined by staff to be the most conducive to provision of an emergency shelter, and provides sufficient site capacity. As part of the 2021-2029 Housing Element update, staff has identified two vacant areas in the M-1 zone totaling nearly ten acres as potentially suitable for shelter use: five vacant acres near Lambert Road in central Brea close to medical facilities and bus transit on Lambert; approximately 4.5 vacant acres in northwest Brea off Puente Street near transit on Lambert and Central; and potential reuse of existing buildings within light industrial areas in both these locations.

The Brea Zoning Code (Section 20.252.020.A.5) establishes the following objective standards to regulate emergency shelters within the M-1 zone:

a. Stays at the facility shall be on a first-come first-served basis with clients only on-site and admitted to the facility between 6:00 p.m. and 8:00 a.m. during Pacific Daylight Time and 5:00 p.m. and 8:00 a.m. during Pacific Standard Time. Clients must vacate the facility by 8:00 a.m. and have no guaranteed bed for the next night.

b. Maximum stay at the facility shall not exceed 120 days in a 365-day period.

c. Facility location shall be within a half (1/2) mile radius from an OCTA bus stop, as measured from the property line.

d. A minimum distance of five hundred (500) feet shall be maintained from any other emergency shelter, any residentially zoned property and any public or private school, as measured from the property line.

e. A minimum of one (1) staff member per fifteen (15) beds shall be awake and on duty when the facility is open.

f. Bike rack parking shall also be provided by the facility.

g. Exterior lighting shall be provided for the entire outdoor area of the site consistent with the provisions of subparagraph 20.08.40.C.5.b.

h. A waiting area shall be provided which contains a minimum of ten (10) square feet per bed provided at the facility. The waiting area shall be in a location not adjacent to the public right-of-way, shall be visually separated from public view by minimum six (6) foot tall visually screening mature landscaping or a minimum six (6) foot tall decorative masonry wall, and shall provide consideration for shade/rain provisions.

i. Any outdoor storage, including, but not limited to, items brought on-site by clients for overnight stays, shall be screened from public view. Any outdoor storage areas provided shall be screened from public view by minimum six (6) foot tall visually screening mature landscaping or a minimum six (6) foot tall decorative masonry wall.

j. Facility improvements shall comply with Title 15, Division I and Title 16 of the Brea Municipal Code, specific to the establishment of dormitories.

k. An operational plan shall be provided for the review and approval of the Community Development Director. Plans may be required to address additional specific needs as identified by the Director. The approved operational plan shall remain active throughout the life of the facility. At a minimum, the

plan shall contain provisions addressing the topical areas outlined below:

(1) Security and safety – addressing both on and off-site needs, including provisions to address the separation of male/female sleeping areas as well as any family areas within the facility;
(2) Loitering control – with specific measures regarding off-site controls to minimize the congregation of clients in the vicinity of the facility during hours that clients are not allowed on-site;
(3) Management of outdoor areas – including a system for daily admittance and discharge procedures and monitoring of waiting areas with a goal to minimize disruption to nearby land uses;
(4) Staff training – with objectives to provide adequate knowledge and skills to assist clients in obtaining permanent shelter and income;
(5) Communication and outreach with objectives to maintain good communication and response to operational issues which may arise from the neighborhood, city staff, or the general public;
(6) Screening of clients for admittance eligibility – with objectives to provide first service to Brea residents;
(7) Counseling programs to be provided with referrals to outside assistance agencies, and provide an annual report on this activity to the city; and
(8) Litter control – with an objective to provide for the timely removal of litter attributable to clients within the vicinity of the facility.

l. The facility may provide the following services in a designated area separate from sleeping areas:

(1) A recreation area either inside or outside the shelter;
(2) A counseling center for job placement, educational, health care, legal, or mental health services;
(3) Laundry facilities to serve the number of clients at the shelter;
(4) Kitchen for the preparation of meals;
(5) Dining hall;
(6) Client storage area (i.e., for the overnight storage of bicycles and personal items); or
(7) Similar services geared to homeless clients.

Pursuant to AB 139 (effective January 2020), the City has included a program in the Housing Element to amend the current parking standards to a ratio based on the number of shelter staff. In addition, based on input from State HCD that the City's 500 separation requirement between emergency shelters is inconsistent with State statutes, the City will amend this distancing requirement to 300 feet.

Single Room Occupancy Hotels (SROs)

Brea classifies Single Room Occupancy (SRO) uses the same as hotels and motels. SROs typically have individual bathrooms for each unit, and thus similar to hotels, are permitted/conditionally permitted in commercial and mixed-use districts. As indicated in Table HE-35, Brea conditionally permits SROs in all its mixed-use zones, as well as the C-G, C-RC and C-C zones.

Employee Housing

California Health and Safety Code Section 17021.5 (Employee Housing Act) requires jurisdictions to permit employee housing for six or fewer employees as a single-family use. Employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

Brea's Zoning Code does not currently address small employee housing. As such, a program has been included in the Element add a definition and make provisions for small employee housing as a permitted use in all zone districts where single-family is permitted (HR, R-1, R-2, R-3 and MU zones).

Farm Employee Housing

According to SCAG's 2020 Housing Element dataset, none of the persons working in Brea are employed in fulltime farming occupations. Therefore, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

5. Site Improvements

Developers of single-family residential tracts in the City are required to install arterial and local streets: curbs, gutters,

sidewalks; water lines; sewer lines; street lighting; and trees in the public right-of-way within and adjacent to a tract. These facilities are in most cases dedicated to the City or other agencies that are responsible for maintenance. Without the site improvement requirement there are no other means of providing necessary infrastructure to the City's land parcels. Requirements for site improvements are at a level necessary to meet the City's costs.

The cost of these required off-site improvements vary depending on the nature of development (i.e., hillside or flatland development). Impact fees for traffic, fire, water, and dispatch services serve to recover some of the costs of installing off-site improvements including upgrading the circulation system and other urban service systems to serve increased density.

Brea's Circulation Element establishes the City's street width standards. These standards are consistent with those of Orange County, and include the following for residential streets:

- Collector Roadways (2 lane) - 40-foot curb-to-curb width, with five-foot-wide sidewalks.
- Secondary Arterials (4 lane) – 64-foot curb-to-curb width, with eight-foot sidewalks

The City allows deviation from these standards in certain cases due to physical constraints or where preservation of community character dictates special treatment.

The City has in place an Art in Public Places program. This program requires developers of commercial, industrial and residential projects of five or more units with a minimum established building valuation to select, purchase and install a permanent outdoor sculpture accessible by the general public. For custom home developments, the art requirement is based on an estimate of the homes' market value. Projects valued at more than $1.5 million are required to spend 1% on a public art piece or contribute to Brea's Art Fund.

6. Development and Planning Fees

The Community Development Department collects various fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. As of this writing,

fees for staff time spent on a project are based on three levels of hourly rate service: $150 per hour for "Management Staff," $87 per hour for "Technical Staff," and $116 per hour for "Inspection Staff." Typically, most work is performed by technical and inspection staff. The Department requests a deposit at the time it begins to process a project based on an estimate of how much time will be spent. If the project ends up requiring more time, an invoice is processed for additional funds. If the project is completed before the entire deposit is used, a refund is processed. The City adopted the fee deposits as a measure to save costs for smaller and less complicated developments, in contrast to an average fee being applied to all projects.

Table HE-38 is a list of deposit amounts charged by the City. Not all projects are processed using the hourly rate formula. For inspection of small projects, flat fees are charged.

Table HE-38: Development Deposits

Fee Type	Fees
Appeal Processing	$375 deposit + $375/hour
Certificate of Occupancy	$250.00 (new business) $100 (ownership/name change)
Conditional Use Permit	$2,000 deposit
Development Agreement	$5,000 deposit
Environmental Impact Review	Varies with project
General Plan Amendment	$5,000 deposit
Plan Review	$2,000 deposit
Precise Development	$2,000 deposit
Tentative Subdivision Map	$2,000 deposit
Zone Change	$5,000 deposit
Zone Variance	$2,000 deposit
Zoning Code Amendment	$5,000 deposit

Source: Community Development Department, City of Brea, 2020.
Development Process Fees Effective July 2020.

New residential development projects in Brea are subject to various impact fees, which include Traffic Impact Fees, Water Impact Fees, Fire Impact Fees, and Dispatch Impact Fees. Established in 1995, these fees apply to new developments in the City and annexed portions of its Sphere of Influence.

Traffic Impact Fees

"Traffic Impact Fees" are required, in part, by Orange County's Measure M, a transportation initiative passed in 1990. These are fair-share based fees designed to offset traffic impacts caused by new developments. In some cases, a developer may be required to make certain traffic improvements in addition to, or in-lieu of paying traffic impact fees. However, the total cost of traffic improvements and/or fees will not exceed the development's fair-share toward mitigating its own impacts. The required fees must be paid prior to the issuance of any building permits. Table HE-39 is a schedule of the traffic impact fees.

Table HE-39:
Traffic Impact Fee Schedule by Residential Land Uses

Land Use Category	Unit of Development	Fee
Low Density Residential (up to 6 d.u. per acre)	Per Dwelling Unit	$1,974
Medium Density Residential (up to 12 d.u. per acre)	Per Dwelling Unit	$1,453
High Density Residential (13 d.u. per acre & over)	Per Dwelling Unit	$1,203
Commercial, General and Mixed Use	Per Gross Square Foot	$2.35
All Other Uses	Per Trip End	$89

Source: Community Development Department, City of Brea, 2020.

Fire Impact Fees

"Fire Impact Fees" are one-time fees established to fund the cost of building a fire station and purchasing new fire engines and equipment required to serve new development. Fire impact fees are determined on a per residential dwelling unit basis and range from $731 for a multi-family unit to $1,029 for a single-family unit.

Water Impact Fees

"Water Impact Fees" are assessed to ensure that adequate water infrastructure and facilities are provided to new development projects. In March 2003, the City Council adopted an updated Water Master Plan, which modified the water impact fee schedule originally adopted in 1995. In some cases, a developer may be required to make certain water improvements in addition to, or in-lieu of paying water impact fees. However, the total cost of water improvements and/or fees will not exceed the development's fair-share of providing the water infrastructure or facilities. The amount of fees per dwelling unit varies depending upon a project's geographical location and elevation. In some instances, the exact amount of fee will only be able to be

determined when the actual elevation or pressure service zone is precisely defined by the proposed development improvement plans. The water impact fee is automatically adjusted annually to account for inflation.

Dispatch Impact Fees

"Dispatch Impact Fees" were adopted by the Brea City Council in 1995 to provide upgrades to the Police and Fire Dispatch systems to ensure that new development is provided with appropriate public safety services. These fees must be paid prior to the issuance of any new residential building permits and range from $40 for a multi-family unit to $55 for a single family-residence.

Prototypical Project Development Fees

As a means of assessing the cost that fees contribute to development in Brea, the City has calculated the total fees associated with development of a prototypical single-family and multi-family project, modeled after two recent projects in the Central Park Village development. The single-family prototype is based on a construction of six, three-bedroom attached single-family units, and the multi-family prototype is based on a 20-unit apartment building with three-bedroom units.

As indicated in Table HE-40, development fees for the prototypical single-family project run approximately $29,700 per unit, whereas per unit fees for the multi-family project are around $16,500. As described in the Needs Assessment section, Brea's 2020 median home value was $825,000 (refer to Table HE-20); the single-family development fees identified in Table HE-40 represent just 4 percent of this median home value.

While the City can defer certain fees for affordable projects, the waiver of fees triggers prevailing wage requirements for the entire project (Labor Code Section 1720), substantially increasing the costs of development. As a means of specifically encouraging the inclusion of extremely low income (ELI - <30% AMI) units within affordable housing developments, the City will waive (or pay through the City Housing Trust Fund) application processing fees for projects with a minimum of ten percent ELI units, provided the project is using funding sources, such as federal HOME funds, where prevailing wage is already factored into the project cost.

Table HE-40: Summary of Development Fees – Prototypical Projects

Fee Type	Single Family Unit[1]	Multi-Family Unit[2]
Plan Check Deposit	$2,184	$8,500
Permit Issuance Fee	$36	$36
Records Management Fee	$177	$419
Green Building Standards Fee	$71	$168
Seismic Fee	$230	$545
General Plan Maintenance Fee	$3,475	$8,227
Technology Fee	$1,063	$2,518
Inspection Deposit	$5,747	$26,000
Water Connection Fee	$9,517	N/A
City Sanitary Sewer Connection Fee	$825	$1,190
County of Orange Sanitary Sewer Connection Fee	$31,728.00	$61,480
Park Development Fee (Quimby)	$50,855	N/A
School District Fee	$55,259	$175,358
Dispatch Impact Fee	$330	$800
Fire Impact Fee	$6,174	$14,620
Traffic Impact Fee	$7,218	$24,060
Water Impact Fee	$1,679	N/A
Certificate of Occupancy	$1,500	$5,000
Total Project Fees	**$178,071**	**$328,923**
Fees Per Unit	**$29,679**	**$16,446**

Source: City of Brea, 2021

[1]Fee Assessments based upon actual fees paid for six attached single-family units in Central Park Village, 3 bedroom & 3.5 bath units, ranging from 2,219 - 2,203 sq.ft.

[2]Fee Assessments based upon actual fees paid for 20- unit apartment complex in Central Park Village, 3 bedroom & 2 bath units ranging from 1,362 – 1,765 sq.ft.

7. Building Codes and Enforcement

Brea has adopted the latest version of the California Code of Regulations, Title 24, along with all required updates. The City has also incorporated the 2019 California Energy Code and Green Building Code Standards into the Municipal Code.

Brea has adopted the following local amendments to the California Building Code to protect the public health and safety from hazards indigenous to the City. Amendments include:

- Fire sprinklers are required in buildings exceeding 5,000 square feet and in all new single-family homes.

- The hillside areas in Brea and its sphere of influence have been identified as either Very High or High Fire Hazard Severity Zone/Wildland Urban Interface. These areas are conducive to uncontrollable fires due to topography and flammable vegetation. Development in these areas is required to comply with the construction requirements of the Very High Fire Hazard Area Requirements Manual, including:
    - Fire sprinklers in all buildings
    - Ignition resistant construction materials
    - Class A roofing materials and assemblies
    - Defensible space of 100 feet from each side and from the front and rear of the structure
    - 24-foot two-lane street widths

- Proposed development within areas designated as having potential for methane gas generation are required to comply with the requirements of the City's Combustible Soil Mitigation System Installation and Inspection Requirements Manual. Soil sampling and testing is required for sites within 300 feet of historic oil wells, and to the extent oil or tar seeps are identified, the following mitigation is required:
    - Installation of underground collection systems to collect water and oil
    - Installation of an impermeable membrane or "liquid boot" under residential structures
    - Installation of subslab venting systems
    - Venting of all wells

As discussed earlier, the 1,600+ acres of Hillside Residential within Brea and its sphere of influence are constrained by a variety of environmental factors, including wildland fire hazards and methane gas. As these properties are annexed into the City, development will be subject to Fire and Building Codes necessary to ensure public health and safety. With several major hillside developments completed in recent years - including Olinda Ranch (639 units) and Blackstone (795 units), along with the pending annexation of Brea 265 (1,100 units) – the City's standards have not served as a constraint to development.

8. Local Processing and Permit Procedures

Brea permits single-family development by right in all residential districts, and multi-family development by right in all multi-family districts. Due to potential compatibility issues associated with introducing residential uses within commercial districts, residential uses within Brea's mixed-use districts require either a Plan Review (Director level) for up to four units or a Precise Development Review (Planning Commission level) for projects with five or more residential units. For residential projects without a commercial component in the mixed-use zones, a Conditional Use Permit is required. However, the City is currently in the process of developing an administrative approval review to potentially eliminate the CUP and Precise Development Review requirements to provide a more cost-effective and time effective approval process. Single-family dwellings, duplexes, townhomes and live/work units are already permitted by right in the mixed-use zones.

Development within the Hillside Residential zoning district is required to obtain a hillside development permit. Applications for hillside permits are processed concurrently with any other required development permits, and approved by the same decision-making body.

Brea's development process can be summarized in the following steps, although all steps may not be necessary depending on the nature of a project. The City continues to focus on process improvements through its no cost screen check service, focused staffing on development projects through the cost center system, streamlining of permit processing through automation, and concurrent processing of entitlement and plan check processes. Brea does not have design review guidelines or an architectural review board which can add significant time and uncertainty to the review process. Furthermore, the City has developed a "Step by Step Development Guide" which it publishes on the City's website and provides as a handout to project applicants. The City is also looking to implement a new permit software system to streamline the development review process and help with record retention.

Screen Check

The Screen Check process is an optional, free service that allows a developer to meet with staff from various City departments before filing an application that initiates the development process. City staff help developers by assessing proposed projects, discussing concerns, and explaining any special requirements of the projects. Screen Checks can potentially save developers time and money by addressing potential concerns at an early stage thereby avoiding delays later. By helping outline the requirements at the beginning of the process, Screen Check can save an applicant a significant amount of time and money. Screen Check meetings are held twice each month.

Application Submittal

The "Planning (or Application) Submittal" process is when a developer submits an application, a deposit (amount depending on the complexity of the proposed project), and other necessary forms, such as "Environmental Information" or "Hazardous Waste and Substance Site Statement".

Plan Review

The Plan Review process begins after the application plans and required deposit have been submitted. A planner is assigned to serve as the developer's liaison helping to expedite the permit process and coordinating any department reviews required. The developer's application submittal is distributed to the appropriate City departments for review and comment. An initial review of the environmental issues associated with the proposed project [as required by the California Environmental Quality Act (CEQA)] will also be completed at this time. All discretionary projects (those requiring Planning Commission approval) require an Environmental Review. For any project not requiring Planning Commission review, the Director shall provide the applicant a written decision within 30 days of submittal of a complete application.

Precise Development Review (Mixed Use Zones)

The Brea City Code currently requires a Precise Development Review (PD) process for review and analysis of mixed-use residential projects with five or more units within the Mixed-Use zoning districts, culminating with a public hearing before the Planning Commission. In order to streamline the development review process, the City is using a portion of its State SB 2 Planning Grant to contract with a consultant to develop an Administrative Approval Process in the Mixed Use zones, and will be eliminating the requirement for Precise Development Review.

Administrative Approval Process (Mixed Use Zones)

Currently, the City requires a Conditional Use Permit (CUP) for exclusively residential projects within Mixed Use zones. However, as part of the new Administrative Approval Process in Mixed Use zones, the CUP requirement will be eliminated, provided the required affordable inclusionary units are provided on-site. This administrative process would allow for streamlined review of proposed mixed-use projects, while still keeping necessary safeguards as conditions of approval to protect the health, safety and general welfare of future occupants of the proposed residential development. Given that a majority of high density residential projects are anticipated to be located in the Mixed-Use zones, this review process will help facilitate development while still maintaining appropriate standards for a mix of uses.

Planning Commission

If a project is determined to require discretionary action, it is scheduled on the Planning Commission's agenda and public notice is given. Property owners within 500 feet of the proposed project are notified. Hearings are scheduled at least 10 days and not more than 40 days after acceptance of the application. The developer is strongly encouraged to work out potential problems with neighboring residents or business owners before the Commission meeting.

A developer, resident or non-resident may appeal most Planning Commission actions to the City Council. In some instances, the project may require City Council approval. Still, other projects may never go to either the Commission or the Council. The level of review is dictated by the location and use of a project.

Plan Check

The Plan Check step verifies that all building, fire, mechanical, plumbing, and electrical code requirements are fulfilled in compliance with Brea's Building and Zoning codes. The developer's application is reviewed by the City's Engineering, Planning, Fire, and Building divisions. Any requirements or problems identified during the Plan Review phase are completed or rectified. Once the application submittal is complete, the City performs the Plan Check. The Plan Check turnaround times are as follows:

Minor repair projects	10 days
Tenant improvements, room additions	15 days
Full development projects	90 days

As described previously under PD and CUP requirements in Mixed Use zones, Brea offers concurrent processing of entitlements and construction documents for building code compliance (Plan Check), resulting in minimal additional project processing time for discretionary entitlements.

Building Permit

Once Plan Check is completed, the developer will need to submit final plans with any revisions required by the City Council, Planning Commission or City Staff. Final plans must be submitted in order to receive the building permit(s).

A building permit is required before construction can begin. Throughout construction, regular inspections are required. The final inspection involves all of the appropriate City departments.

Prior to submitting an application for a building permit, a Certificate of Compatibility is required for individual single-family homes, including manufactured housing and mobile homes. The purpose of the Certificate of Compatibility is to coordinate land use planning, architecture and aesthetic cohesiveness within Brea's single-family neighborhoods. The Director maintains responsibility for issuing the Certificate of Compatibility as an administrative action. On an annual basis, approximately 3-4 individual homes undergo compatibility review in Brea.

Project Final

Once the final inspection on residential construction is completed, the developer secures a project final from all City Departments.

Summary of Processing Procedures

In summary, a major goal of Brea's Community Development Department is to maintain efficient project processing procedures as a means of facilitating development. The Department's Development Process handbook provides an informative step-by-step guide aimed at simplifying the development process. The no-charge Screencheck service provides project applicants an upfront discussion of project processing needs to better enable preparation of a complete application at initial submittal. At the Plan Review stage, each project is assigned a Project Liaison to help expedite the permit process and coordinate any necessary department reviews. And for projects requiring discretionary entitlements, concurrent processing with Plan Check processes results in significant time savings.

As a means of demonstrating the efficiency of Brea's processing procedures, the following summarizes the start to finish

processing steps for a hypothetical mixed-use project within the MU-I zone district. The process reflects implementation of the City's new Administrative Approval Process and elimination of the Precise Development Plan review and CUP before the Planning Commission. Assuming proper applicant prepared plans, a realistic processing example could be as follows:

Day 1	Screen Check
Day 2	Application Submittal
Days 2-21	Staff review of plans and comments provided
Days 21-35	Applicant prepares revisions to plans
Days 35-45	Any further comment, revision of plans, technical coordination between staff and applicant.
Days 45-90	Final coordination of details, confirm qualification for CEQA Class 32 exemption, review by Community Development Director and action.

As illustrated in this example, complete project processing can occur within a 90-day window. As the majority of future residential development is focused in the City's mixed-use districts, this exemplifies the approval process for many of Brea's future projects, and given the expedited time frame, clearly does not serve as a constraint to development.

SB 35 Streamlining

SB 35 allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. The bill creates a streamlined approval process for qualifying infill developments in localities that have failed to meet their regional housing needs allocation (RHNA), requiring a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for discretionary entitlements granted by the Planning Commission.

Brea does not have a written process in place for SB 35 streamlining, but has added a program to develop an SB 35 checklist and written processing procedures consistent with Government Code Section 65913.4.

C. Environmental and Infrastructure Constraints

Brea is subject to the following environmental and infrastructure constraints. Carbon Canyon, in particular, is an area with high risks of being affected by these environmental hazards. The geology and soils of the canyon area present constraints upon development due to the presence of the Whittier Fault zone, landslides and related slope stability issues.

1. Seismic Hazards

The City's geology and proximity to Whittier fault, which cuts across Brea and the Sphere of Influence diagonally (northwest/southeast orientation) and the San Andreas fault, potentially exposes residents to various seismic hazards.[9] These faults could produce strong earthquakes which would generate substantial ground shaking, and potentially trigger liquefaction, landslides, mud, and debris flow during a period of heavy rain.

The City also consists of expansive soils containing Alo Clay, Clay Loam, other types of clay soils, and sandy loam, placing areas of the city at risk of damage to building foundations if not properly mitigated prior to construction.[10] Soils with a high clay content found in the natural portions of the City, such as in the Foothills, may present limitations to urban development due to their shrink-swell potential. The City requires geologic studies prior to development to evaluate the potential for geologic and soil hazards and requires these conditions to be corrected during construction. Typical measures to treat expansive soils involve removal, proper fill selection, and compaction. For all buildings, once environmental protection policies are met, construction techniques are regulated according to the latest edition of the California Building Code (CBC).

[9] California Department of Conservation. n.d. Fault Activity Map. https://maps.conservation.ca.gov/cgs/fam/
[10] USDA. Accessed January 2021. Web Soil Survey. https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

2. Slope Stability - Landslides and Subsidence

Areas in Brea consist of slopes where the topography acts as a limitation to various types of development. Stability of natural slopes in the rugged Carbon Canyon area is a significant concern. The numerous landslides that have occurred in this area attest to its stability hazards. There is some potential for erosion and slope instability related to stream activity along major canyons and drainage courses. Liquefaction may also occur in areas of Carbon Canyon and along the major drainages of Brea Creek and Fullerton Creek where perched water may exist. [11] All hillside developments are subject to the City's Hillside Zoning Ordinance. This ordinance was established to facilitate and permit the development within the hillside areas through a set of hillside development standards focused on protecting the public, health, safety, and welfare; natural and biological resources, and the community at large.[12] The ordinance requires a hillside density calculation per slope is completed to determine the allowed density in residential areas, in summation the steeper the slope the less development density permitted. Existing constraints composite maps with known faults and landslides are required as part of the development application process to reduce slope stability risk.

3. Wildland Fire Hazards

The California Department of Forestry and Fire Protection (CalFire) ranks fire hazard of wildland areas of the state using four main criteria: fuels, weather, assets at risk, and level of service. According to CalFire, a large part of Brea is in a Very High Fire Hazard Severity Zone, specifically the north and eastern portions and the historical record indicates that wildfire risk in and around the City is high.[13] Carbon Canyon, approximately 1,758 acres is a significant portion of Brea and remains undeveloped, consisting of rugged topography with highly flammable vegetation. Orange County has designated much of the hillsides Special Fire

[11] City of Brea Zoning Map. https://www.ci.brea.ca.us/DocumentCenter/View/7892/Zoning-Map
[12] City of Brea 2004 Hillside Zoning Ordinance. https://www.ci.brea.ca.us/DocumentCenter/View/60/Brea-Hillside-Zoning-Ordinance?bidId=
[13] California Department of Technology. 2020. California Fire Hazard Severity Zone Viewer. https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414

Protection Areas (SFPA) for wildland and urban interface fire risks. SFPA are geographic areas subject to uncontrollable fires due to formidable fire conditions, such as topography and flammable vegetation.

The City's Fire Prevention and Emergency Preparedness Programs provide fire inspections, hazardous process permitting, fire code enforcement, public education, and business emergency planning. As discussed in the earlier section on Building Codes and Enforcement, development within these High Fire Areas is required to comply with special construction requirements addressing construction and roofing materials, fire sprinklers, fuel modification, and street widths.

4. Flooding

The City generally falls into an area of minimum flooding, as defined by the Federal Emergency Management Agency. The City does have areas along the Brea Canyon Channel that are Flood Zone "X" or 500-year flood zone, and the rest is Zone "A" and "AE" which are areas with a one percent annual chance of flooding, usually along floodplains near rivers, lakes or low-lying regions.[14] Any areas with one percent annual chance of flooding are required to purchase flood insurance and floodplain management standards.[15]

All major tributary courses throughout the City are areas of potential flooding. Specifically, Carbon Canyon stream and its tributaries, Telegraph Canyon Creek and Soquel Canyon Creek, which flow into the Carbon Canyon Dam area, exhibit some hazardous flooding during high intensity storms. Flooding may also occur in areas surrounding the Carbon Canyon Dam and at the Orange County reservoir should there be dam failure. There is currently an inundation map to guide development in areas that would be affected by dam failure.

Methods of reducing flood losses by the City include restricting uses that cause danger to health, safety, and property due erosion or flood hazards. Uses that are vulnerable to floods are to be protected by preventing alteration of natural floodplains, streams,

[14] FEMA. FEMA Flood Map Service. Accessed March 2021. https://msc.fema.gov/portal/search?AddressQuery=brea%2C%20ca#searchresultsanchor
[15] https://www.fema.gov/glossary/zone

etc., and prevention of unnatural diversion of floodwaters. Development Permits are required by the City, and a Floodplain Administrator is required to review and approve prior to construction.

5. Ecological Areas

Just North of the City of Brea in Puente Hills is a Significant Ecological Area (SEA) of Los Angeles County. While development within the City is not subject to the County's restrictions or limitations on developments within SEAs, these Los Angeles County SEAs may require extensive mitigation to ensure that plant and animal species are preserved.

In addition, the City has implemented a Coyote Management Plan to provide guidance in how to handle and protect Coyotes in the area through management strategy, public education, enforcement, and species reporting. [16]

The Orange County Transportation Authority Environmental Mitigation Program includes a Natural Communities Conservation Plan and Habitat Conservation Plan that mitigates its 13 freeway projects from its Renewed Measure M voter-approved transportation sales tax measure. The Conservation Plan includes a Study Area that covers all of Orange County making lands eligible for conservation acquisition, habitat restoration, and management funding through the mitigation program.

6. Public Services and Facilities

The City of Brea Street, Sewer, Storm Drain and Sanitation Division provides sewer, trash and recycling, street, and stormwater infrastructure for the community. All land currently designated for residential use is served by sewer and water lines, streets, storm drains, and telephone, electrical, and gas lines. Deficient water, sewer, storm drain, and solid waste infrastructure could pose constraints to development. Future development in the hillsides and Carbon Canyon area will result in the need for additional infrastructure (roads, facilities providing water and power, etc.).

[16] City of Brea. n.d. Coyote Management Plan.https://www.ci.brea.ca.us/DocumentCenter/View/8830/Brea-Coyote-Mgmt-Plan_FINAL?bidId=

The City's stormwater system utilizes best practices for pollution prevention standards and is designed to prevent flooding by delivering rainwater/stormwater to catch basins then to the undergrounding piping system and emptied into the nearest body of water. With respect to stormwater infrastructure, new development would be required to comply with National Pollutant Discharge Elimination System (NPDES) requirement, which prohibit peak hour increase in stormwater runoff.

The City's Public Works Department has confirmed that the current sewer system infrastructure has sufficient capacity to support forecasted growth within the Brea City limits. As development is proposed with Brea's sphere of influence, further study and analysis would be required to assess the costs of either upgrading existing sewer infrastructure or building new infrastructure.

The City imports 100% of its water from two major water suppliers, Metropolitan Water District (MWD) and Cal Domestic. MWD has an Urban Water Management Plan (UWMP), which is updated every five years. Based on water supply and demands in 2040 in the MWD UWMP, there will be sufficient water supply to meet the demand from customers.[17] Cal Domestic is a wholesale supplier and operates seven active groundwater wells. Increase in population of the City of Brea could affect the reliability of water supply.[18]

[17] Metropolitan Water District. 2015 Urban Water Management Plan. http://www.mwdh2o.com/pdf_about_your_water/2.4.2_regional_urban_water_management_plan.pdf
[18] California Domestic Water Company. Out Water Supply. https://caldomestic.com/water/#reliability_and_value

4. HOUSING RESOURCES

This section presents the various resources available for the development, rehabilitation, and preservation of housing in Brea. This includes the availability of land resources, financial resources available to support housing in the community; administrative resources available to assist in implementing Brea's housing programs; and resources for energy conservation.

A. AVAILABILITY OF SITES FOR HOUSING

An important component of the Housing Element is the identification of adequate sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs, which is based on the SCAG Regional Housing Needs Assessment (RHNA). Brea has a RHNA allocation of 2,365 units distributed among the following income groups: 334 extremely low income; 335 very low income; 393 low income; 403 moderate income; and 900 above moderate-income units.

The largest component of Brea's RHNA (38%) is for above-moderate income households, which is primarily addressed through single-family and townhome developments. Some market rate apartment development and price-restricted ownership units provided through Brea's inclusionary program can address the City's moderate income RHNA needs. Housing for lower income households is not typically provided in the Orange County market without some level of subsidy or regulatory requirement, and thus the Housing Element will need to provide sites at sufficient densities, combined with programs to support affordability, to address the housing needs of lower income households.

Brea's 2021-2029 residential sites inventory consists of the following components:

- Residential projects in process
- Vacant single-family residential sites
- Focused development sites within mixed-use areas
- Accessory dwelling units

In aggregate, the City's residential sites capacity from the above sources provides for 3,311 additional units, including sites suitable for development of 1,302 lower income, 555 moderate income and 1,454 above moderate-income units, providing more than sufficient capacity to address the City's RHNA allocation by income category, and described in detail in the following narrative. Parcel specific site inventories and maps are included in Appendix D to the Element.

1. Projects in Process

Several large residential projects in various stage of entitlement will contribute towards addressing Brea's housing needs. Projects under construction with occupancy projected to occur prior to the RHNA projection period (June 30, 2021) are discussed under Evaluation of 2014-2021 Housing Element Accomplishments (Section 5A). Only those projects with occupancy in the 2021-2029 planning cycle are credited towards the sites inventory, as presented in Table HE-41. Of the 1,678 units anticipated, 25 will be for very low-income households, 62 for low-income households, and 161 for moderate income households. Figure 9.1 shows the location of these entitled and pending projects.

Table HE-41: Projects with Entitlements or Pending Entitlements
(Occupancy Post June 30, 2021)

Project Name	Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Central Park Village	81			20	61
Mercury Village	114		11	103	
Brea Mall Mixed Use	383			38	345
Brea 265	1,100	25	51		1,024
Total	**1,678**	**25**	**62**	**161**	**1,430**

Source: Brea Community Development Department, July 2022.
Note: Projects pending entitlement still need to go through the City approval process which may result in adjustments to the total number of units identified.

The following provides a brief description of these four projects:

- **Central Park Village** involved rezoning the 15- acre former Brea Community Hospital site MU-II to accommodate a mix of residential uses and a one-acre park. The final phase of this project will be constructed during the 6th cycle planning period, and consists 61 attached townhomes and 20 moderate income residential flats restricted pursuant to Brea's Affordable Housing Ordinance. Model homes are currently open.

- **Mercury Village** will provide 114 units of workforce housing on a one-acre parcel, with 11 units restricted as affordable to low income households pursuant the City's inclusionary requirements. The remaining units would rent for between $1,295 to $1,695, and pursuant to the Development Agreement with the City, would remain between the low to moderate income threshold, with an ability to increase rents up to three percent annually for a period of 40 years.

- **Brea Mall Mixed Use** will rezone a 17.5- acre area in the southwest portion of the Brea Mall site from C-G to MU-II. The proposed project involves demolishing the Sears department store and associated auto center and 12 acres of surface parking to provide a mix of uses - including retail, 383 apartments, a fitness center, and a public gathering space. Per the City's Affordable Housing Ordinance, 38 units will be provided at rents affordable to moderate income households.

- **Brea 265** involves the development of approximately 265 acres of former oil-field property within the City's eastern sphere of influence. The Brea 265 specific plan (adopted by City Council in July 2022) includes the following uses: a mix of 1,100 low, medium and high-density residential units; 18.1 acres of park/recreation uses; and 55.7 acres of open space. Based on the preliminary development agreement with the City, the project would include 76 deed restricted affordable units, including 25 very low income and 51 low income units. The annexation is scheduled before LAFCO (Local Agency Formation Commission) in September 2022.

Figure 9.1
City of Brea
Housing Opportunity Sites
City of Brea Boundary
Specific Plan
MU-II
0
0.5
1
Miles
N
HOUSING ELEMENT
Entitled Projects/Pending Entitlements
1. Central Park Village (82)
2. Mercury Village (114)
3. Brea Mall (383)
4. Brea 265 (1,100)

2. Vacant Single-family Sites

As discussed under Projects in Process, the City is in the midst of annexing 265 acres of vacant land in northeastern Brea and is processing an application for development of a mix of 1,100 units. A vacant 7.3-acre parcel located immediately west of Brea 265 provides an additional development opportunity, and an application is currently in process.

Table HE-42: Vacant Single-family Sites

Land Use District	Permitted Density	Realistic Density	Acres	Unit Potential
Low Density Residential	1 – 6 du/acre	2.6 du/acre	7.33	19

Source: Brea Community Development Department, April 2021.

3. Mixed Use Sites

Brea Place

Central Park Village

South Brea Lofts

A key tenet of Brea's General Plan is the establishment of mixed-use districts in the City's older, more centrally located districts. Downtown Brea and the Birch Street Corridor are designated MU-I, providing for residential densities of up to 50 units/acre; Brea Place is an example of an MU-I project that integrated 653 new apartment units in with existing office buildings on a 30-acre campus. Mixed Use II provides for up to 40 units/acre and applies to large properties that would benefit from an integrated approach to development; Olen Pointe Apartments is an example of 40 unit/acre residential integrated within an existing office complex in the MU-II district, as are Central Park Village and the proposed Brea Mall project. The MU-III designation is designed to facilitate the revitalization of deteriorated commercial corridors, such as South Brea Boulevard and portions of Imperial Highway, by allowing the integration of residential uses at densities up to 18 units/acre. The award-winning South Brea Lofts, which provides 47 live/work townhomes; the Downtown Collection with 19 live/work townhomes, 8 duplex units, and 3 single-family homes; and the 9-unit South Walnut Bungalows, have been developed in the MU-III district.

The City's vision for development within the three mixed use districts, as articulated in the General Plan, is predominately residential in focus to help realize Brea's goals for workforce housing. All mixed-use districts permit residential densities

exclusive of commercial uses, which are separately regulated through floor area ratios (FAR). As a means of encouraging lot consolidation within its mixed-use zones, the City has adopted the following incentives: reduced parking; increased parcel coverage (up to 10%); reduced open space (up to 10%); priority permit processing; City participation in infrastructure (e.g., installation of street, gutter and sidewalk, installation of streetscape, undergrounding/ upgrading of utilities, etc.); and increased sign area (up to 20%).

While the General Plan designates a significant amount of land for mixed use (104 acres MU-I; 227 acres MU-II; 29 acres MU-III), for purposes of the 2021-2029 Housing Element, a two-tiered approach has been utilized to assess those mixed-use parcels most suitable for development during the eight-year planning period. First, City staff updated the current Housing Element inventory of mixed-use parcels that were either vacant or developed with an existing building greater than 30 years in age, and thereby more likely to be redeveloped. As indicated in Table HE-43, this reduces the developable acreage to 31 acres in MU-I, 11.7 acres in MU-II and 20 acres in MU-III.

As a second refinement, the City identified "Focused Development Sites" from groupings of contiguous parcels which met one or more of the following criteria: development sites are anchored by City-owned or vacant parcels; sites include a high ratio of surface parking lots; City is aware of development interest on the site; a single parcel is of significant size (> 1 acre); and/or existing uses are particularly underutilized and marginal (as measured by an improvement-to-land value ratio of less than 1.0).[19] As presented in Table HE-43, this second tier of refinements yields 24.2 acres of MU-I, 11.7 acres of MU-II, and 10 acres of MU-III.

Table HE-43: Mixed Use Residential Sites

Land Use District	Realistic Density	Tier 1 Vacant /Use >30 years		Tier 2 Focused Development Sites	
		Acres	Unit Potential	Acres	Unit Potential
Mixed Use I	40 du/acre	31.0	1,207	24.2	937
Mixed Use II	32 du/acre	11.7	374	11.7	374
Mixed Use III	18 du/acre	20.0	378	10.0	175
Total		62.7	1,959	45.9	1,486

Source: Land Use Survey, Community Development Department, City of Brea, 2021

[19] Source: SCAG Housing Element Parcel Tool (HELPR)

Online mapping tools, including Google Earth and Google Street View, were used to verify the vacant and underutilized status of the Focused Development Sites, and in some instances supplemented by site visits. All parcels were reviewed for any known environmental constraints, such as flood zones, steep slopes, and other possible constraints to development feasibility. The Focused Development Sites included in the inventory have all been designated for mixed use development and are not constrained by topography, known environmental factors, infrastructure limitations or other site-specific constraints that would limit development. These mixed-use sites have specifically been identified as suitable for residential use, as supported by Housing Element Policy 3.3 that prohibits 100% commercial projects on any of these sites.

In order to streamline residential development in the Mixed Use Zoning districts, staff is currently working a consultant to eliminate the requirement for a Planning Commission Hearing (Precise Development or CUP) for 100 percent multi-family development (regardless of unit size) in the Mixed Use zone, provided the required inclusionary units are provided on-site. The City reviewed development standards and regulations as well as recently approved and built residential projects to develop assumptions of realistic density for each of the zones where housing is an allowed use. Table D-1 in Appendix D provides information on development projects and trends in Brea that provides the basis for these assumptions, summarized in the narrative below.

In terms of estimating the residential development capacity on these Focused Development Sites, the City selected a development density based on recent projects built under the mixed-use standards. For the MU-I and MU-II zones, densities are conservatively estimated at 80 percent of maximum, or 40 and 32 du/acre respectively. Examples of Brea's projects in the MU-I zone include the 5-story Brea Place (MU-I) built at 50 du/acre, and Birch Street Lofts built at 41 units/acre. In the MU-II zone, Brea Plaza was approved for development at 70 units/acre (when calculated against the project area acreage of 2.2 acres), Olen Point Apartments was developed to the maximum 40 unit/acre density and Central Park Village (CPV), at 31 units/acre, is built at 80% of maximum density. Table D-1 in Appendix D presents project densities in each of Brea's mixed use districts.

Given land prices and Brea's strong residential market, multi-family residential and mixed-use projects can be expected to develop at the upper end of the density range. In addition, the Housing Element calls for the creation of a Brea Core Overlay which will increase the minimum densities permitted in the MU-I and MU-II zones to 30 du/acre and prohibit the development of single-family detached units for sites located within the central Brea Core.

Table HE-44 summarizes how the various factors identified in housing element statute (Gov. Code section 65583.2(c)(2)) result in an adjusted site capacity of 80 percent the maximum densities in the MU-I and MU-II zones.

Table HE-44: Capacity Adjustment Factors - MU-I & MU-II Zones

Capacity Factor	Adjustment	Reasoning
Land Use Controls and Site Improvements	95%	For net acreage due to on-site improvements (sidewalks, easements)
Realistic Capacity of Site	90%	Adjustment based on past redevelopment trends in the mixed-use zones, and programs to incentivize development in this zone
Typical Densities	95%	Affordable housing projects are built out to almost maximum density
Infrastructure Availability	No adjustment	Not applicable, no constraint
Environmental Constraints	No adjustment	Not applicable, no constraint

For MU-III, the maximum density of 18 units/acre is utilized, the average density of three projects developed under MU-III standards. South Walnut Bungalows is a nine-unit affordable project developed on .5 acres at a density of 18 units/acre. The Downtown Collection is a thirty-unit MU-III project, and even with the inclusion of three single-family units, the project built out at a density of 18 units/acre. Finally, South Brea Lofts is a 47-unit live/work project built to MU-III standards, but due to the larger unit sizes (up to 2,200 square feet), the density is slightly lower at 17 units/acre.

As presented earlier in Table HE-43, applying these realistic development capacities to the Focused Development Sites results in a total development potential for 1,486 units, including 937 units on MU-I sites, 374 units on MU-II sites, and 175 units on MU-III sites. Table HE-45 which follows summarizes the unit potential on each of the Focused Development Sites, and their location is depicted on Figure 9.2.

Table HE-45: Focused Development Sites

Site No.	Site Description	Acres	Current Zoning	Proposed Zoning Action	Net Unit Potential
1	SWC Lambert Rd/Brea Blvd	1.68	MU-I	n/a	67
2	SWC Bracken St/Brea Blvd	0.59	MU-I	n/a	24
3	Brea Marketplace	13.21	MU-I	n/a	528
4	Brea Place Offices	4.5	MU-I	n/a	157
5	Prior Tower Records	0.37	MU-I	n/a	15
6	Vacant Regal Movie Theatre	1.42	MU-I	n/a	57
7	SWC Cypress St/Brea Blvd	1.43	C-G	MU-I	57
8	Brea Business Central Park	11.7	MU-II	n/a	374
9	NWC Date St/Brea Blvd	0.96	MU-III	n/a	17
10	NWC Fir St/Brea Blvd	1.0	MU-III	MU-I	32
11	NEC Acacia St/Brea Blvd	1.05	MU-III	n/a	19
12	NEC Alder St/Brea Blvd	3.71	MU-III	n/a	67
13	NEC Elm St/Brea Blvd	1.99	C-G	MU-III	33
14	NEC Date St/Brea Blvd	0.98	MU-III	n/a	18
15	Pearcy Family Medicine	0.19	MU-III	n/a	2
16	South Brea Office Complex	0.91	MU-III	n/a	16
17	Madrona Vacant Lot	0.16	MU-III	n/a	3
Total Focused Development Sites		**45.9**			**1,486**

As shown in this Table, three Focused Development Sites have been identified for rezoning to either MU-I (sites 7 & 10) or MU-III (site 13). Sites 7 and 10 are being rezoned to accommodate a shortfall of sites necessary to meet Brea's lower income RHNA, and as such a rezone program has been included in the Housing Element to fulfill the requirements of Government Code section 65583.2(h), including:

- Allowance for multi-family uses by right for developments in which 20 percent or more of the units are affordable to lower income households
- Establish minimum 20 unit/acre densities on the two sites

Figure 9.2
City of Brea
Housing Opportunity Sites
Brea
City of Brea Boundary
R-1
MU-I
MU-II
MU-III
0
0.5
1
Miles
N
HOUSING ELEMENT
Housing Opportunity Sites
Focused Development Sites
MU-I
1. SWC Lambert/Brea (67)
2. SWC Bracken/Brea (24)
3. Brea Marketplace (528)
4. Brea Place Offices (157)
5. Tower Records (15)
6. Regal Edwards West (57)
7. SWC Cypress/Brea (57)
MU-II
8. Brea Central Business Park (374)
MU-III
9. NWC Date/Brea (17)
10. McCulloch's (32)
11. SEC Acacia/Brea (19)
12. NEC Alder/Brea (67)
13. NEC Elm/Brea (33)
14. NEC Date/Brea (18)
15. Pearcy Family Medicine (2)
16. S Brea Office Complex (16)
17. Madrona Vacant Lot (3)
R-1
18. R-1 Vacant Land (19)

- Allowance for 100 percent residential on the two MU-I sites, and require residential to occupy at least 50 percent of the floor area

A detailed inventory of the Focused Development Sites is presented in Appendix D to the Element. As a means of documenting how Focused Development Sites can realistically be assembled and developed during the planning period, a narrative description of factors supporting development has been prepared for each of the sites. This analysis further details existing conditions, including the presence of economically marginal uses (with improvement-to-land value ratios less than 1.0), underutilized parking lots, and City (former Redevelopment Agency) owned parcels, as well as where there has been recent development interest on the sites.

Suitability of Nonvacant Sites

Because nonvacant sites comprise more than half of Brea's sites inventory, Government Code Section 65583.2(g)(2) requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development, past experience in converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives to encourage redevelopment. Furthermore, as part of the resolution adopting the Housing Element, the City Council will make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue during the planning period. These findings will be based on a variety of factors including development trends, property owner interest, structure age, property valuation, and development capacity.

Table D-1 (in Appendix D) documents residential development trends in Brea and provides examples of redevelopment on commercial centers, underutilized parking areas, storage facilities, stone yards and similar underperforming uses. The detailed narrative description of each of the Focused Development Sites included in Appendix D provides the required substantial evidence that the existing use on each site does not serve as an impediment to residential development over the next eight years. The following market trends further support these conclusions.

2929 E. Imperial Highway

Several of the Focused Development sites contain existing office uses. A recent Cushman & Wakefield Orange County market report indicates office vacancies have been on the rise over the past year and are presently at 15.9%.[20] And while companies are preparing to re-enter the office, office size requirements are decreasing as a result of downsizing and hybrid work schedules. As such, even when tenants do move back into the office, their smaller footprint will result in a higher vacancy rate than before the pandemic, resulting in excess office space available for conversion. The Brea market is seeing the results of this declining office demand, with the 120,000 square foot Class B office building at 2929 E Imperial Hwy to be demolished to make way for construction of a new warehouse facility. The City supports the conversion and/or redevelopment of excess office inventory to residential, and will be developing standards for office-to-residential conversions as part of the Brea Core Plan (see Program #9).

Several of the sites may involve development on surface parking lots, and replacement with structured parking. Brea has several examples of this trend of utilizing underutilized parking as an opportunity for development of higher density multi-family residential including Brea Place, Olen Pointe Apartments and the proposed Brea Mall project.

In their review of Brea's 6th Cycle Housing Element, the State Department of Housing and Community Development (HCD), requested additional information on two particular sites to further demonstrate realistic potential for redevelopment within the planning period. In response, the following additional sites analysis is provided for sites 4 and 8.

Site 4: Brea Place Offices

With the declining demand for office space, the City has identified two older, Class B office buildings within Brea Place for partial conversion to residential. Like many communities, Brea is seeing increased office vacancies citywide. Several large office users in town, including Bank of America, Nationwide, and potentially Mercury Insurance, are downsizing or closing down their offices completely. Brea Place is a 30-acre campus consisting of six office buildings, with an additional 653 free-standing apartments and 146 room hotel currently under construction. Two of the six office buildings on the campus have

[20] Cushman & Wakefield, Marketbeat OC Office, Q2 2021.

been identified as candidates for conversion, which with the adjacent parking, encompass 4.5 acres. Repurposing the top three floors of these six story offices into housing could accommodate up to 157 new residential units, or alternatively, the surface parking lot could be redeveloped similar to the way the northern and southern portions of the Brea Place site have developed into 653 units.

City staff have been in discussions with the property owner's representatives about the opportunity for additional residential infill on the 30-acre property, and they indicated that in light of the weakened market for office space, they will be investigating the site's development potential and highest and best use, including additional residential use. The site is appropriately zoned MU-1 (50 du/acre), is in close proximity to other high-density development projects, has no environmental constraints, and has excellent access to transportation, shopping and services. With over 18,000 square feet of vacant office space available in the two identified office buildings, and an opportunity to develop the existing surface parking lot on the easterly property line, either the conversion of existing underutilized and/or vacant office space into residential or construction of new units is probable to occur.

Site 8: Brea Central Business Park

The 11.7 acre Brea Central Business Park was developed in the 1980s prior to the creation of the MU zoning classification and the site's rezoning to mixed use; the property currently has four vacant tenant spaces. Brea has experienced a recent development trend of demolishing existing buildings and reconstructing new developments that maximize the development potential afforded by the baseline zoning. In this case, the business park, which was constructed nearly 40 years ago, with an FAR of just .30, has structures reaching the end of their useful life and is considerably underutilizing the provisions of the MU-II zone which permits up to 40 units/acre and an FAR of 2.0. Given development trends, market conditions, and the site's underutilization, there is significant economic incentive for redevelopment. Under the MU-II zoning, up to 468 units could be developed on the site; as discussed earlier, densities have been conservatively estimated at 80 percent of maximum in both the MU-I and MU-II zones, translating to a realistic capacity of 374 units on this 11.7 acre site.

To the best of staff's knowledge and research, there are no long-term leases at the business park and no environmental hazards. The site is located immediately west of Central Park Village, another MU-II site with 450 recently constructed units on the site of the prior Brea Community Hospital, and could readily follow a similar trend of redevelopment, incorporating a mix of uses, including residential, and potentially existing tenants within the Business Park. Similar to Central Park Village, the site is located within a census tract identified as High Resource by the California Tax Credit Allocation Committee (TCAC). The site's location at the intersection of Berry and Central Avenue, two busy corridors that include a transit bus stop (OCTA #129) and close proximity to shopping, are factors that would further support the addition of housing. The site has reciprocal access across the two parcels, which are under common ownership, and are prime candidates for lot consolidation to support a cohesive project.

Small Sites

Per State law, sites smaller than half an acre are not considered adequate to accommodate lower income housing need unless it can be demonstrated that sites of equivalent size were successfully developed during the prior planning period, or other evidence is provided that the site can be developed as lower income housing.

Brea's site inventory includes the following sites that are less than one-half acre:

Site ID	Description	Acres	Unit Potential/ Income Level
Site 5	Prior Tower Records Site	0.37	15/13 low, 2 moderate
Site 15	Pearcy Family Medicine	0.19	2 above moderate
Site 17	Madrona Vacant Lots	0.16	3 moderate

As shown, only site 5 is identified as accommodating housing to address a lower income housing need. In addition to Site 5, several individual parcels that comprise larger opportunity sites are less than 0.5 acres, though most of these are under common ownership with adjacent parcels and through consolidation would no longer meet the small sites threshold. As shown in Table D-1 in Appendix D, Brea has experience in providing affordable housing on small sites, as illustrated by the nine very low income units provided on 0.5 acres in the S. Walnut Bungalows project. In addition, the Housing Element includes a

Lot Consolidation program (Program #8a) to facilitate the consolidation of individual parcels into larger development sites.

Additional sites

City staff have identified several additional sites with strong potential for residential development within the planning period. However, due to the requirements under AB 1398 to complete any necessary rezoning within one year of the start of the planning period (October 15, 2022), these sites have not been included in Brea's Housing Element sites inventory. Nonetheless, as their development will contribute to the City's 6th cycle housing growth needs and RHNA buffer, they are briefly described below, with site maps and more detailed descriptions included in Appendix D.

275 Valencia Avenue

This 31-acre site is developed with a 600,000 square foot office building and was utilized by Bank of America as a regional office and call center. Amazon has recently purchased the site and has indicated the existing building would be demolished for development of an approximate 180,000 square foot industrial warehouse building, consuming less than five acres of the site and allowing ample space for additional development. With the launch of Amazon's $2 billion Housing Equity Fund in 2021 with the goal of creating 20,000 affordable units for its workforce, the provision of housing on the site is closely aligned with the company's mission.

Given the site's proximity to the La Floresta Master Plan community directly to the east across Valencia Avenue, the City recognizes the potential for residential units towards the southerly portion of this site, just north of Nasa Street. The Mercury Village Apartments, referenced in this Housing Element, is evidence of the trend in Brea of converting Light Industrial land use to High-Density residential uses.

200 S. Associated Road

This site is currently owned by the Church of Evangelical Friends which currently operates a private day school. The site is developed with a religious facility and school buildings that were constructed in the 1970s. Although the site is currently not for sale, this property could see transition from its current use to residential within this housing element planning cycle. The site is

currently zoned R-1 which with the existing density could support approximately 24 homes. Given the site's proximity to R-2 zoning located directly across Associated Road to the west, and R-3 zoning located directly across Birch to the north, there is a potential for a change of zone to R-3 zoning for additional units on the site. The R-3 zoning would have the potential of producing a maximum of approximately 100 units on the site. However, the City recognizes that this property would be a transition from traditional single-family residences on Eucalyptus Lane, and sees this site as more of a transition site. Therefore, staff has assigned the lower density range of the R-3 zone to conservatively forecast the net unit potential at 60 units.

The site currently takes access from Birch Street, and is served by all utilities and is relatively flat. The site's location at the intersection of Birch Street and Associated Road, two busy corridors that include transit bus stop (OCTA #129) are factors that would further support the addition of housing at this site.

480 N. State College

This three-acre site is currently owned by the Brea United Methodist Church and developed with a religious facility and accessory buildings that were constructed in the 1970s and 1980s. The site could see a transition from its current use to the residential use intended by the General Plan. Given the site's location on two major corridors (Lambert Road and State College Blvd.), proximity across the freeway to the Olen Properties Mixed-Use Project (MU-II zone) and the Avalon/Hines project one block to the south (MU-I zone), and the adjacent Park and Ride lot, there is a potential for a change of zone from R-1 to MU-II or MU-III for additional residential units on the site.

The City recognizes that this property would be a transition from traditional single-family residences on Buttonwood Drive and Olive Avenue, and sees this site as more of a transition site. Therefore, staff has assigned a modest density of 18 units/acre to conservatively forecast the net unit potential at 54 units.

The site currently takes access from State College Blvd., and is served by all utilities and is relatively flat. The site's location at the intersection of Lambert Road and Associated State College Blvd., two busy corridors that include transit bus stop (Foothill Transit #286) are factors that would further support the addition of housing at this site.

4. Accessory Dwelling Units

Accessory dwelling units (ADUs), also referred to as second units and granny flats, are small, self-contained units that provide a kitchen, bathroom and sleeping area. The unit can be attached to the main home with a separate entrance or can be a small detached unit in the rear yard or above a garage. Because of their small size, ADUs typically rent for less than apartments, and can provide affordable rental options for smaller households, and can provide rental income for the homeowner.

Between 2017-2019, the State adopted a series of additional requirements for local governments related to ADU ordinances. In response to these new ADU laws, Brea has continually updated its ordinance to align with state law and better facilitate the production of ADUs and Junior ADUs. Brea has been successful in its efforts, having issued 26 building permits for ADUs between 2019 and 2021, with an additional six permits issued in the first six months of June 2022.

Given Brea's growing track record in producing ADUs, combined with the initiation of an ADU marketing program and the incentive of ADU Design Guidelines to assist homeowners with the ADU design and installation process, as well as construction plans that could be pre-approved for building permit approval, the sites inventory projects a minimum of 16 new ADUs to be produced annually, or 128 over the 2021-2029 planning period. The projected affordability of these ADUs is based on SCAGs Regional Accessory Dwelling Unit Affordability Analysis (December 2020). The City will continue to monitor the extent of ADU production and affordability to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met.

5. Comparison of Sites Inventory with RHNA

Table HE-46 compares Brea's RHNA for 2,365 units with the City's aggregate residential sites inventory derived from the following:

- 1,678 units in projects with entitlements/pending entitlements
- 19 units on vacant single-family residential sites
- 1,486 units on Focused Development Sites within the MU-I, MU-II and MU-III districts
- 128 accessory dwelling units

Table HE-46
Comparison of Regional Housing Growth Need and Residential Sites

Income Category	Entitled Projects (*post 6/2021 occupancy*)	Minimum Density Guidelines	Vacant Single-family	Mixed Use Focused Development Sites	Accessory Dwelling Units	Total Unit Potential	Total RHNA
Very Low	25	≥30 units/acre	--	1,128	32	1,302	669
Low	62				55		393
Moderate	161	≥15 units/acre	--	356	38	555	403
Above Moderate	1,430	<15 units/acre	19	2	3	1,454	900
Total Units	1,678		19	1,486	128	3,311	2,365

In terms of evaluating the adequacy of these sites to address the RHNA's affordability targets, state statutes provide for use of "default densities". Based on its population, Brea falls within the default density of 30 units/acre for providing sites affordable to very low and low-income households. For moderate-income households, based on moderate-income projects developed in the City, the City has chosen a threshold of 15 units/acre. Allocating Brea's residential sites inventory based on these density thresholds, combined with the affordability mix anticipated in both entitled and projects with pending entitlements, results in

the provision of sites suitable for development of 1,302 units affordable to lower income households, 555 units affordable to moderate income households, and 1,454 units for above moderate-income households.

In summary, Brea has provided more than adequate sites to fulfill its regional housing needs by income category. The City will further encourage and facilitate production of affordable units on these sites through regulatory incentives, including a new program to allow by-right development in MU-I zone in exchange for the on-site construction of affordable units.

Availability of Public Facilities and Services

As an urbanized community, the majority of Brea has already in place all of the necessary infrastructure to support future development. All land currently designated for residential use is served by sewer and water lines, streets, storm drains, and telephone, electrical, and gas lines. To assure that future development can be served in the less developed, hillside areas of Brea such as Carbon Canyon, the City collects various impact fees from developers to cover the costs of providing necessary services and infrastructure. These fees apply to new developments in the City and annexed portions of the Sphere of Influence.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households, and projects that contain over 500 units. Pursuant to these statutes, upon adoption of its Housing Element, Brea will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

Pursuant to California Government Code Section 65589.7, the City is required to deliver its adopted Housing Element and any amendments to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects. Additionally, cooperation with local service providers will support the prioritization of water and sewer services for future residential developments that include units affordable to lower income households. The City will submit the adopted Housing Element to local water and sewer providers for their review and consideration when reviewing new residential projects.

B. FINANCIAL RESOURCES

The extent to which Brea can achieve its Housing Element goals is directly impacted by the availability of financial resources. A variety of funds are available to support affordable housing activities in Brea, described below.

1. Successor Agency Resources

The primary local source of funds for affordable housing in Brea has traditionally been its Redevelopment Agency's Low- and Moderate-Income Housing Fund. However, redevelopment agencies across California have been eliminated as of February 1, 2012, removing this tool for creating affordable housing. With the passage of AB 1484 in June 2012, the Supplemental Educational Revenue Augmentation Funds (SERAF) borrowed by the State from Redevelopment Agencies Low- and Moderate-Income Housing Funds were required to be repaid and deposited into each Successor Agency's Housing Asset Fund. As of June 30, 2020, the Brea Successor Agency had a total of $5.2 million (FY20/21) in its Low- and Moderate-Income Housing Asset Fund.

2. City Housing Trust Fund

The City allows the payment of in-lieu fees to fulfill the inclusionary housing requirement under the Affordable Housing Ordinance. The City Council decides, on a case-by-case basis, whether a developer can pay in-lieu fees instead of providing the required affordable housing units. The in-lieu fees collected are deposited into a City Housing Trust Fund to be used exclusively for the development or maintenance of housing affordable to low- and moderate-income households. As of June 2020, the Trust Fund had a balance of $3.1 million.

3. Community Development Block Grant (CDBG) Funds

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community

development activities benefiting low-income persons. Financing is provided under agreement with the County of Orange. The City receives an annual allocation of approximately $180,000, which it uses to fund its Residential Rehabilitation programs and Neighborhood Enhancement Program.

4. Sustainable Communities Grant

The City of Brea places a high priority on sustainability and prioritizing funding for residential and mixed-use projects located within a quarter to half mile radius of transit stops, have a large number of amenities within a half mile radius, and/or have a higher walk score. The City was awarded a Caltrans Sustainable Communities Grant of approximately $200,000, with a local match in the amount of $50,000. These funds were utilized to develop the Central Core Connectivity and Active Transportation Plan, providing a toolkit to facilitate pedestrian and bicycle connections along major streets in the Downtown Brea Core. Loans and grants are also available through State HCD's Sustainable Communities Grant for projects that reduce greenhouse gas emissions.

5. HOME Investment Partnership Program

The HOME program is designed to improve and/or expand a jurisdiction's affordable housing stock, and can be used for the following activities benefiting lower income households: land and building acquisition; new construction; moderate or substantial rehabilitation; homebuyer assistance; and tenant-based assistance.

The County of Orange Housing and Community Development Department periodically releases Notices of Funding Availability (NOFA) for HOME funds for specified activities. Brea responds to the County's NOFAs as they are made available.

Table HE-47 on the following pages identifies a variety of funding programs currently available on a competitive basis to leverage local funding for affordable housing activities including new construction, acquisition/rehabilitation, preservation of at-risk housing and homebuyer assistance, among others.

Table HE-47: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
Low-income Housing Tax Credit (LIHTC) *www.treasurer.ca.gov/ctcac*	State and Federal tax credits to enable sponsors/ developers of low-income rental housing to raise project equity through the sale of tax benefits to investors. 4% and 9% credits available, with 4% credits often coupled with tax-exempt bonds.	▪ New construction ▪ Acquisition/ ▪ Rehabilitation
CalHFA Residential Development Loan Program *www.calhfa.ca.gov/ multifamily/special/rdlp.pdf*	Low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Down payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	▪ Site acquisition ▪ Pre-development costs
Workforce Housing Program *cscda.org/Workforce-Housing-Program*	Government bonds are issued to cities and counties to acquire market-rate apartment buildings. These properties are then converted to income and rent-restricted workforce housing units for moderate/middle income households, which are generally households earning l80% to 120% of AMI.	▪ Conversion of existing market rate apartment buildings to income and rent-restricted workforce housing units
Golden State Acquisition Fund (GSAF) *www.goldenstate-fund.com*	GSAF was seeded with $23 million from HCD's Affordable Housing Innovation Fund, and combined with matching funds, makes up to five-year loans to developers for acquisition or preservation of affordable housing. Loans are up to $13.9 million and are made available over the counter.	▪ Preservation ▪ Site acquisition
HCD Funding Sources		
Affordable Housing and Sustainable Communities Program (funded through Cap-and-Trade auction proceeds) *www.hcd.ca.gov/grants-funding/ active-funding/ahsc.shtml*	Provides grants and/or loans to projects that achieve Green House Gas reductions and benefit Disadvantaged Communities through increasing accessibility of: ✓ Affordable housing ✓ Employment centers ✓ Key destinations	▪ New construction ▪ Acquisition/Rehabilitation ▪ Preservation of affordable housing at-risk ▪ Conversion of non-residential to rental
CalHome *www.hcd.ca.gov/fa/calhome*	Grants to local public agencies and non-profit developers to assist individual homeowners with homebuyer assistance and rehabilitation and ADU/JADU assistance (including construction, repair, reconstruction, or rehabilitation). The	<u>Homebuyer assistance:</u> ▪ Downpayment assistance ▪ Rehabilitation ▪ Acquisition/Rehabilitation ▪ Technical assistance for self-help housing projects

	program also includes loans to developers for homeownership projects.	▪ Construction or reconstruction of ADU/JADU <u>Developer assistance:</u> ▪ Site acquisition, development, predevelopment and construction period expenses
Housing Related Parks Program *www.hcd.ca.gov/hpd/hrpp/*	Financial incentives to jurisdictions who construct new units affordable to very low- and low-income households.	▪ Grants for creation of new parks, or improvements to existing parks
Infill Infrastructure Grant Program *www.hcd.ca.gov/fa/iig/* *www.hcd.ca.gov/grants-funding/ active-funding/iigp.shtml*	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc.) that supports higher-density affordable and mixed-income housing in locations designated as infill.	▪ Development of parks and open space ▪ Water, sewer or other utility improvements ▪ Streets, parking structures, transit linkages, transit shelters ▪ Traffic mitigation features ▪ Sidewalks and streetscape improvements
Local Early Action Planning (LEAP) Grants *www.hcd.ca.gov/grants-funding/active-funding/leap.shtml*	Over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that: ▪ Accelerate housing production ▪ Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment	Examples: ▪ Rezoning and updating planning documents ▪ Establish housing incentive zones ▪ Infrastructure planning ▪ Planning documents to promote development of publicly-owned land ▪ Revamping planning processes to accelerate housing production ▪ ADU ordinances ▪ Establishing pre-approved architectural and site plans
Local Housing Trust Fund (LHTF) Program *www.hcd.ca.gov/grants-funding/active-funding/lhtf.shtml*	Matching grants (dollar for dollar) to local housing trust funds that are funded on an ongoing basis from both private and public contributions or public sources.	▪ All stages of affordable rental housing projects ▪ Transitional housing ▪ Emergency shelters ▪ Homeownership projects ▪ At least 30% of each allocation is required to assist ELI households
Mobile home Park Rehabilitation and Resident Ownership Program (MPRROP)	Loans for mobile home park resident organizations, nonprofit entities and local public agencies. Low-income residents of converted parks can apply for individual	▪ Mobile home park purchase ▪ Rehabilitation or relocation of a purchased park

www.hcd.ca.gov/grants-funding/active-funding/mprrop.shtml	loans to the entity that has purchased the park.	▪ Purchase of a share or space in a converted park by a low-income resident
Multifamily Housing Program (MHP) *www.hcd.ca.gov/grants-funding/active-funding/mhp.shtml*	Deferred payment loans for local public entities, for-profit and nonprofit corporations, limited equity housing cooperatives, individuals, Indian reservations and Rancherias and limited partnerships. Three percent simple interest on unpaid principal balance.	▪ New construction, rehabilitation or acquisition/ rehab of rental housing ▪ Funds provided for post-construction permanent financing only
National Housing Trust Fund Program *www.hcd.ca.gov/grants-funding/ active-funding/nhtf.shtml*	Deferred payment and forgivable loans for developers and local public entities to support development of housing for ELI households.	▪ New Construction
Permanent Local Housing Allocation (PLHA) *www.hcd.ca.gov/grants-funding/active-funding/plha.shtml*	Grants (Formula Allocations and competitive grants for non-entitlement jurisdictions) available to local governments that assist: Increasing the supply of affordable housing, assist affordable owner-occupied workforce housing, persons experiencing homelessness, facilitate housing affordability, promote projects that help meet the RHNA and ensure geographic equity in the distribution of funds.	Formula Allocations: ▪ New construction or rehab/preservation of affordable and supportive housing ▪ Matching funds in Housing Trust Funds ▪ Services for homeless ▪ Accessibility modifications in lower-income owner-occupied housing ▪ Rehabilitation of foreclosed or vacant units ▪ Downpayment assistance ▪ Fiscal incentives for affordable housing Competitive Allocations: ▪ Development of affordable rental housing ▪ Assistance for homeless
Predevelopment Loan Program *www.hcd.ca.gov/grants-funding/ active-funding/pdlp.shtml*	Provides predevelopment short term loans to local government agencies and non-profit developers to finance the start of lower income housing projects.	▪ Predevelopment costs to construct, rehabilitate, convert or preserve assisted housing
Regional Early Action Planning (REAP) Grants *www.hcd.ca.gov/grants-funding/active-funding/reap.shtml*	Grant funding is available to help regional entities and governments (such as the councils of government (COGs)) facilitate local housing production. This funding allows the collaboration on projects that have a broader regional impact on housing.	▪ Planning grants to accelerate housing production ▪ Providing technical assistance, temporary staffing or consulting needs to update/streamline planning documents and processes.

Supportive Housing Multi-Family Housing Program (SHMHP) *www.hcd.ca.gov/grants-funding/ active-funding/shmhp.shtml*	Deferred payment loans to local governments and developers for new construction, rehabilitation and preservation of permanent affordable rental housing that contains a min. 35% supportive housing units.	▪ New construction ▪ Rehabilitation ▪ Acquisition/Rehabilitation ▪ Conversion of non-residential to rental ▪ Social services within project
Transit-Oriented Development (TOD) Housing Program *www.hcd.ca.gov/grants-funding/active - funding/tod.shtml*	Low-interest loans available to developers as gap financing for rental housing near transit that include affordable units. Grants are also available to cities and counties for infrastructure improvements necessary for the development of specified housing developments.	▪ Rental housing development projects ▪ Infrastructure necessary for the development or to facilitate connections between developments and transit stations
Homeless Housing Programs		
Homekey *www.hcd.ca.gov/grants-funding/active-funding/homekey.shtml*	Grants for local public entities to partner with the state to acquire and rehabilitate a variety of housing types to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19. Applicants may apply independently or jointly with a non-profit or for-profit corporation	▪ Acquisition and/or rehabilitation of motels, hotels or hostels ▪ Master leasing of properties ▪ Acquisition of other residential uses for permanent/interim housing ▪ Conversion of nonresidential units ▪ Purchase of affordability covenants ▪ Relocation costs for individuals during building rehab ▪ Capitalized operating subsidies
No Place Like Home Program *www.hcd.ca.gov/grants-funding/active-funding/nplh.shtml*	Loans to counties or their housing development sponsors for the acquisition, construction, rehabilitation or preservation of permanent supportive housing for persons living with a serious mental illness who are homeless or at risk of homelessness.	▪ New supportive housing ▪ Rehabilitate existing affordable housing
Supportive Housing *https://cms.ocgov.com/civicax/filebank/blobdload.aspx?BlobID=110013*	Availability of Federal HOME funds, OC Housing Successor Agency funds and Mental Health Services Act funds for Supportive Housing for the County's extremely low-income households who are homeless.	▪ New construction ▪ Acquisition/rehab ▪ Conversion of commercial and light industrial to residential use

Veterans Housing and Homeless Prevention Program (VHHP) *http.hcd.ca.gov/grants-funding/active-funding/vhhp.shtml*	Loans with an initial term of 55-years or longer of affordability restrictions for the development of affordable multifamily rental housing. The projects must include permanent supportive housing (SH) units and affordable units for Veterans and their families.	▪ New multifamily rental housing that provides at least 25% or 10 units (whichever is greater) to Veterans. At least 45% of these units must be for ELI Veterans.

Source: Karen Warner Associates, 2020.

C. ADMINISTRATIVE RESOURCES

Described below are several non-profit agencies that can serve as resources in implementation of Brea's housing activities, including acquisition/rehabilitation, preservation of assisted housing, development of affordable housing.

Habitat for Humanity: Habitat is a non-profit, non-denominational Christian organization that builds and repairs homes for very low-income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. Brea has supported Habitat in the development of ten new homes.

Jamboree Housing Corporation (JHC): JHC is a non-profit that has developed numerous affordable housing projects throughout Orange County and the State. Jamboree has also established an in-house social services division, "Housing with a HEART," that operates at most properties to assist residents in maintaining self-sufficiency. JHC is actively involved in Brea, having completed Bonterra Apartments, providing 94 affordable rental units as part of the Blackstone planned community, and development of 115 affordable rental housing units in Birch Hills, including 41 units affordable to extremely low-income households.

Irvine Housing Opportunities (IHO): IHO formed in 1976 to address the shortage of affordable housing in Irvine, and has since expanded to several Southern California counties. IHO develops, own and operates affordable housing for low to moderate income families and individuals, and is also involved in the acquisition and rehabilitation of at-risk projects and preservation as long-term affordable housing.

National Community Renaissance: National CORE is a nonprofit developer with in-house capacity to construct and renovate large scale developments. The company owns and manages more than 4,500 multifamily units throughout Southern California, including several projects in the neighboring City of Yorba Linda. As part of its inclusive approach to improving quality of life, it staffs community resource centers at all its properties. These centers are supported and administered by the Hope Through Housing Foundation.

Neighbor Works Orange County (NHS OC): For 35 years, NHS OC has served Orange County, implementing innovative housing solutions that are accessible to families. NHS OC owns 110 affordable rental housing units that it has developed in targeted neighborhoods, and is actively engaged in the purchase, rehab and re-sale of foreclosed homes. The Agency provides a number of programs that benefit a variety of constituents, including: financial literacy; first-time home-buyer education, counseling and lending services; foreclosure prevention services; and community building programs.

Orange County Community Housing Corporation (OCCHC): OCCHC's mission is to transition extremely low-income families towards greater self-sufficiency by assisting them with housing and education. Since its founding in 1977, OCCHC has developed over 200 units of affordable housing in the cities of Anaheim, Garden Grove, Santa Ana, Huntington Beach, Buena Park, Cypress, Placentia, Newport Beach and Dana Point. Most of these apartments are owned and managed by OCCHC.

Orange Housing Development Corporation (OHDC): OHDC is a non-profit housing developer founded in 1990. Located in the City of Orange, the Agency's start-up costs were originally funded by the Orange Redevelopment Agency. OHDC's primary focus is within Orange County, but has developed over 3,000 units in communities throughout California.

Southern California Housing Development Corporation: SoCal Housing is a non-profit developer with in-house capacity to construct and renovate large scale developments, with 4,500 units throughout Southern California. Its mission is to create affordable housing communities that contribute to neighborhood vitality. Community resource centers are provided at all SoCal Housing's properties, administered by the Hope Through Housing Foundation.

Southern California Presbyterian Homes (SCPH): SCPH is an experienced non-profit housing developer, with over 30 senior housing communities throughout southern California. In addition to assisted living and continuing care communities, SCPH has utilized a variety of federal, state and local funds to develop 23 affordable housing projects for seniors.

D. Opportunities for Energy Conservation

Housing Element statutes require an analysis of opportunities for energy conservation with respect to residential development. The energy conservation section of the element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

1. Green Building Practices

Conventional building construction, use and demolition along with the manufacturing of building materials have multiple impacts on our environment. Nationwide, the building industry accounts for:

65% of electricity consumption
30% of greenhouse gas emissions
30% of raw materials use
30% of landfill waste
12% of potable water consumption

Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impact. The 2019 California Building Standards Code establishes mandatory Statewide green building standards; Brea has adopted the California Green Building Standards Code (CALGREEN) in its entirety.

Brea's green building program involves several components. On a project level, staff works with applicants early in the process to explain the State's Green Building Standards, and the long-term

financial and environmental benefits of integrating sustainable features in project design. As a means of educating the public on the new Code, the City disseminates handouts and provides information.

In November 2012, the Brea City Council adopted the "2012 Sustainability Plan: Leadership in Energy Efficiency." The Plan quantifies Brea's Greenhouse Gas Emissions (GHG), and establishes an Energy Action Plan to reduce GHG emissions below 1990 levels by the year 2020, as required under California's Global Warming Solutions Act of 2006 (AB 32). Brea's Sustainability Plan presents resource efficiency goals, matched with policies and implementation steps to save energy, water, and other resources, while aligning Brea for AB 32 compliance.

The City is undertaking the following additional activities to support clean energy and energy efficiency solutions:

- Development of programs by the Building and Safety Division to encourage energy efficiency, such as one-stop permitting, on-line permitting and separate zero net energy permit processes.
- Addition of the Green Life, Green Brea section of the City's website to present comprehensive information on Brea's varied sustainability efforts.
- Establishment of the Green Life, Green Brea award, used to recognize exceptional energy efficient projects in the private sector.

- Provision of information to rehabilitation loan applicants on use of green materials and energy conserving measures in home improvements.
- Require where feasible, for new residential construction to use "solar ready" guidelines, for the easy, cost-effective installation of solar energy systems in the future.
- Information page on the City's website to assist and guide Brea residents to locate contractors, incentives and financial resources to install photovoltaic panels on their homes or businesses.
- In August 2013, the City became a participating jurisdiction in the California Home Energy Renovation Opportunity (HERO) Program, providing property owners with low interest financing for energy and water efficiency improvements and electric vehicle charging infrastructure

on their property. Property owners who wish to participate agree to repay the amount borrowed through an assessment on their property taxes.

2. Brea Energy Efficiency & Solar Power Project

In July 2011, the City of Brea dedicated a comprehensive Energy Efficiency and Solar Power Project that encompasses: generation of clean, renewable energy from three different sites capable of producing up to 1.8 megawatts of solar power; energy efficiency retrofits and upgrades at 14 civic facilities; and energy efficient street lighting, all resulting in savings of at least $2.6 million in energy costs in just the first five years of the project coming online.

Overall, the combined improvements will offset 86,884 metric tons of CO2 emissions over the project's 25-year life span as $13 million in net savings accumulates. The City's main goal for this project was to generate long-term General Fund and Water Fund savings. Even after paying for infrastructure costs, continued savings will result while simultaneously reducing energy usage by more than 40 percent.

This landmark project positions Brea as the largest municipal producer of solar energy in Orange County.

3. Energy Conservation in Brea General Plan and other City Activities

A major tenet of Brea's General Plan is to create a more sustainable community for existing and future residents. Building upon an extensive community input process, the General Plan establishes the following Vision for Brea 2020:

Brea will be a community that provides great places to live, work, learn, and play, places that respect the community's natural and cultural resources, provide open space and public spaces that appeal to all Breans, encourage economic vitality, and enhance the overall quality of life for residents.

In support of this vision statement, the community defined four overarching goals that embody the community's values and will guide all decisions made pursuant to the General Plan.

Goal 1
Create an inclusive community that strives to meet the needs of residents of all ages, income levels, occupations, family types, and lifestyles.

Goal 2
Plan for the sustainable stewardship of natural resources.

Goal 3
Provide a range of mobility options that reduce dependence on the automobile.

Goal 4
Maintain a sustainable economic base to provide a solid fiscal foundation and diverse employment opportunities, and to ensure the provision of quality community facilities and services.

Policies which embody these goals for sustainability are integrated throughout the various elements of Brea's General Plan; the following highlights but a few:

Policy CD-1.9 *Encourage new development that is organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile.*

Policy CD-8.3 *Require developers to employ sustainable approaches to development and environmentally sensitive design.*

Policy CD-12.4 *Implement local transit or paratransit service to provide efficient connections from residential neighborhoods to and among urban centers and Downtown.*

Policy CD-12.5 *Require new developments to incorporate transit-oriented design features, as appropriate.*

Policy CD-13.4 *Require new developments to provide for the use of alternative modes of transit via internal trails or travel ways – public or private – for pedestrians and vehicles other than cars. New developments shall include such features as well-designed sidewalks and parkways, bike lanes and paths, and dedicated bus turn-outs.*

Goal CR-11 *Conserve and protect water resources through water conservation standards, sustainable development practices, and water quality standards.*

Policy CR-13.5 *Encourage alternative modes of transportation, such as walking, biking, and public transportation to reduce emissions associated with automobile use.*

In 2002, Brea joined the Community Energy Partnership, a coalition of ten diverse Southern California cities and Southern California Edison and Southern California Gas. The goal of the Partnership is to engage communities in responsible energy use by raising awareness about energy efficiency, the importance of peak demand reductions, and renewable energy. Through the Partnership, Brea has distributed (free of charge) numerous energy-saving products to residents and small businesses, such as compact fluorescent light bulbs, fluorescent torchiere lamps, faucet aerators, and low flow showerheads.

The Brea former Redevelopment Agency was an active partner in the development of **South Brea Lofts**, a sustainable mixed-use project consisting of 47 live/work units (10 affordable) and 7,500 square feet of retail located south of Brea's Downtown. The project sets an example of successful sustainability options in a mixed-use development, and integrates numerous green building features, including: an innovative storm water retention and treatment system; 85% drought tolerant landscaping; and two-stage HVAC units which reduce household utility expenses by more than 50%. South Brea Lofts was awarded the 2007 SCAG Compass Blueprint Award for Visionary Planning in Sustainability, and the 2007 American Planning Association, Orange County section Outstanding Planning Project Award.

In keeping with the City's "Green Life, Green Brea" energy initiative, the following affordable and mixed income projects in Brea have been designed to provide significant levels of energy efficiency well beyond the minimum requirements specified by the CALGREEN Building Code:

- The 115 unit very low- and low-income **Birch Hills Apartments** developed by Jamboree Housing is designed to the Platinum LEED standard. The property's sustainable footprint includes: solar panels to provide power and water heating for common areas; optimum water efficiency features; energy efficient lighting; and ENERGY STAR

appliances in each apartment unit. An on-site community garden offers local produce and helps to promote healthy eating among residents. The Birch Hills Apartments received the 2013 Outstanding Planning Project Award from the Orange Section of the American Planning Association.

Downtown Collection Solar Panels

- City Venture's **Brea Downtown Collection** project, comprised of townhomes with live/work options, duplex homes and single-family homes were built meeting the LEED gold standards checklist. The project provides advance solar power, efficient appliances and incorporates other innovations allowing these smart, sustainable homes to significantly reduce the homeowner's utility bills. These homes are noted as the most energy-efficient homes on the market. Brea honored City Ventures with the *Green Life, Green Brea* award for exemplary achievement in energy conservation in the Downtown Collection project.

4. Energy Conservation Programs Offered through Local Utilities

In addition to green building, Brea can promote energy conservation by advertising utility rebate programs and energy audits available through Edison and Southern California Gas, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for state sponsored energy and weatherization programs.

Southern California Edison (SCE) provides a variety of energy conservation services under its Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low-income families free of charge while later being reimbursed by the Gas Company.

Income-qualified Edison and So Cal Gas customers may be eligible for the State's Energy Savings Assistance program, and/or

a 20% bill discount under the California Alternate Rates for Energy (CARE) program.

Energy Upgrade California (EUC)

This new statewide program offers up to $4,000 in incentives to homeowners who complete select energy-saving home improvements on a single-family residence and two-to-four-unit buildings. The incentive packages encourage customers to take the "whole house" approach by combining several improvements at one time to achieve greater energy efficiencies and savings. Homeowners are required to hire a contractor and perform an initial assessment. EUC has a list of participating contractors and raters. Southern California Edison (SCE) and Southern California Gas are among the five utilities that participate in the EUC program across the State.

5. HOUSING PLAN

Sections 2 through 4 of the Housing Element evaluate Brea's housing needs, opportunities and constraints. The following Housing Plan section first evaluates the accomplishments of the last adopted housing element and then presents the City's 2021-2029 Housing Plan. This Plan sets forth Brea's goals, policies, and programs to address the identified housing needs of the City.

A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

State Housing Element law requires communities to assess the achievements under their adopted housing programs as part of the update of the Housing Element. The 2014-2021 Brea Housing Element sets forth a series of housing programs with related objectives for the following topic areas: housing conservation and maintenance; provision of adequate affordable housing; provision of adequate housing sites; removal of governmental constraints; and promotion of equal housing opportunities. Table HE-48 reviews each of the twenty-eight programs in the Housing Element, including progress in implementation, effectiveness and continued appropriateness for the updated Housing Element. The results of this analysis will help to shape the comprehensive housing program strategy presented in Part C of this section.

Table HE-48
Review of Accomplishments under 2014-2021 Housing Element

Policy/Program	Accomplishments
Goal: Maintaining Existing Housing Quality and Affordability	
1. Single-Family Rehabilitation Program ***Action:*** Provide low-interest rehabilitation loans to lower-income homeowners with the goal of issuing 15-18 loans and grants annually.	***Progress:*** Between 2014-2020, the City provided rehabilitation loans and grants to a total of 55 extremely low, very low- and low-income households. In addition to families, this program is very popular with seniors living in mobile homes. ***Effectiveness:*** With an average of 9 households assisted annually, the program was successful, yet fell below the City's goal to assist 15-18 households annually. The City manages Federal funds, allocated through the County of Orange, to help households finance home repairs. In the past, Redevelopment Agency set-aside funds have also been used for more extensive improvements, such as room additions to alleviate overcrowding. ***Appropriateness:*** As a large portion of Brea's single-family housing stock reaches the age of needed upgrading and repairs, the Single-Family Rehabilitation program remains integral to maintaining the quality of the City's housing.
2. Rental Rehabilitation and Assistance ***Action:*** Inform apartment owners about the program, and pursue expanded resources for implementation.	***Progress:*** While the City continues to offer the Rental Rehabilitation Assistance Program, there has been no interest in the program during the planning period. ***Effectiveness:*** There was no participation in the program over the planning period. ***Appropriateness:*** While rental rehabilitation loans will continue to be offered, required affordability covenants have served as a disincentive for its use. The program is most effective when it is combined with acquisition by a non-profit (program #3), therefore a separate rental rehabilitation program is no longer appropriate for the updated Housing Element.
3. Multi-family Housing Acquisition/ Rehabilitation ***Action:*** Identify deteriorated apartments, cooperate with non-profits to secure funds to acquire & rehabilitate units.	***Progress:*** In 2014, the City sold the 16-unit Acacia Street Apartments to Innovative Housing Opportunities (IHO) to manage as long-term affordable housing after the City had completed a major interior and exterior rehabilitation of the property some years earlier. IHO also provides services to Acacia Street residents and the neighboring community that include health, safety, counseling services, and social programs via IHO's "Pop-Up Services" program. ***Effectiveness:*** Very successful when working with established and experienced non-profit entities. With financial assistance from the City, the non-profits are able to oversee the acquisition and rehabilitation process and stay in place as long-term owners and operators. In return for City financial assistance, deed restrictions are recorded which assure long-term affordability. ***Appropriateness:*** The acquisition/rehabilitation program provides a mechanism for upgrading Brea's rental housing stock, improving the quality of life in neighborhoods, and providing long-term affordable housing. With the elimination of redevelopment agency funding, future funding sources will be limited to the City's Housing

Table HE-48
Review of Accomplishments under 2014-2021 Housing Element

Policy/Program	Accomplishments
Goal: Maintaining Existing Housing Quality and Affordability	
	Trust Fund, loan repayments to Brea's Housing Successor Agency and other competitive sources of funds.
4. Preservation of Assisted Housing *Action:* Contact property owners of at-risk projects. Provide preservation incentives; work with priority purchasers; coordinate tenant education.	***Progress:*** The City successfully worked with the owners of Orange Villa Apartments to extend affordability covenants seven years to 2026. Affordability controls were also extended on Rancho Brea Mobile Home Park from 2026 to 2052. The City was unable to persuade the property owners of the four other at-risk projects to extend affordability controls (Birch Terrace, Brea Woods, Civic Center Apts, William's Apts), resulting in the conversion of 137 lower and moderate-income units to market rate. ***Effectiveness:*** The program had mixed results, with two projects preserved, and four projects converted to market rate. ***Appropriateness:*** While this program remains highly appropriate for the updated Housing Element with numerous projects covenants potentially expiring within the next ten years, with the loss of redevelopment agency funds to provide property owner incentives, preservation is often challenging to achieve.
5. Section 8 Rental Assistance (Certificate/Voucher) Program ***Action:*** Maintain current levels of assistance and direct eligible households to the program. Encourage landlords to register units with the County.	***Progress*:** Brea continues to participate in the Section 8 assistance program administered through Orange County Housing Authority (OCHA). Per OCHA's most recent reporting (Oct 2019), a total of 153 Brea households were receiving rental assistance, including 107 senior households, 30 family households, and 16 disabled households. ***Effectiveness*:** Very successful, especially with assisting senior citizens. ***Appropriateness:*** This program has enabled Brea to assist many very low-income seniors, persons with disabilities, and families with rental costs, and remains appropriate to the updated Element.
Goal: Provision of New Affordable Housing	
6. Affordable Housing Ordinance ***Action:*** Continue to implement Ordinance to achieve affordable units, and generate in-lieu fee revenues.	***Progress:*** The City has continued to implement the requirements of the Affordable Housing Ordinance, issuing building permits for the following inclusionary units during the planning period: • Summerwind single-family: 6 moderate income units • Central Park Village: 21 low-income rental units, 20 moderate income ownership units • Blackstone: 94 moderate income units provided in Bonterra apartments (while Brea contributed $1 million to this project, the annexation agreement specifies that these units are to be counted towards Orange County's RHNA obligation) In addition, the City recently approved Mercury Village, a 114-unit workforce housing project that will include 11 low-income inclusionary units.

Table HE-48
Review of Accomplishments under 2014-2021 Housing Element

Policy/Program	Accomplishments
Goal: Maintaining Existing Housing Quality and Affordability	
	Effectiveness: With 141 affordable units produced during the planning period and 11 additional low-income units with planning entitlements, the ongoing use of the mandatory 10% inclusionary housing program has been key to Brea's success in producing affordable housing. ***Appropriateness:*** The inclusionary program remains appropriate for the updated Housing Element. The City will be contracting with a consultant to review and update the Affordable Housing Ordinance. The modified ordinance may include strategies and objectives that include best practices in the development of a variety of affordable housing types.
7. Affordable Housing Development Assistance ***Action:*** Provide financial and regulatory incentives for affordable housing, with particular consideration given to projects with units for ELI and other difficult to serve groups.	***Progress:*** As presented in the City's progress in implementing its Affordable Housing Ordinance above, between 2014-2020, Brea provided financial and regulatory incentives to achieve 141 affordable units, with an additional 11 units in process. ***Effectiveness:*** The City has been effective in the provision of a variety of affordable housing throughout the community. ***Appropriateness:*** Brea's affordable housing development program remains appropriate to the Housing Element Update, and the City will actively pursue outside funding sources to leverage local funds and maximize the number of affordable units produced.
Goal: Provision of Adequate Housing Sites	
8. Land Use Element and Sites Inventory ***Action:*** Maintain a current inventory of residential and mixed-use sites and provide to developers along with information on available development incentives. Maintain inventory on City's website.	***Progress:*** The Community Development Department staff continues to maintain a current inventory of residential and mixed-use sites for potential development. Focused Development Sites 3 and 4 identified in the Housing Element are being developed with the Brea Place mixed use project, contributing 653 new residential units to the City's housing stock. ***Effectiveness:*** The update of the Land Use Element was highly effective in providing additional sites for housing in Brea. ***Appropriateness:*** Implementation of the Land Use Element remains an appropriate program for the Housing Element, along with maintaining an inventory of suitable sites for residential and mixed-use development.
9. Mixed Use/ High Density Opportunity Sites ***Action:*** In conjunction with the focused General Plan update in 2014, evaluate re-designation of one or more of four identified sites and/or other sites.	***Progress:*** The City is moving forward to integrate high density development projects within the Brea Core Area. Three of the four development opportunity sites identified in the Housing Element have projects in process: • Mercury Lane corridor – 114 workforce housing units were approved by the Brea City Council in June 2020. • Brea Mall – The City is currently processing an application to demolish the Sears department store and surrounding surface parking to allow a mix of uses including a proposed a proposed 383 for-rent apartments.

Table HE-48
Review of Accomplishments under 2014-2021 Housing Element

Policy/Program	Accomplishments
Goal: Maintaining Existing Housing Quality and Affordability	
	• Birch Street/State College Intersection – Brea Place is currently under construction, and will provide 653 residential apartments. • Imperial Highway/State College intersection – There is no application for housing units at this intersection at this time. ***Effectiveness:*** The development opportunity sites within the Brea Core Area have proven effective in encouraging mixed use and high-density housing. ***Appropriateness:*** As part of the Housing Element update, additional opportunity sites will be identified within the Brea Core Area. This program remains appropriate to the updated Element.
10. Creation of Higher Density Residential Zoning ***Action:*** Evaluate establishing a new R-3H zone and identify suitable locations for designation as part of General Plan update in 2014.	***Progress:*** There have been no applications or considerations for establishing R-3H zones on any property within the City. ***Effectiveness:*** The City has been effective in facilitating the development of a variety of higher density housing developments, such as Central Park Village, Brea Place, and Mercury Village. However, none of these occurred in R-3 zones, but rather in commercial and mixed-use zoning districts. ***Appropriateness:*** This program is no longer appropriate for the Housing Element update as higher density housing will be focused in the Mixed-Use zones.
11. Second Units (ADUs) ***Action:*** By 2015, re-evaluate existing second unit development standards and amend accordingly. Prepare educational brochure, and sample second unit site plans.	***Progress:*** In 2017, the City amended its accessory dwelling unit (ADU) ordinance consistent with changes in State law and to better facilitate the production of ADUs. In 2021, the City will be utilizing State SB 2 funds to prepare a design guideline tool for ADUs, including easy-to-follow development standards and possibly construct plans that could be pre-approved for building permit approval. Between 2014 – April 2021, building permits were issued for construction of 33 new accessory dwelling units, with 19 permits issued in 2019 and 2020 alone. ***Effectiveness:*** The City continues to promote the development of accessory dwelling units as a form of multigenerational housing. ***Appropriateness:*** Pursuant to recent changes to Housing Element law, this program will be augmented to incentivize and promote ADUs and junior ADUs that can provide affordable rents to low- and moderate-income households.
12. Publicly-Owned Land for Affordable Housing ***Action:*** In 2014, prepare inventory of publicly owned land, and evaluate modifying the P-F zone to accommodate residential uses.	***Progress:*** In 2020, the City Council approved a Zone Change and General Plan Amendment for a property from Public Facility to R-1 Single Family Residential. The City has identified the following two City-owned parcels as suitable for affordable housing: 323 N Brea Blvd and 346 S Brea Blvd. ***Effectiveness:*** The City was effective in providing public land for housing.

Table HE-48
Review of Accomplishments under 2014-2021 Housing Element

Policy/Program	Accomplishments
Goal: Maintaining Existing Housing Quality and Affordability	
	Appropriateness: Pursuant to new State law, the City will include an inventory of surplus property in the Housing Element for potential residential use. In addition, the City will evaluate allowing residential uses on publicly-owned property.
13. Annexation of Areas in Sphere of Influence ***Action:*** Pursue phased annexation of the Sphere of Influence consistent with infrastructure capacities.	***Progress:*** An application for 1,100 housing units and specific plan is currently in process for property within the City's sphere of influence (Brea 265). The Community Development Department continues to monitor annexation opportunities to accommodate future housing growth. ***Effectiveness:*** Brea's annexation program has been effective in providing additional sites into the City for housing development. ***Appropriateness:*** This program remains appropriate to the updated Housing Element.
Goal: Removal of Governmental Constraints	
14. Regulatory Incentives ***Action:*** Continue to offer incentives for affordable housing. Provide a waiver via payment through the City Housing Trust Fund, of application fees for prevailing wage projects with a minimum 10% ELI units.	***Progress:*** The City provided parking reductions for both the Mercury Village workforce housing and Brea Place mixed use projects. The City did not have any affordable housing projects subject to prevailing wage during the planning period. ***Effectiveness:*** Brea has been effective in utilizing a combination of regulatory and financial incentives to achieve affordable units. ***Appropriateness:*** While this program remains appropriate to the Element, it will focus on regulatory incentives through density bonus and other mechanisms, whereas financial assistance will be more limited due to the loss of redevelopment, and will be part of the Affordable Housing Development program.
15. Affordable Housing Incentives in Mixed-Use Zones ***Action:*** Amend the Code in 2015 to eliminate discretionary review for stand-alone residential projects in MU-I and MU-II zones that incorporate 15% lower income units.	***Progress:*** While Brea did not amend the Code during the prior planning period, the City is currently developing an administrative review process to potentially eliminate the CUP and Precise Development Review requirements to provide a more cost-effective and time-effective approval process. ***Effectiveness:*** While this program was not implemented, the City did not receive proposals for projects in the mixed-use zones that were 100% residential, therefore the current discretionary requirements did not directly hinder development. ***Appropriateness:*** This program will be integrated with a new program to create an Administrative Approval process, including ministerial review for projects that fulfill the City's inclusionary housing requirements by providing on-site affordable units.
16. Multi-family Development in Multi-family Zones ***Action:*** In 2015, establish standards in the Zoning Code to promote exclusively multi-family	***Progress:*** While the City did not implement this program, analysis in the Constraints Chapter of the Element demonstrates that the City has approved and the market supports mixed use and multi-family projects at the upper end of the density range. ***Effectiveness:*** The City was effective in achieving a variety of higher density housing products during the planning period.

Table HE-48
Review of Accomplishments under 2014-2021 Housing Element

Policy/Program	Accomplishments
Goal: Maintaining Existing Housing Quality and Affordability	
development in R-3 and mixed-use zoning districts.	***Appropriateness:*** The program will be modified to focus on increasing minimum densities in the downtown Brea Core.
17. Multi-family Design Guidelines ***Action:*** Develop Multi-Family Design Guidelines in 2015 which address development compatibility and sustainable site design and building practices.	***Progress:*** The City applied for and was awarded State SB 2 and LEAP funds with an intention to create clear, objective development standards to accommodate new approaches to housing, update parking standards and remove impediments to streamline the entitlement process. ***Effectiveness:*** Implementation of this program was not completed. ***Appropriateness:*** The program will be modified to focus on establishing objective development standards along with an administrative approval process.
18. CEQA Exemptions for Infill Projects ***Action:*** Continue to utilize categorical CEQA exemptions where appropriate, on a case-by-case basis.	***Progress:*** The City continues to utilize allowable CEQA exemptions for qualified urban infill and other qualifying residential projects. For example, the City utilized categorical exemptions to process the Silverado Residential Care facility which added 70 beds for seniors with dementia and memory impairment, as well as the 13-unit Trailview townhomes project. ***Effectiveness:*** This program has been effective in streamlining development entitlements for eligible projects. ***Appropriateness:*** CEQA exemptions remain appropriate to the updated Element.
19. Efficient Project Processing ***Action:*** Continue to offer more efficient development processing, and periodically review procedures to ensure efficiency	***Progress:*** The City will be utilizing State SB 2 funds to update the Zoning Code to implement an administrative approval process instead of the current Precise Development discretionary review process for many types of development in specific areas of the City. In addition, the City has launched a new permit software system, Accela, to modernize the development process and improve record retention. ***Effectiveness:*** The new administrative approval process will provide a more cost-effective and time effective approval path for residential development. ***Appropriateness:*** The time and uncertainty involved with processing development projects can contribute significantly to project costs, serving as a disincentive to development. Brea's continued focus on efficient processing through its Community Development Department remains integral to the way the City does business.
Goal: Equal Housing Opportunities and Special Needs	
20. Fair Housing Program ***Action:*** Continue to promote fair housing practices and refer fair housing complaints to the Orange County Fair Housing Council. Provide educational information on	***Progress:*** The City aims to further Fair Housing Practices in the community by providing fair housing outreach and educational information to the public through the public counter, one-on-one appointments and on its website. The City has updated the definition of family in the Zoning Code.

Table HE-48
Review of Accomplishments under 2014-2021 Housing Element

Policy/Program	Accomplishments
Goal: Maintaining Existing Housing Quality and Affordability	
fair housing to the public. Amend the Zoning Code to update the definition of "family" consistent with fair housing laws.	***Effectiveness:*** Fair housing brochures are provided at City Hall, the Brea Community Center, and at other public locations throughout the community. The program has been effective in promoting fair housing and disseminating information on available services. ***Appropriateness:*** The Fair Housing Program provides an important service to residents and landlords in the community, and remains appropriate for the Housing Element update.
21. Housing Accessibility ***Action:*** Implement reasonable accommodation procedures; encourage Universal Design in new development; provide rehabilitation grants for accessibility improvements.	***Progress:*** The City implements reasonable accommodation policies to ensure persons with disabilities have fair access to housing. The City continues to expand accessible housing options to persons living with disabilities by including options for Universal Design in new development. ***Effectiveness:*** The program has been effective in incorporating accessibility features in new development and providing reasonable accommodation for disabled individuals. ***Appropriateness:*** Informing the public about opportunities for reasonable accommodation, and working with development applicants to provide Universal Design remains appropriate for the updated Housing Element.
22. Senior Housing Opportunities ***Action:*** Beginning in 2015, consult with senior housing and gerontology experts to assist in adequately planning for the community's senior citizens.	***Progress:*** The City supports a range of housing options to address the diverse needs of Brea's growing senior population. Silverado Residential Care facility completed construction in 2019, providing 70 beds for seniors with dementia and memory impairment. In addition, in 2020 the Planning Commission approved the Alvero Assisted Living facility, providing 58 beds for assisted living and 22 beds for memory care. Case management services are offered through the Brea Senior Center, including assistance in addressing changing housing needs. The City continues to conduct outreach with the senior population to ensure their voices are heard, including input on Brea's 2021-2029 Housing Element Update. ***Effectiveness:*** The City has been effective in continuing to address the housing needs of its senior population. ***Appropriateness:*** This program remains appropriate to the Housing Element update.
23. Housing Opportunities for Persons Living with Developmental Disabilities ***Action:*** Work in cooperation with the Orange County Regional Center (OCRC) to publicize information on available resources for housing and services. Pursue State and Federal funds available for supportive	***Progress:*** The OCRC identifies 306 residents in Brea currently being served by the Agency (2020). In addition to the services provided through the OCRC, the Brea Resource Center has an ongoing partnership with Easter Seals to refer residents in need of services they may provide. ***Effectiveness:*** While persons with developmental disabilities are being well served by the OCRC, there were no additional specialized housing opportunities provided for this population. However, for persons able to live more independently, rent subsidized homes,

Table HE-48
Review of Accomplishments under 2014-2021 Housing Element

Policy/Program	Accomplishments
Goal: Maintaining Existing Housing Quality and Affordability	
housing and services in future affordable housing projects.	inclusionary housing, and Section 8 rental vouchers can help address their housing needs. ***Appropriateness:*** Expanding housing opportunities for persons living with developmental disabilities remains appropriate to the updated Housing Element.
24. Veteran and Homeless Assistance ***Action:*** Host the Veterans Service Office; provide priority assistance under Brea's Affordable Housing Ordinance; support passage of AB 639 to provide expanded financial resources for veterans housing.	***Progress:*** A certified veteran's services counselor holds weekly office hours at the Brea Resource Center to discuss benefits and claims and provide referrals as needed. Brea currently staffs a Homeless Liaison Officer within the Brea Police Department. With the help of volunteers, the Homeless Liaison provides outreach to homeless individuals, offering resources for both temporary and permanent housing. The City has also contributed more than $400,000 towards development of two new navigation centers in the North Orange County Service Planning Area. ***Effectiveness:*** The City has been effective in providing expanded services to veterans and the homeless population. ***Appropriateness:*** This program remains appropriate for the updated Housing Element.
Goal: Sustainability, Energy Efficiency and Healthy Community	
25. Prioritization of Sustainable Housing Projects ***Action:*** Beginning in 2014, prioritize projects in sustainable locations competing for funds and grants.	***Progress:*** The City received a Caltrans Sustainable Communities Grant in 2017 which it used to develop Brea's Central Core Connectivity and Active Transportation Plan, adopted by Council in January 2020. The City approved several higher density residential and mixed-use projects located within one-half mile of transit and other pedestrian amenities. ***Effectiveness:*** The City has been effective in prioritizing sustainable development. ***Appropriateness:*** This program remains appropriate for the updated Housing Element.
26. Green Building ***Action:*** Provide outreach and education to developers and residents regarding CALGREEN, and ways to incorporate sustainability in project design and existing structures.	***Progress:*** The City continues to provide outreach and education to developers, architects and residents on the CALGREEN code and ways to incorporate sustainability in project design. The City adopted the 2019 California Building Code that went into effect on January 1, 2020. The updated code includes changes that will positively affect the energy code requirements and improve the design for residential energy consumption. The Trailview multi-family project was developed adjacent the Tracks at Brea trailhead, and was designed to promote healthy, energy and resource efficient buildings based on green building practices. Avalon Bay Development at Brea Place will be a LEED Silver Building, and Mercury Residential will include higher rates of bicycle facilities per unit to encourage active transportation. The City continues to encourage developers to go above and beyond the green code to provide solar, bike amenities and EV Charging stations.

Table HE-48
Review of Accomplishments under 2014-2021 Housing Element

Policy/Program	Accomplishments
Goal: Maintaining Existing Housing Quality and Affordability	
	Effectiveness: The City has been effective in promoting energy efficient and green development. ***Appropriateness:*** This program remains appropriate for the updated Housing Element.
27. Energy Conservation Action: Implement actions for clean energy and energy efficiency	***Progress:*** The City offers sustainability promotions and financial assistance jointly with the Western Council of Governments, including Property Assessed Clean Energy (PACE) plans to assist property owners with clean energy upgrades. The City also posts web links to incentivize and educate the public on how to reduce greenhouse gas emissions and manage energy consumption. The City seeks to focus on water conservation through programs and education for smart residential water usage. ***Effectiveness:*** The City has been effective in promoting clean energy and energy efficiency. ***Appropriateness:*** This program remains appropriate to the updated Housing Element.
28. Healthy Community Action: By 2014, initiate an educational campaign on local opportunities for residents to stay active and improve their health. Support a built environment that encourages physical activity and reduces automobile travel.	***Progress:*** The City completed the Active Transportation component of the Brea Core Plan, promoting healthy living and physical activity. Phase Two of the Plan will include land use planning efforts with full community engagement. ***Effectiveness:*** The City has been effective in promoting healthy communities. ***Appropriateness:*** This program remains appropriate for the Housing Element update, including completion of Phase Two of the Brea Core Plan.

Table HE-49 summarizes Brea's progress in meeting its objectives for the 2014-2021 planning period.

Table HE-49: Progress Towards 2014-2021 Quantified Objectives

Income Level	New Construction (2014-Apr 2021)		Rehabilitation (2014-2020)		Conservation	
	Goal	Progress	Goal	Progress	Goal	Progress
Very Low	426	0	100	48	11	0
Low	305	15	30	7	44	9
Moderate	335	65				
Above Mod	785	2,697				
Totals	**1,851**	**2,777**	**130**	**55**	**55**	**9**

Based on review of residential building permits issued between October 15, 2013 – April 30, 2021, Brea exceeded its total regional housing construction needs, or "RHNA", for 1,851 units, producing 2,777 net new units (refer to Appendix A for summary of building permits issued).[21] In terms of affordable units, the City underproduced very low, low- and moderate- income units in comparison to its RHNA needs. Brea's Affordable Housing Ordinance produced 47 deed-restricted units for moderate income households, and 33 accessory dwelling units were permitted that provided opportunities for low- and moderate- income households.

In terms of housing rehabilitation, the City provided assistance to 55 lower income households, including 17 extremely low income and 31 very low-income households. Assistance levels averaged 9 households per year, slightly below the City's goal to assist 16 households annually.

Finally, the City had partial success in achieving its conservation goal. Staff worked with the owners of Orange Villa Apartments to extend affordability covenants seven years to 2026. Affordability controls were also extended on Rancho Brea Mobile Home Park from 2026 to 2052. The City was unable to persuade the property owners of the four other at-risk projects to extend affordability (Birch Terrace, Brea Woods, Civic Center Apts, William's Apts).

[21] The 2,777 building permits issued excludes the 755-unit Blackstone development processed under the County and annexed to the City as certificates of occupancy were issued. It also excludes Birch Hills, the 94 affordable unit project credited towards the County's RHNA under the annexation agreement.

In terms of special needs households, Brea approved development of two senior assisted living and memory care facilities; provided rehabilitation assistance benefiting seniors and persons with disabilities; contributed over $400,000 towards the construction of two Navigation Centers for the homeless; and provided services to persons in crisis at the Brea Family Resource Center.

B. Goals and Policies

This section of the Housing Element sets forth the goals and policies the City intends to implement to address Brea's identified housing needs and other important housing issues.

Maintaining Existing Housing Quality and Affordability

GOAL 1.0 **Maintain and enhance the quality and affordability of existing housing and residential neighborhoods in Brea.**

Policy 1.1 **Neighborhood Character**
Preserve the character, scale and quality of established residential neighborhoods.

Policy 1.2 **Property and Housing Conditions**
Support the long-term maintenance and improvement of existing housing, including in disadvantaged communities, through code enforcement and housing rehabilitation programs.

Policy 1.3 **Housing Acquisition and Improvement**
Preserve and improve the quality of rental housing by providing rehabilitation assistance to owners and non-profit purchasers of rental properties in exchange for affordability controls.

Policy 1.4 **Community Building** *(New)*
Encourage residential and mixed-use developments that focus on building community, incorporating outdoor features as living space, as well as providing a mix of amenities that benefit the surrounding neighborhood.

Policy 1.5 **Protection of Existing Affordable Housing**
Work with property owners, tenants, and non-profit purchasers to facilitate preservation of assisted rental housing at risk of conversion to market rents.

Policy 1.6 **Conservation of Mobile Home Parks**
Encourage retention of Brea's mobile home parks and continue to enforce the City's mobile home conversion ordinance.

Policy 1.7 **Rental Assistance**
Support and publicize available rental assistance programs for lower income and special needs households.

Provision of New Affordable Housing

GOAL 2.0 **Assist in the provision of adequate housing to meet the needs of the community. Establish a balanced approach to meeting housing needs that includes the needs of both renter and owner households.**

Policy 2.1 **Financial Resources**
Pursue expanded financial resources to support in the production of housing affordable to Brea's workforce, disadvantaged communities, and special needs populations.

Policy 2.2 **Mixed Income Housing**
Utilize the City's Inclusionary Housing Ordinance as a tool to integrate affordable units within market rate developments, or pay an in-lieu fee to support the provision of affordable housing.

Policy 2.3 **Homeownership Assistance**
Encourage the provision of financial assistance to low and moderate first-time homebuyers through County and State programs.

Policy 2.4 **Housing for Workforce**
Promote the City's Affordable Housing Programs with employers in Brea.

Policy 2.5 **Public/Private Partnerships**
Explore collaborative partnerships with major employers, educational institutions, non-profit organizations, and others in the provision of affordable, workforce and special needs housing.

Provision of Adequate Housing Sites

GOAL 3.0 Provide adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate Brea's share of regional housing growth needs.

Policy 3.1 Variety of Housing Choices
Provide site opportunities for development of housing that responds to diverse community needs in terms of housing type, cost and location, emphasizing locations near services and transit that promote walkability.

Policy 3.2 Housing in Brea Core *(New)*
Provide opportunities for mixed use and infill housing development opportunities in the Brea Core as part of the City's ongoing revitalization strategy for the area.

Policy 3.3 Residential Mixed Use *(New)*
Promote the efficient use of land by encouraging commercial and residential uses on the same property in both horizontal and vertical mixed-use configurations. Prohibit 100% commercial projects on sites in the Housing Element sites inventory.

Policy 3.4 Housing on Existing Commercial Sites *(New)*
Explore opportunities to integrate housing in underutilized commercial centers, and to reuse excess or obsolete commercial buildings for housing.

Policy 3.5 Accessory Dwelling Units (ADUs) *(New)*
Facilitate the creation of ADUs and junior ADUs in all residential districts as a means of dispersing small, affordable units throughout the community.

Policy 3.6 Hillside Development
Base densities in Brea's hillsides on the ability of infrastructure, ingress and egress for evacuations, landform, physical constraints, and emergency response capabilities to support development.

Policy 3.7 **Annexations**
Pursue phased annexation of Brea's Sphere of Influence to provide additional growth opportunities for a range of housing types consistent with infrastructure capacities.

Policy 3.8 **Housing on Land Owned by Religious Institutions** Support the provision of affordable housing on congregational land through flexible development standards, including opportunities for reduced and shared parking arrangements.

Removal of Governmental Constraints

GOAL 4.0 **Reduce potential governmental constraints to housing production and affordability.**

Policy 4.1 **Regulatory Incentives for Affordable Housing**
Support the use of regulatory incentives, such as density bonuses, fee waivers and parking reductions, to offset the costs of affordable housing while ensuring that potential impacts are addressed.

Policy 4.2 **Flexible Development Guidelines**
Provide flexibility in development/design guidelines to accommodate new models and approaches to providing housing, such as transit-oriented development, live/work housing, micro units and flex space to allow housing to adapt to the needs of the occupants.

Policy 4.3 **Objective Development Standards** *(New)*
Establish objective development standards to create greater certainty for developers and streamline the development review and permitting process.

Policy 4.4 **Parking Standards** *(New)*
Update the City's parking standards to facilitate compact, well-designed mixed-use and multi-family development.

Equal Housing Opportunities and Special Needs

GOAL 5.0 **Promote equal opportunity for all so residents can reside in the housing of their choice.**

Policy 5.1 **Fair Housing**
Take positive steps to ensure all segments of the community are aware of their rights and responsibilities regarding fair housing opportunities.

Policy 5.2 **Homeless Housing and Services**
Continue to support implementation of the Orange County Continuum of Care for the homeless, including the two Navigation Centers recently developed in the nearby area. Provide services to persons and families at-risk of homelessness through Brea's Family Resource Center and local human services agencies.

Policy 5.3 **Housing Options for Seniors**
Support the development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community.

Policy 5.4 **Housing for Persons with Disabilities**
Address the special housing needs of persons with disabilities through provision of supportive housing, homeowner accessibility grants, zoning for group housing, reasonable accommodation procedures and encouraging universal design.

Policy 5.5 **Community Participation**
Continue to solicit public input from all economic segments of the community in the City's housing policies and activities.

Sustainability, Energy Efficiency and Healthy Community

GOAL 6.0 **Promote a healthy and sustainable Brea through support of existing and new housing which minimizes reliance on natural resources and automobile use.**

Policy 6.1 **Smart Growth**
Preserve open space and environmental habitats, while accommodating new growth in compact forms in a manner that de-emphasizes the automobile. Evaluate expanded locations for mixed use development, focusing on sites along future bus rapid transit (BRT) corridors.

Policy 6.2 **Green Building**
Implement a Green Building Program to ensure new development is energy and water efficient.

Policy 6.3 **Energy Efficiency and Alternative Energy**
Promote modifications to increase energy efficiency and the use of alternative energy sources such as solar energy, cogeneration, and non-fossil fuels. Promote and educate regarding smart water usage in an effort to enhance water conservation.

Policy 6.4 **Healthy Community**
Promote healthy living and physical activity through decisions in the location, site planning and design of housing and mixed-use development.

Policy 6.5 **Transportation Alternatives and Walkability**
Incorporate transit and other transportation alternatives including walking and bicycling into the design of new development, particularly in areas within a half-mile of designated transit stops and the City's "Tracks at Brea" walking and biking trail system.

Policy 6.6 **Jobs/Housing Balance**
Encourage a closer link between housing and jobs in the community, including housing opportunities affordable to Brea's modest income workforce.

C. Housing Programs

The goals and policies contained in the Housing Element address Brea's identified housing needs, and are implemented through a series of housing programs offered through the Community Development Department, with several programs also implemented through the Community Services Department. Housing programs define the specific actions the City will undertake to achieve stated goals and policies, and are structured around Brea's six Housing Element goals:

- Housing Conservation and Maintenance
- Housing Affordability
- Provision of Adequate Sites
- Removal of Governmental Constraints
- Equal Housing Opportunities and Special Needs
- Sustainability and Energy Efficiency

Brea's housing plan for addressing unmet needs, removing constraints, and achieving quantitative and qualitative objectives is described in this section according to the above six areas. The housing programs described on the following pages include existing programs as well as several new programs, which have been added to address the City's unmet housing needs. The program summary (Table HE-43) included at the end of this section specifies for each program the following: eight-year objective(s), funding source(s), and agency responsible for implementation of the program.

Maintaining Existing Housing Quality and Affordability

Conserving and improving the housing stock is an important goal for Brea. Approximately two-thirds of the housing stock is 30 years or older, the age when most homes begin to experience rehabilitation needs. Through implementation of the Neighborhood Enhancement Plan for aging neighborhoods, the City is taking a pro-active approach to conserving its current housing stock. The acquisition and rehabilitation of older apartment complexes through non-profit partnerships further improves housing conditions, in addition to providing long term affordable units.

1. Single-family Rehabilitation Program

Brea offers a zero percent interest, deferred-payment rehabilitation loan program for lower income (up to 80% AMI) single-family homeowners. Grants of up to $7,000 are also available for extremely-low and very-low-income (up to 50% AMI) mobile home owners. The maximum loan amount is $35,000, although loan amounts typically vary from $15,000 to $25,000. Homeowners may receive loans to address a range of problems, such as roof leaks, cracks, termite damage, plumbing leaks, water damage, electrical problems, etc. The City may also provide funding for room additions to alleviate overcrowded conditions. The City conducts program advertising through the Brea newsletter, on the City website, and on the City's cable access channel. City staff also offers technical assistance to the property owner, including determining the needed repairs, completing the loan application, and negotiating with contractors.

2021-2029 Objective: Continue to provide rehabilitation loans and grants to qualified lower income homeowners. The objective is to issue 12-15 loans and grants annually, dependent upon funding levels. Starting in 2023, conduct targeted outreach in identified Low and Moderate Resource Census Tracts, utilizing the Housing Conditions Survey and Code Enforcement information to further target assistance.

2. Multi-family Housing Acquisition and Rehabilitation

An important program in Brea's overall strategy to provide affordable housing to lower income households has been through the acquisition and rehabilitation of aging and/or deteriorating apartment complexes. Under this program, the City acquires or assists in the acquisition of a problem apartment complex and then works with the development partner to coordinate the rehabilitation, maintenance, and management of the project as long-term affordable housing. The City is currently in discussion with Jamboree Housing about the acquisition and rehabilitation of the 47-unit Walnut Village Apartments, whose affordability controls are set to expire in 2035, in conjunction with development of affordable units on the adjacent parcel at 685 S. Brea Boulevard.

2021-2029 Objective: Identify apartments in need of rehabilitation, and reach out to non-profit housing providers at least twice during the planning period to identify potential opportunities in low and moderate resource neighborhoods and to secure funds to acquire and rehabilitate the units and provide as long-term affordable housing; seek to achieve at least two projects during the planning period. Conduct study sessions with Jamboree Housing to refine the scope for Walnut Village Apartments (2022), process development entitlements and begin substantial rehabilitation of the project's 47 units (2023), thereby contributing to revitalization within a moderate resource neighborhood.

3. Preservation of Assisted Housing

Brea contains five projects, totaling 80 rent-restricted units, considered at-risk of conversion to market rate during the 2021-2030 period – Birch Street Loft Apartments (35 low/mod units), Orange Villa Senior Apartments (9 low units), Tamarack Point Apartments (5 low/mod units), Town & Country Apartments (12 low/mod units), and Vintage Canyon Apartments (21 very low units).

The following are strategies the City will undertake to work towards preservation of the 80 at-risk units in these five projects:

- **Monitor At-Risk Units:** Contact property owners within three years of the affordability expiration date to discuss City's desire to preserve as affordable housing.
- **Economic Analyses:** Where property owners express an interest in preservation, conduct an economic analysis to determine the present-value cost of buying-down rents.
- **Explore Funding Sources/Program Options:** As necessary, contract with the California Housing Partnership Corporation to explore outside funding sources and program options for preservation.
- **Negotiate with Property Owners:** Present options to owners for a one-time rent buy-down, rehabilitation assistance and/or mortgage refinance in exchange for long-term use restrictions.
- **Tenant Education:** Pursuant to Govn Code section 65863.10, property owners are required to notify tenants within 3 years of a scheduled expiration of rental restriction, and are required to give a twelve-month notice of their intent to opt out of low-income use restrictions. The City will work with tenants, and as necessary contact specialists like the California Housing Partnership to provide education regarding tenant rights and conversion procedures.

2021-2029 Objective: Contact property owners of at-risk projects to initiate preservation discussions within 3 years of expiration and monitor adherence to tenant noticing requirements. Based on the outcome of these discussions, the City will: 1) provide preservation incentives to owners; 2) work with priority purchasers and qualified entities; and 3) coordinate technical assistance and education to affected tenants. Financial assistance may include Successor Agency Funds, Housing Trust Funds, HOME, CDBG, and State preservation funds to incentivize owners to maintain affordable rents, or in the case of transfer of ownership to a non-profit, assistance in property acquisition and rehabilitation. Incorporate strategies for managing the City's affordable housing inventory and specific time frames for required tenant noticing in the new Affordable Housing Implementation Guide (refer to Program #7).

4. Section 8 Rental Assistance

The Section 8 Rental Assistance Program extends rental subsidies to extremely low and very low-income households who spend more than 30 percent of their gross income on housing. Rental assistance not only addresses housing affordability, but also overcrowding by allowing families that may be "doubling up" to afford their own housing. The Orange County Housing Authority coordinates Section 8 rental assistance on behalf of the City. Based on current HUD regulations, of those households admitted to the Section 8 program, 75 percent must have incomes less than 30 percent of the area median, making Section 8 one of the key ways in which the City can address the needs of extremely low-income households.

2021-2029 Objective: The City's objective is to continue current levels of Section 8 rental assistance, to direct eligible households to the County program and, as necessary, assist households in completing their Section 8 application. City staff will contact owners of the major apartment complexes in town twice during the planning period (2022 and 2025) to inquire whether they participate in the Section 8 program, encourage them to register with Orange County Housing Authority, and inform them of the availability of special rental vouchers for Veterans.

Provision of New Affordable Housing

The City actively works with both non-profit and for-profit developers in the production of affordable for-sale and rental housing. Brea's Affordable Housing Ordinance, targeted at addressing the needs of Brea's workforce, requires market-rate housing developments to provide a portion of units affordable to low- and moderate-income households.

5. Affordable Housing Ordinance

In 1993, the City adopted the Affordable Housing Ordinance which requires projects with 20 or more units to allocate 10 percent for housing affordable to moderate-income households (provided that the City determines the provision of the affordable units does not make the project economically infeasible). The City can approve various financial or regulatory incentives to offset the costs of

developing the required affordable units, and at the discretion of the City Council, a developer may be allowed to pay in-lieu fees to be deposited into an Affordable Housing Trust Fund. Projects fulfilling affordable housing requirements on-site are also eligible for density and other incentives under State density bonus law.

In the past, Brea had used Redevelopment housing funds to provide housing opportunities for very low- and low-income households, whereas the Affordable Housing Ordinance provided housing for moderate income households. With the loss of this dedicated funding source, the City will be restructuring its inclusionary requirements to target a wider range of income levels. The City has contracted with a consultant to update the Ordinance to respond to current housing conditions and best practices.

2021-2029 Objective: Review and update the Affordable Housing Ordinance (2022) to enhance the effectiveness in producing affordable housing, especially for lower income households.

6. Density Bonus Incentives

State density bonus law provides for increases in density, along with other incentives and concessions, for development projects that include a specified percentage of units for very low income, low income, or moderate-income households. Brea's Zoning Code Chapter 20.40 (Affordable Housing) references incentives available under State density bonus law. State density bonus law has undergone several amendments since the City adopted its Affordable Housing Ordinance, and rather than incrementally update the City's ordinance, the City's Code includes automatic incorporation by reference of Gov. Code Section 65915.

In order to better promote the use of State density bonus incentives and to provide consistency with incentives offered under the City's Affordable Housing Ordinance, the City will update its density bonus provisions in conjunction with its update to the Affordable Housing Ordinance. The Affordable Housing Guide (refer to Program #8) will clearly present the relationship between the City's inclusionary housing

requirements and State density bonus law, and incentives available under each.

2021-2029 Objective: Update density bonus provisions in the Development Code to align with State law and the updated Affordable Housing Ordinance.

7. Affordable Housing Development Assistance and Implementation Guide

The City can play an important role in facilitating the development of affordable and mixed-income housing through the provision of regulatory incentives and direct financial assistance. The following are among the types of incentives the City can offer:

- Flexible development standards
- Density bonuses
- City support in funding applications
- Local financial assistance, as available through the former RDA Housing Asset Fund and City Housing Trust Fund, with particular consideration given to projects which incorporate units affordable to extremely low-income households and other difficult to serve groups.

The City has contracted with a consultant to prepare an Affordable Housing Implementation Guide for staff and the development community regarding the entitlement and construction of affordable housing. The guide will include best practices and organizational updates for staff on managing the existing affordable inventory (including specific time frames for required noticing by property owners), helping attract new construction, and preserving existing affordable units. The guide will also assist residential developers by providing clearly defined instructions on submittal needs and process from the preliminary stage to the construction permit stage, including requirements and incentives available under Brea's updated Affordable Housing Ordinance.

2021-2029 Objective: Outreach to the development community at least every other year to discuss opportunities to increase the supply of affordable housing in Brea, including housing for special needs and extremely low income (ELI) households, and to discuss financial and regulatory incentives available through the City (refer to Program 15 for specific incentives for ELI housing). Develop an Affordable Housing Implementation Guide to help reduce entitlement processing times, preserve existing affordable housing and ensure proper tenant noticing (2022).

Provision of Adequate Housing Sites

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for all types, sizes and prices of housing. The City's General Plan, Zoning Ordinance, and specific plans dictate where housing may locate, thereby affecting the supply of land available for residential development. Future housing growth in Brea will be accommodated through development on vacant residential sites; development of residential and mixed-use infill in the Downtown and on key commercial corridors; development of accessory dwelling units on single-family parcels; and annexation of areas in the sphere of influence.

8. Housing Opportunity Sites and Rezone Program

The Land Use Element of the General Plan provides for a variety of housing types in Brea, with densities ranging from one unit per five acres to 50 dwelling units per acre. Mixed-use districts within the older, more centrally located areas of the City provide opportunities for people to live, work, shop and recreate without having to use their cars. The residential sites analysis demonstrates the availability for development of over 3,000 units during the 2021-2029 Housing Element time frame, including over 1,500 units on sites suitable to support housing affordable to low- and moderate-income households.

As shown earlier in Tables HE-41 and HE-45, project (Brea 265) and two Focused Development Sites (sites 7 & 10) have been identified for rezoning to address a shortfall in sites

suitable to address Brea's lower income RHNA.[22] Pursuant to State statutes, sites identified for rezoning to address the City's lower income RHNA shortfall shall meet the following requirements:

- Permit owner-occupied and rental multi-family uses by-right in which 20% or more of the units are affordable to lower income households
- Permit a minimum density of 20 units per acre
- Allow a minimum of 16 units per site
- Accommodate at least 50 percent of the lower income need on sites designated for residential use only, otherwise allow 100% residential use and require residential to occupy at least 50% of the floor area in a mixed-use project.

In addition, sites being used to meet the 6th cycle RHNA that represent a "reuse" of sites previously used in the 5th cycle Housing Element (Focused Development sites 1, 2 & 3) require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households. The City will amend the Zoning Code to incorporate both of these provisions.

2021-2029 Objective: Adopt the zone changes identified in the Housing Element to address a lower income RHNA shortfall by the end of 2022. Amend the Zoning Ordinance for by right development on rezone sites addressing a lower income RHNA shortfall and reuse sites from the 5th cycle Housing Element that include a minimum of 20 percent lower income units (2022). Maintain an inventory of potential residential and mixed-use sites to provide to developers in conjunction with information on available development incentives for development of affordable units.

8a. Lot Consolidation Program

The success of development within several of the Mixed Use opportunity sites will be dependent upon consolidation of individual parcels into larger development sites. While some of the individual parcels that comprise the opportunity sites

[22] The Brea Mall Mixed Use project and Focused Development Site 13 are also identified for rezoning, but do not address lower income housing needs at this time.

are already under common ownership, most are individually owned. The City will conduct outreach to property owners in these areas to identify meaningful incentives to facilitate lot consolidation and redevelopment. Based on this feedback, within two years of Housing Element adoption, the City will develop a Lot Consolidation Ordinance to include specific incentives such as:

- Flexible development standards such as reduced setbacks, increased lot coverage, increased heights, reduced parking
- Reduced fees
- Streamlined permit processing through administrative staff review

Upon adoption of the Ordinance, the City will work in partnership with property owners on Focused Development sites receptive to lot consolidation to assist them in facilitating the parcel merge process in a streamlined and timely manner.

2021-2029 Objective: Conduct outreach to property owners and adopt Lot Consolidation Ordinance within two years of Housing Element adoption. Conduct a mid-cycle review in 2025 to evaluate the success of the program and make modifications as necessary within one year to promote housing on small sites.

8b. Housing Unit Replacement Program

Pursuant to Government Code 65583.2(g)(3), the Housing Element must include a program requiring the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in Density Bonus Law (Government Code 65915(c)(3). Replacement requirements shall be required for sites identified in the inventory that currently have residential uses, or within the last five years have had residential uses that have been vacated or demolished, and were either rent or price restricted, or were occupied by low or very low income households.

2021-2029 Objective: Update the Municipal Code to specify replacement housing requirements on nonvacant sites consistent with Government Code 65583.2(g)(3).

9. Brea Core Plan

The "core" area of Brea - generally north of Imperial Highway and west of the 57 Freeway - is primarily zoned for commercial and industrial uses, but is undergoing a revamping of development that includes mixed use and higher density housing. The City has completed Phase One of the Brea Core Plan, which encompassed extensive public input on the community's vision for the Brea Core, as well as development of an Active Transportation Plan to promote healthy living and physical activity.

Phase Two will involve creation of a Specific Plan intended to provide new standards and/or guidelines for new development. In order to focus higher densities in the Brea Core, a Brea Core Overlay will be adopted for the Plan area. The Overlay will increase the minimum densities permitted in the MU-I (12.1 – 50 du/acre) and MU-II (6.1-40 du/acre) zones to 30 units/acre and prohibit the development of single-family detached units. The Specific Plan will redesignate most commercially zoned properties to allow for mixed use, and will incorporate modified development standards to facilitate the conversion of excess office space to residential use.

2021-2029 Objectives: Develop and adopt the Brea Core Specific Plan, including establishing an Overlay to focus higher densities in the downtown Brea Core. Research modified standards utilized in other jurisdictions to facilitate office-to-residential conversions, including the cities of Los Angeles, Long Beach, Santa Ana and San Diego, and incorporate into the Plan. Conduct a mid-cycle review (2025) to evaluate the success of the Brea Core Plan and make modifications as necessary by 2026 to facilitate higher density development.

10. Accessory Dwelling Units

Between 2017-2019, the State adopted a series of additional requirements for local governments related to ADU ordinances. In response to these new ADU laws, the City has continually updated its ordinance to align with state law and better facilitate the production of ADUs and Junior ADUs. Brea has been successful in these efforts, having issued 26 building permits for ADUs between 2019 and 2021, and an additional six units permitted in the first half of 2022. Furthermore, SCAG's affordability analysis estimates that in Orange County, approximately 70 percent of ADUs are provided at rents affordable to lower income households, with approximately 15 percent being provided rent-free.

Pursuant to AB 671, the Housing Element is now required to include plans to incentivize and encourage affordable ADU rentals. In addition to the City's current streamlined ADU processing procedures, including electronic application submittals and a Frequently Asked Questions handout, the City has contracted with a design consultant to prepare ADU Design Guidelines, easy-to-follow development standards and possibly construction plans that could be pre-approved for building permit approval. The Guidelines will serve as an educational tool to assist homeowners with the ADU design and installation process, and result in a shortened approval and development timeframe.

In the Orange County Analysis of Impediments to Fair Housing Choice (AI), of which Brea is a part, the County discusses a potential program to provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% AMI to develop accessory dwelling units with affordability restrictions on their property. As part of the City's efforts to address the needs of extremely low income households, by the end of 2022 the City will research this program including the availability of outside funds. If funding is available, the City will establish a pilot program by December 2023 with evaluation of the program by the end of 2024.

2021-2029 Objective: Adopt ADU Design Guidelines by 2022 to facilitate the production of an average of 16 ADUs per year. Initiate a marketing program for homeowners on

the benefits of ADUs and the availability of funds to support development Explore a program to provide ADU funding assistance to homeowners that provide affordability covenants. Annually monitor ADU production as part of the Annual Performance Report (APR) on the Housing Element. Conduct reviews in 2024, 2026 and 2028 to evaluate if ADU production and affordability levels are being achieved, and if falling short, ensure adequate sites are available to address the lower income RHNA or commit to rezoning additional sites (as necessary) within one year to offset any shortfall. Work with HCDs ADU Ordinance Team to make any necessary amendments to the Ordinance which may be in conflict with state requirements (2022).

11. Publicly-Owned Land for Affordable Housing

As a predominately built-out city, Brea has few remaining vacant properties suitable for residential development. This shortage of vacant developable land necessitates the use of alternative mechanisms for providing sites for housing. Such mechanisms can include long-term leases of surplus publicly-owned land and sale of air rights. Within master planned developments, Brea has also been successful in using its Affordable Housing Ordinance to leverage private land donations for development by non-profit housing developers, including donation of over ten acres of land in two master planned projects.

To facilitate affordable housing development, the City could sell or lease appropriate City-owned properties on a long-term basis to housing developers in exchange for a long-term commitment to maintain all or a portion of units as affordable housing. Another opportunity is the sale of air-rights above City-owned parking lots for development of affordable housing. To increase the supply of potential surplus public sites for housing, the City will modify the Zoning Code to conditionally allow residential uses in the Public Facilities (P-F) zone (e.g., City-owned parking lots).

As part of the Housing Element sites inventory, the City has identified the following two City-owned parcels as suitable for affordable housing: 323 N Brea Blvd (part of Site #1 - SWC

Lambert Rd/Brea Blvd) and 346 S Brea Blvd (part of Site #14 - NEC Date St/Brea Blvd). The City will conduct outreach to property owners of the other parcels that comprise Sites #1 and #14 to discuss opportunities for development of a consolidated development project.

2021-2029 Objective: Contact property owners in Sites #1 and #14 to discuss opportunities for lot consolidation (2023), and issue a Request for Proposal for development on the two City-owned parcels (2024). Modify the City's zoning regulations to conditionally allow residential uses in the P-F zone (2024).

12. Annexation of Sphere of Influence

Brea has a sizable Sphere of Influence. The annexation of these areas will increase the City's capacity to accommodate future housing growth. In addition, since any new housing development will be subject to the City's Affordable Housing Ordinance, which requires a minimum of 10 percent affordable units in projects with 20 or more units, additional affordable housing will be provided in the Sphere of Influence. Depending on the nature of the project being annexed, the City may negotiate for an increased inclusionary percentage and/or deeper income targeting.

An application for 1,100 housing units and specific plan is currently in process by Aera Energy for a 265-acre former oil field property within the City's eastern sphere of influence. In July 2022, the Brea City Council adopted the Brea 265 Specific Plan and certified the Environmental Impact Report.The annexation of this property is scheduled by the Local Agency Formation Commission (LAFCO) for September 29, 2022.

2021-2029 Objective: Adopt the Brea 265 Specific Plan and annex the associated Area Energy property in 2022. Should the annexation not be completed by this date, re-evaluate the Housing Element sites inventory and rezone additional sites as necessary within one year to maintain adequate sites to address the City's RHNA.

Removal of Governmental Constraints

The Housing Element must address, and where possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to mitigate government constraints on residential development and facilitate the development of a variety of housing.

13. Objective Development Standards and Administrative Approval Process

The Brea Municipal Code currently requires discretionary review for many types of new development, including mixed use projects with five or more units and stand-alone multi-family residential in Mixed Use zones. The City is in the process the establishing clear and objective design and development standards to facilitate quality development that can be approved ministerially. For projects with 20 or more units, required inclusionary units would need to be provided on-site in order to qualify for the Administrative Approval Process.

This administrative process would allow for streamlined review of proposed mixed-use projects, while still keeping necessary safeguards as conditions of approval to protect the health, safety and welfare of future occupants. Given that a majority of Brea's higher density residential projects are anticipated to be located in the Mixed-Use zones, this review process will help facilitate development while still maintaining appropriate standards for a mix of uses.

In accordance with Government Code section 65913.4 (SB 35), applications for multi-family residential development that include a minimum of 50 percent lower income units may be eligible for a streamlined, ministerial approval process if they meet objective standards as outlined in the Government Code. In conjunction with developing objective development standards, Brea will create an SB 35 checklist and written procedures for processing SB 35 applications.

2021-2029 Objectives: Establish objective development standards and ministerial processing procedures to

streamline the housing review process, including an SB 35 checklist (2022).

14. Updated Parking Standards

The City's parking standards are in need of updating to better facilitate compact, well designed residential development. The City has contracted with a Transportation consultant to conduct a parking study and develop objective parking standards that appropriately address the contemporary needs of mixed use, multi-family, accessory dwelling units, and other residential product types. The consultant recommendations are to eliminate set parking ratios for multi-family development, and to instead allow applicants to provide a parking study to establish the actual parking demand of a given use. This approach is anticipated to result in overall lower parking requirements for multi-family development, and for special needs housing in particular, such as seniors, persons with disabilities and veterans, where occupants have a lower rate of car ownership. In addition, in order to streamline the development process, the current public hearing requirement for modified parking standards will be eliminated.

2021-2029 Objectives: Update and streamline the City's parking standards to enhance development feasibility.

15. Zoning Text Amendments for Special Needs Housing

As part of the Governmental Constraints analysis for the Housing Element update and pursuant to requirements under SB 2, AB 2162, AB 139 and the Lanterman Developmental Disabilities Services Act, several revisions to the Brea Zoning Code have been identified as appropriate to better facilitate the provision of a variety of housing types. These Code revisions include:

- Create supportive housing and transitional housing use categories; regulate as permitted/ conditionally permitted uses within residential and commercial zoning districts subject to the same standards and permitting procedures as other similar residential uses. (SB 2)

- Allow supportive housing as a use by right in all zones where multi-family and mixed use is permitted; eliminate parking requirements for supportive housing located within ½ mile of public transit. (AB 2162)
- Amend the current parking standards for emergency shelters to a ratio based on to the number of shelter staff. (AB 139) Revise the current 500-foot separation requirement between shelters to 300 feet. (SB 2)
- Explicitly identify State licensed small residential care facilities (6 or fewer occupants) as a permitted use in the Mixed-Use Zones.
- Allow small employee housing (6 or fewer) in all residential zone districts.

The City will also amend the Code to specify incentives for the development of housing for extremely low income households (30% AMI). Incentives will include: priority development processing, fee waivers/deferrals, and flexible development standards.

2021-2029 Objectives: Amend the Zoning Ordinance by 2022 to facilitate housing for Brea's special needs and extremely low income (ELI) populations. Assist Jamboree Housing in securing funds for Walnut Village and incorporating ELI units into the project (2022).

16. CEQA Exemptions for Infill Projects

Brea will continue to utilize allowable California Environmental Quality Act (CEQA) exemptions for qualified urban infill and other residential projects where site characteristics and an absence of potentially significant environmental impacts allow. Use of the CEQA exemption must be consistent with the environmental review of individual projects.

2021-2029 Objectives: Continue to utilize categorical exemptions under CEQA on a case-by-case basis as appropriate based on the facts and circumstances of individual residential and mixed-use infill development projects.

Equal Housing Opportunities and Special Needs

To adequately meet the housing needs of all segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability. More generally, this program component entails ways to further fair housing practices, including accommodations for persons with disabilities.

17. Fair Housing/Affirmatively Furthering Fair Housing (AFFH) (*New*)

The City uses the services of the Orange County Fair Housing Council for fair housing outreach and educational information, fair housing complaints, tenant/landlord dispute resolution, and housing information and counseling. Many of the people who contact the Council have basic questions about landlord and tenant rights and responsibilities; housing counselors provide clients with comprehensive information to help resolve tenant/landlord issues. The Council conducts fair housing education and outreach throughout Orange County. The City will continue to promote fair housing practices and refer complaints to the Fair Housing Council.

Appendix C summarizes the fair housing issues and concerns in Brea based on the Affirmatively Furthering Fair Housing (AFFH) analysis conducted as part of the Housing Element update. The Table which follows presents a summary of the issues, contributing factors, and the City's actions in addressing these issues.

Fair Housing Issue	Contributing Factors	Priority Level	Actions
A. Fair Housing Outreach *(Housing Mobility)*	1. Certain racial/ethnic groups have a higher percentage of tenant/landlord complaints compared to their percentage of the City's population overall. 2. Outreach needed in a variety of formats. 3. Additional resources to be made available to the public.	Medium	**City Action**: By the end of 2022, have additional fair housing information posted at the Brea Family Resource and Senior Centers and on their digital platforms. Starting in 2022, hold an informational workshop at these locations once every two years. **City Action:** In 2023, conduct a fair housing information session for the City Council. Invite local nonprofits (including the Orange County Human Relations Commission, the Kennedy Commission, and People for Housing O.C.) to attend. **City Action:** Publish Fair Housing information, including any community meetings in Brea Line (City Newsletter) as well as non- traditional media, such as Instagram and Facebook, and conduct targeted outreach to tenants, mobile home park residents and other lower income populations. **Action Outcomes:** Increase the distribution of fair housing materials by at least 25 percent to increase awareness of fair housing options among residents, including special needs groups and low income residents. Seek to increase the number of Brea residents counseled through the Fair Housing Council of Orange County from an average of 70 to 75 annually.

B. Protected groups in the western portion of Brea (west of the Orange Freeway) face greater opportunity and resource challenges **(Place based strategies, Displacement, Housing mobility)**	1. Need for community revitalization strategies 2. Need for public investments in specific neighborhoods, including services and amenities 3. Cost of housing rehabilitation and repairs 4. High levels of overpayment create displacement risk	High	**City Action:** Include info about rehabilitation resources in City newsletters and website, including the availability of funds for accessibility improvements and including translated information when feasible. Seek to assist 12-15 households annually. Starting in 2023, conduct targeted outreach in identified Low and Moderate Resource Census Tracts, utilizing the Housing Conditions Survey and Code Enforcement information to further target assistance. **City Action:** Identify apartments in need of rehab, and cooperate with non-profit providers to acquire and rehabilitate units and provide as long-term affordable housing. Seek to complete at least two projects, including the 47 unit Walnut Village in partnership with Jamboree Housing. **City Action:** Continue to improve access to persons with disabilities through ADA improvements. Dedicate or seek funding, including annual CDBG allocations, to prioritize infrastructure and accessibility improvements in low and moderate resource areas. **City Action:** Starting in 2023, work with the FHCOC to contact landlords of affordable multifamily complexes every two years and provide fair housing information and assistance. Outreach will focus on promoting the Section 8 voucher program to landlords who have not previously participated and should include multi-lingual materials. **City Action:** Continue anti-displacement programs including: limits on rent increases and prohibiting evictions without just cause for tenants that have resided in their units for more than 12 months; relocation assistance where public funds are utilized; and

			replacement requirements when affordable units are removed on Housing Element sites (Government Code Sec. 65583.2(g)(3)).
			City Action: Assist mobile home park resident organizations interested in purchasing their parks to access funds through the state HCD Mobile Home Park Resident Ownership Program (MPROP). Provide available local funds for leverage and assist with the subdivision map waiver process consistent with the Subdivision Map Act. **Action Outcomes:** Increased public and private investment in Low and Moderate Resource census tracts, including $2,000,000 allocated for a variety of ADA, park facilities, transportation, water and sewer line improvements in these census tracts during 2021-2029. Through landlord outreach in coordination with the FHCOC and housing mobility programs through the Orange County Housing Authority (OCHA), the City's goal will be to increase Housing Choice Vouchers by 10% from 114 to 125 vouchers, and to work with the OCHA to achieve a 10% increase in vouchers high resource neighborhoods. Implement the mobile home park preservation ordinance to maintain Brea's five mobile home parks as an important form of lower cost housing.

C. Affordable Housing throughout Brea, including High and Highest Resource areas, to promote housing mobility **(Housing Mobility, New Opportunities)**	1. High levels of overpayment 2. Availability of affordable housing in all areas of the City, including those where rents and sale prices have become exclusive 3. Community concern about housing densities	High	**City Action:** In 2022, adopt the Housing Element and associated rezoning to provide geographically dispersed sites for over 1,100 lower income units, fostering a more inclusive community. **City Action:** Provide significant new housing opportunities in Highest Resource eastern Brea through development of a diverse mix of 1,100 new units in the Brea 265 project, including an estimated 76 deed restricted affordable units. Pursue the introduction of workforce housing on Amazon's 31-acre warehouse site in eastern Brea. **City Action:** Update Brea's Affordable Housing Ordinance in 2022 to integrate low as well as moderate income units in market rate projects throughout the community. **City Action:** Coordinate with the Orange County Housing Authority (OCHA) in 2023 about utilizing the mobility counseling program. This OCHA program informs Housing Choice Voucher holders about their residential options in higher opportunity areas and provides holistic support to voucher holders seeking to move to higher opportunity areas. **City Action**: Initiate a marketing program for homeowners on the benefits of ADUs and the availability of funds to support development (2022) through the City's Newsletter and posting of the ADU application checklist on the City website, thereby expanding housing opportunities in areas that have traditionally only had single-family ownership housing. Seek to issue permits for 16 units annually throughout Brea. **City Action:** Adopt an Ordinance by 2022 to expand the housing supply in

			High Resource single-family zones by allowing for lot splits and duplexes under the parameters of SB 9. In coordination with research being conducted at the State level, pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 (2023, 2025). **City Action:** Require affordable developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare an affirmative marketing plan. The affirmative marketing plan shall ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status. **Action Outcomes:** An increased variety of housing options available to Brea residents throughout the city, including areas that have traditionally only had single-family ownership housing. Provide adequate sites for over 1,300 lower income households, over 500 moderate income households, and over 1,600 above moderate income households, exceeding the City's RHNA requirements. Seek to achieve at least two affordable housing projects during the planning period, with an aspirational goal of 10% of new units produced in high resource areas as affordable to very low, low or moderate income households.

18. Housing Accessibility

As Brea's population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The City adopts updates to Uniform Building and Housing Codes to reflect current accessibility

requirements in new construction. Lower income homeowners can receive grants for accessibility improvements through Brea's Residential Rehabilitation Program.

And while the City has adopted policies for requesting a reasonable accommodation for persons with disabilities, the City will commit to preparing specific written procedures to clarify and add certainty to the exception process.
In addition to enforcing Building Code requirements for accessibility, Brea promotes greater levels of accessibility through its Universal Design program. The goal of Universal Design is to accommodate a wide range of abilities including children, aging populations, and persons with disabilities by providing features in residential construction that enhance accessibility. Brea has adopted Universal Design principles and modifications for residential homebuilders.

2021-2029 Objective: As a means of expanding accessible housing for persons with disabilities, the City will:

- Provide "priority points" in Brea's affordable housing programs for persons with documented disabilities.
- Develop written procedures for reasonable accommodation requests with respect to zoning, permit processing, and building laws. Procedures will specify who may request an accommodation, time frame for decision making, and modification provisions.
- Continue to adopt accessibility updates to building and housing codes.
- Provide rehabilitation grants to income-qualified households for accessibility improvements.

19. Senior Housing Opportunities

Senior citizens (age 65+) have grown to comprise nearly one-quarter of Brea's households. Nearly half of Brea's seniors are age 75 and above, a population which may require more supportive housing options. And among senior homeowners, nearly half live alone and may require assistance. Addressing the needs of senior residents requires strategies which foster independent living (such as

accessibility improvements, universal design, accessory dwelling units, shared housing and rehabilitation assistance), as well as strategies which encourage the provision of variety of supportive living environments for seniors of all income levels.

The development of La Floresta's active adult condominiums and single-family homes, and Capriana's independent senior living units offer expanded housing options for Brea's more affluent seniors. Integration of mixed-use housing opportunities in the Downtown within walking distance of services can provide housing suitable for more modest income seniors, and adoption of incentives for inclusion of lower income units will help to address those most in need.

2021-2029 Objective: Continue to actively pursue opportunities to expand housing choice for the growing number of senior citizens in the community.

20. Housing Opportunities for Persons Living with Developmental Disabilities

The Orange County Regional Center (OCRC) reports that nearly 60 percent of their adult clients with developmental disabilities live with their parents, and as these parents age and become frailer, their adult disabled children will require alternative housing options. The OCRC has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing. The City will work with the OCRC to implement an outreach program informing Brea families of housing and services available for persons with developmental disabilities, including making information available on the City's website. Additionally, the Brea Resource Center has an ongoing partnership with Easter Seals to refer residents in need of services.

Brea currently supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in R-3 and commercial zones subject to a conditional use permit
- Regulation of supportive housing as a residential use of property, and to permit in districts where residential is permitted subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Implementation of programs to facilitate affordable housing, including the Affordable Housing Ordinance, Affordable Housing Development Assistance, Multi-Family Acquisition/Rehab and Accessory Dwelling Units, among others.

2021-2029 Objective: Continue to support a variety of housing types to help address the needs of persons with developmental disabilities, and work in cooperation with the OCRC to publicize information on available resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects, beginning with the Walnut Village acquisition/rehab project being spearheaded by Jamboree Housing (2022). Outreach to the development community at least every other year to discuss opportunities to increase the supply of affordable housing in Brea, including housing for special needs and extremely low income (ELI) households, and to discuss financial and regulatory incentives available through the City

21. Veteran and Homeless Assistance

The Orange County Veterans Service Office actively pursues the rights of veterans and their dependents for access to various entitlements that may have been earned through military service. They are the most knowledgeable about programs for health and education, as well as being up-to-date when there are any changes in the law. A certified

veteran's services counselor (CVSO) holds office hours at the Brea Resource Center to discuss benefits claims and provide referrals that may be needed.

Several affordable housing resources may also be available to veterans. The City of Brea has added veterans as a preference group under its Affordable Housing Ordinance, providing veterans priority on the Program's waiting list (along with existing Brea residents and persons who work in the City). Similarly, the Section 8 rental assistance program administered by the County Housing Authority also provides preference to veterans. The State Veterans Housing and Homeless Prevention Program provides funding for construction and rehabilitation of affordable, supportive housing for veterans.

For veterans and other persons experiencing homelessness, the City has provided financial support to help fund two Navigation Centers in North County, providing shelter, health resources, substance abuse services, job skills and other services. The Brea Homeless Liaison Officer provides outreach to homeless individuals within Brea offering resources for temporary boarding and those seeking permanent housing. And the Brea Family Resource Center houses over 30 non-profit organizations, serving as a one-stop center where Brea residents facing crisis can have their needs addressed under one roof.

2021-2029 Objective: Promote housing and supportive services for veterans and homeless by: 1) partnering with housing and service agencies through the Family Resource Center; 2) supporting North County Navigation Centers in providing shelter and services to the homeless; and 3) providing street outreach through the Homeless Liaison Officer and volunteers.

Sustainability, Energy Efficiency and Healthy Community

The City of Brea is committed to fostering the health and long-term sustainability of its community, as exemplified by the following implementing programs and objectives.

22. Prioritization of Sustainable Housing Projects

The Federal Department of Housing and Urban Development (HUD), Department of Transportation (DOT), and the Environmental Protection Agency (EPA) formed an interagency partnership in 2009 for Sustainable Communities, incorporating livability principles into the provision of housing. Transit-oriented and mixed-use developments are two of these key principles, focusing on the provision of housing in relative proximity to transit and amenities, therefore reducing the need for cars owned by residents. Community benefits associated with transit-accessible and mixed-use housing include: better health outcomes, increased access to employment, reduced infrastructure costs to the City, additional economic development, and increased tax revenue.

2021-2029 Objective: Prioritize projects competing for funds and grants that are within a quarter to half mile radius of transit stops, have a large number of amenities within a half mile radius, and/or have a higher walk score.

23. Green Building

Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impact. The 2019 California Energy Code and Green Building Code establishes mandatory Statewide green building standards; Brea has adopted the California Green Building Standards Code (CALGREEN) in its entirety.

Brea's green building program involves several components. On a project level, staff works with applicants early in the process to explain the State's Green Building Standards, and

the long-term financial and environmental benefits of integrating sustainable features in project design. As a means of educating the public on the CALGREEN Code, the City disseminates handouts and provides information.

2021-2029 Objective: Encourage developers to exceed the CALGREEN code to provide solar, bike amenities and EV (electric vehicle) charging stations.

24. Energy Conservation

In November 2012, the Brea City Council adopted the "2012 Sustainability Plan: Leadership in Energy Efficiency." The Plan quantifies Brea's Greenhouse Gas Emissions (GHG), and establishes an Energy Action Plan to reduce GHG emissions below 1990 levels by the year 2020, as required under California's Global Warming Solutions Act of 2006 (AB 32). Brea's Sustainability Plan presents resource efficiency goals, matched with policies and implementation steps to save energy, water, and other resources, while aligning Brea for AB 32 compliance.

The City dedicated a comprehensive Energy Efficiency and Solar Power Project in July 2011 that encompasses: generation of clean, renewable energy from three different sites; energy efficiency retrofits and upgrades at 14 civic facilities; and energy efficient street lighting, all resulting in a 40 percent reduction in electricity demand. This landmark project positions Brea as the largest municipal producer of solar energy in Orange County.

The City of Brea is undertaking the following additional activities to support clean energy and energy efficiency solutions:

- Development of programs to encourage energy efficiency, such as one-stop permitting, on-line permitting and separate zero net energy permit processes.
- Addition of the Green Life, Green Brea section of the City's website to present comprehensive information on Brea's varied sustainability efforts, including information to assist Brea residents in locating

contractors, incentives and financial resources to install photovoltaic panels on their homes or businesses.

- Establishment of the Green Life, Green Brea award, used to recognize exceptional energy efficient projects, including LEED certified Gold/Platinum projects.
- Provision of information to rehabilitation loan applicants on use of green materials and energy conserving measures.
- Use of "solar ready" guidelines in new development for the future installation of solar energy systems.
- Continue to be an active member in the California Energy Partnership.
- Focus on water conservation through programs and education for smart residential water usage.

2021-2029 Objective: Implement actions for clean energy and energy efficiency.

25. Healthy Communities

Providing a healthy, active and pedestrian friendly community is one of the core values of the Brea Envisions Community Strategic Plan. In support of this Plan, the City recently adopted an Active Transportation Plan, providing a toolkit to facilitate pedestrian and bicycle connections along major streets in the Downtown Brea Core. Brea's infrastructure includes numerous parks and trails, including the 4-mile, cross-town pedestrian and cycling "Rails-to-Trails" project, linking moderate resource neighborhoods in western Brea to higher resource areas in the east. Programs offered through the Community Services Department provide health education and a variety of organized physical activities. A range of workout options are available at the Brea Fitness Center; nutritional support is also provided through the Brea Senior Center and Family Resource Center. And from a land use perspective, the City's Land Use and Housing Elements encourages mixed use and higher density infill development, discouraging reliance on automobile travel and promoting walking, bicycling and transit use.

2021-2029 Objective: Support a built environment that encourages physical activity and reduces automobile travel.

Provide recreation services, programs, activities, and opportunities that are responsive to the needs and interests of the community, especially disadvantaged communities (Community Services Policy 2.2), including improvements to AroVista Park and Brea Skate Park in southwestern Brea. Promote healthy families by providing services through the Brea Resource Center, including counseling, parenting classes, English classes, job search assistance, support groups and social service agency referrals.

Table HE-50
Housing Implementation Program Summary

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
Maintaining Existing Housing Quality and Affordability				
1. Single-Family Rehabilitation Program	Provide loans to lower income homeowners to help them rehabilitate their homes.	Issue an average of 12-15 loans and grants on an annual basis, with a goal to assist 96 households over the planning period.	CDBG	Community Development Department
2. Multi-Family Acquisition and Rehabilitation	Upgrade deteriorated apartment buildings, and provide long-term affordable rental housing.	Identify deteriorated apartments, and reach out to non-profits at least twice during the planning period to identify opportunities and to secure funds to acquire & rehabilitate units. Support Jamboree Housing in the acquisition and rehabilitation of the 47-unit Walnut Village Apts; seek to begin construction in 2023.	Housing Asset Fund; HOME; Housing Trust Fund; Low Income Housing Tax Credits; other outside sources	Community Development Department
3. Preservation of Assisted Housing	Preserve the existing affordable rental stock at-risk of conversion to market rents.	Contact property owners of at-risk projects 3 years prior to expiration. Provide preservation incentives; work with priority purchasers; coordinate tenant education.	Housing Asset Fund; HOME; Housing Trust Fund; other State and Federal funds	Community Development Department
4. Section 8 Rental Assistance Program	Provide rental subsidies to extremely low and very low-income households.	Maintain current levels of assistance and direct eligible households to the program. Conduct outreach to landlords to encourage them to register units with the County (2022 & 2025).	HUD Section 8	Community Development Department; Orange County Housing Authority
Provision of New Affordable Housing				
5. Affordable Housing Ordinance	Integrate affordable housing within market rate developments.	Review and update the Ordinance by 2022 to enhance effectiveness in producing affordable units, including units affordable to lower income households.	LEAP grant	Community Development Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
6. Density Bonus Incentives	Provide density and other incentives and concessions to support production of affordable housing.	Update the density bonus provisions in the Zoning Code by 2022 to align with State law and the updated Affordable Housing Ordinance.	LEAP grant	Community Development Department
7. Affordable Housing Development Assistance and Implementation Guide	Provide financial and regulatory incentives to facilitate affordable housing development and preserve the existing housing stock.	Outreach to the development community at least every other year to discuss affordable housing opportunities and available financial and regulatory incentives. Develop an Affordable Housing Implementation Guide by 2022 to reduce processing times and est. specific timeframes for tenant notification.	SB 2 Planning Grant; Housing Trust Fund; Housing Asset Fund; Co. of Orange RFPs; Low Income Housing Tax Credits	Community Development Department
Provision of Adequate Housing Sites				
8. Land Use Element and Sites Inventory	Provide adequate sites for future housing development consistent with regional housing needs.	Maintain a current inventory of residential and mixed-use sites and provide to developers along with information on available development incentives. Maintain inventory on City's website. Amend Code for by-right approval of projects with min. 20% lower income units on rezone and 5th cycle sites within 1 year of Housing Element adoption (2022).	General Fund	Community Development Department
8a. Lot Consolidation Program	Provide incentives for the consolidation of parcels into larger development sites.	Conduct outreach to property owners of Housing Element sites and adopt a Lot Consolidation Ordinance to codify available incentives (2022). Conduct a mid-cycle review in 2025 and make modifications as necessary to promote housing on small sites.	General	Community Development Department
8b. Replacement Housing Program	Ensure no net loss of units affordable to	Update Code in 2022 to specify replacement housing requirements	General	Community Development Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
	lower income households	consistent with Government Code 65583.2(g)(3).		
9. Brea Core Plan	Provide expanded opportunities for mixed use and high-density residential development.	Develop and adopt the Brea Core Specific Plan by 2023, incorporating an Overlay to focus higher densities in the Core. Incorporate modified standards to support office-to-residential conversions. Conduct a mid-cycle review in 2025 and make modifications to the Plan as necessary by 2026 to facilitate higher density development.	General Fund	Community Development Department
10. Accessory Dwelling Units	Promote accessory dwelling units in new and existing housing as a form of affordable, multi-generational housing.	Adopt ADU Design Guidelines by 2022 and seek to permit an average of 16 ADUs annually. Research program for funding assistance for deed restricted ADUs (2022), and est. pilot program as appropriate (2024). Conduct reviews in 2024, 2026 and 2028 and if production falling short, ensure adequate sites to meet lower income RHNA or commit to rezoning within one year. Work with HCDs ADU Ordinance Team to make any adjustments to the Ordinance consistent with state law (2022).	SB 2 Planning Grant	Community Development Department
11. Publicly-Owned Land for Affordable Housing	Provide expanded sites for affordable housing on surplus or underutilized public land.	Contact property owners in Sites #1 and #14 to discuss opportunities for lot consolidation (2023), and issue an RFP for development on identified City-owned parcels (2024). Modify the P-F zone to conditionally allow residential uses (2024).	General Fund	Community Development Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
12. Annexation of Sphere of Influence	Increase the City's capacity to accommodate future housing growth.	Adopt the Brea 265 Specific Plan and EIR, and complete annexation by September 29, 2022. Should the annexation not be completed by this date, rezone additional sites as necessary to address the City's RHNA.	General Fund	Community Development Department
Removal of Governmental Constraints				
13. Objective Development Standards and Administrative Approval Process	Facilitate quality development that can be approved ministerially.	Establish objective standards and ministerial processing procedures by 2022, including for SB 35 applications, to streamline the review process.	SB 2 Planning Grant	Community Development Department
14. Updated Parking Standards	Implement parking standards that address the contemporary needs of a variety of housing types.	Update and streamline parking standards by 2022 to enhance development feasibility.	SB 2 Planning Grant	Community Development Department
15. Zoning Text Amendments for Special Needs Housing	Facilitate a range of housing types to address the diverse needs of residents.	Amend the Zoning Code by 2022 to facilitate housing for Brea's special needs and ELI populations. Assist Jamboree Housing in securing funds for Walnut Village and incorporate ELI units (2022).	General Fund	Community Development Department
16. CEQA Exemptions for Infill Projects	Utilize allowable CEQA exemptions for qualified urban infill and other qualifying residential projects.	Continue to utilize categorical CEQA exemptions where appropriate, on a case-by-case basis.	General Fund	Community Development Department
Equal Housing Opportunities and Special Needs				
17. Fair Housing Program	Further fair housing practices in the community.	Promote fair housing practices and refer fair housing complaints to the OCFHC.	General Fund	Community Development Department; OC Fair Housing Council
18. Housing Accessibility	Expand accessible housing options to persons living with disabilities.	Provide "priority points" in Brea's housing programs; develop written procedures for reasonable accommodation (2022); encourage Universal	General Fund; CDBG	Community Development Department; Community Services Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
		Design in new development; provide rehabilitation grants for accessibility improvements.		
19. Senior Housing Opportunities	Support a range of housing options to address the diverse needs of Brea's growing senior population.	Pursue opportunities to expand housing choice for seniors in the community.	General Fund; HOME; Housing Trust Fund; Housing Asset Fund; Low Income Housing Tax Credits; other outside sources	Community Development Department; Community Services Department
20. Housing Opportunities for Persons Living with Developmental Disabilities	Support a range of housing options for persons with developmental disabilities.	Work in cooperation with the OCRC to publicize information on available resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects, beginning with Walnut Village (2022).	General Fund; HOME; Housing Trust Fund; Low Income Housing Tax Credits; Mental Health Services Act (MHSA) funds; other outside sources	Community Development Department; Community Services Department
21. Veteran and Homeless Assistance	Promote housing and supportive services for veterans and persons experiencing homelessness.	Partner with housing and service agencies through the Family Resource Center; Support North County Navigation Centers in providing shelter and services to the homeless; provide street outreach through the Homeless Liaison Officer and volunteers.	General Fund; Veterans Housing and Homeless Prevention Act (AB 639) funds	Community Development Department; Community Services Department
Sustainability, Energy Efficiency and Healthy Community				
22. Prioritization of Sustainable Housing Projects	Prioritize sustainable housing developments in sustainable locations for their numerous benefits.	Prioritize projects in sustainable locations competing for funds and grants.	General Fund; State and Federal Grants; other potential affordable housing resources	Community Development Department
23. Green Building	Promote green building practices for more sustainable housing.	Encourage developers to exceed the CALGREEN code to provide solar, bike amenities and EV charging stations.	General Fund	Community Development Department
24. Energy Conservation	Evaluate and implement activities to support clean	Implement actions for clean energy and energy efficiency.	General Fund	Community Development Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
	energy and energy efficiency solutions in Brea's housing.			
25. Healthy Community	Foster community health through land use planning and support for initiatives that promote a more active lifestyle.	Support a built environment that encourages physical activity and reduces automobile travel.	General Fund	Community Development Department; Community Services Department

Summary of Quantified Objectives

The following table summarizes the City of Brea's quantified objectives for the 2021-2029 Housing Element planning period. The objectives include the City's new construction objectives to meet its regional housing needs (RHNA); rehabilitation objectives which reflect the Single-family Rehabilitation Program; and conservation objectives to reflect preservation of five rent-restricted housing projects at potential risk of conversion to market rate.

Table HE-51
2021-2029 Quantified Objectives

Income Level	New Construction Objectives	Rehabilitation Objectives	Conservation Objectives
Extremely Low (0% - 30% AMI)	334	72	21
Very Low (31% - 50% AMI)	335		
Low (51% - 80% AMI)	393	71	26
Moderate (81% - 120% AMI)	403		33
Above Moderate (>120% AMI)	900		
Totals	2,365	143	80

Notes:
AMI – Area Median Income
New Construction Objectives: Reflects City's 2021-2029 RHNA. Of allocation for 669 very low-income units, half is allocated to extremely low-income households, and half to very low-income households.
Rehabilitation Objectives: Reflects 96 loans/grants through Housing Rehabilitation Loan Program, with an estimated 75% serving very low-income households. Also reflects acquisition and rehabilitation and extension of affordability covenants on the 47-unit Walnut Village Apartments.
Conservation Objectives: Reflects preservation of 80 at-risk units in Birch Street Lofts, Orange Villa Senior Apts, Tamarack Pointe Apartments, Town & Country Apts, and Vintage Canyon Apartments.

APPENDIX A:

GLOSSARY

Appendix A: Glossary

This glossary is for ease of use of the Brea Housing Element only; for full definitions related to the City of Brea Municipal Code, please see Title 20 - ZONING.

A. Abbreviations

ACS:	American Community Survey
ADA:	Americans with Disabilities Act
ADU:	Accessory Dwelling Unit
AFFH:	Affirmatively Furthering Fair Housing
AFH:	Assessment of Fair Housing
AI:	Analysis of Impediments to Fair Housing Choice
AMI:	Area Median (Household) Income
APN:	Assessor's Parcel Number
BFRC:	Brea Family Resource Center
CARE:	California Alternate Rates for Energy
CBC:	California Building Code
CDBG:	Community Development Block Grant
CEQA:	California Environmental Quality Act
CHAS:	Comprehensive Housing Affordability Strategy
CUP:	Conditional Use Permit
DDS:	California Department of Social Services
DFEH	California Department of Fair Employment and Housing
DOF:	California Department of Finance
EDD:	California Employment Development Department
EENRC:	Energy, Environment, and Natural Resources Commission
EIR:	Environmental Impact Report
ELI:	Extremely Low Income
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
FEHA:	California Fair Employment and Housing Act
FHA:	Fair Housing Act
GHG:	Greenhouse Gas
HCD:	California Department of Housing and Community Development
HERO:	Home Energy Renovation Opportunity
HMDA:	Home Mortgage Disclosure Act
HOME:	HOME Investment Partnership Program
HRC:	Housing Rights Center
HUD:	U.S. Dept. of Housing and Urban Development
LRA:	Local Responsibility Area

North SPA: North Orange County Service Planning Area
OCHA: Orange County Housing Authority
RCOC Regional Center of Orange County
R/ECAP: Racial and Ethnic Characteristics/Concentrations
RHNA: Regional Housing Needs Allocation
SCAG: Southern California Association of Governments
SFPA: Special Fire Protection Areas
SPA: Service Planning Area
SRO: Single Room Occupancy
TCAC: California Tax Credit Allocation Committee
UBC: Uniform Building Code
UWMP: Urban Water Management Plan
VHFHSZ: Very High Fire Hazard Severity Zone
VLI Very Low Income

B. Definitions

Accessory Dwelling Unit: An accessory dwelling unit (also known as second units or granny flats) is an attached or detached structure that provides independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling unit.

Acreage: Gross acreage refers to the entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net acreage refers to the portion of a site that can actually be built upon. Public or private road right-of-way, public open space, and flood ways are not included in the net acreage of a site.

Accessible Housing Unit: An accessible housing unit is designed and built to be usable to a person with physical disabilities.

Affirmatively Furthering Fair Housing (AFFH): This new legislation requires all housing elements due on or after January 1, 2021 contain an Assessment of Fair Housing to ensure that laws, policies, programs, and activities affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and other characteristics protected by the California Fair Employment and Housing Act.

Affordable Unit: A dwelling unit within a housing development which will be reserved for, and restricted to, income qualified households at an affordable rent or is reserved for sale to an income qualified household at an affordable purchase price.

American Community Survey: The American Community Survey (ACS), part of the United States Census Bureau, collects sample population and housing data on an ongoing basis, January through December. The Housing Element update uses the five year average ACS data from the 2014-2018 period.

Area Median Income: As used in State of California housing law with respect to income eligibility limits established by HUD. The Area Median Income referred to in this Housing Element is that of Orange County.

At Risk: Deed-restricted affordable housing projects at risk of converting to market rate.

California Department of Housing and Community Development (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households. HCD is responsible for reviewing Housing Element's and determining whether they comply with State housing statutes.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection.

Census: The official decennial enumeration of the population conducted by the federal government.

City Council: The City Council serves as the elected legislative and policy-making body of the City of Brea, enacting all laws and directing any actions necessary to provide for the general welfare of the community through appropriate programs, services, and activities.

Community Development Block Grant (CDBG): This grant allots money to cities and counties for housing and community development activities, including public facilities and economic development.

Community Energy Partnership: Brea joined the Community Energy Partnership, a coalition of ten diverse southern California cities and Southern California Edison and Southern California Gas. The goal of the Partnership is to engage communities in responsible energy use by raising awareness about energy efficiency, the importance of peak demand reductions, and renewable energy. Through the Partnership, Brea has distributed (free of charge) numerous energy-saving products to residents and small businesses, such as compact fluorescent light bulbs, fluorescent touchiere lamps, faucet aerators, and low flow showerheads.

Conditional Use Permit (CUP): Conditional Use Permits are required for uses which may be suitable only in specific locations in a zoning district, or which require special consideration in their design, operation or layout to ensure compatibility with surrounding uses.

Condominium: A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map, or condominium plan in sufficient detail to locate all boundaries thereof.

Condominium Conversion: The conversion of existing real estate and/or structures to separate, salable condominium units, regardless of present or prior use and whether substantial improvements have been made to such structures.

Default Density: Housing Element statutes provide for the use of "default densities" to assess affordability when evaluating the adequacy of sites to address the affordability targets established by the RHNA. Based on its population and location within Orange County, Brea falls within the default density of 30 units per acre for providing sites affordable to very low- and low-income households.

Density Bonus: An increase in the density (number of dwelling units allowed per acre or parcel), above that normally allowed by the applicable zoning district, in exchange for the provision of a stated percentage of affordable units.

Development Fees: City imposed fees to partially cover the costs for processing and providing services and facilities; and fund capital improvements related to fire, police, parks, and libraries and correlate the increased demands on these services.

Dissimilarity Index: A measure of residential segregation is the dissimilarity index, which is a commonly used measure of community-level segregation.

Dwelling Unit: Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, for not more than one family.

Emergency Shelter: An establishment operated by an Emergency Shelter Provider that provides homeless people with immediate, short-term housing for no more than six months in a 12-month period, where no person is denied occupancy because of inability to pay.

Environmental Impact Report (EIR): Required by CEQA, this document serves to inform governmental agencies and the public of a project's potential environmental impacts and provides mitigation measure if impacts are found to be significant.

Family: A group of persons who maintain a single common household, but who otherwise are not a Community Care Facility.

Flex Space: A room or space in a residence that can be adapted to serve multiple purposes based on the needs of the occupants.

General Plan: A statement of policies, including text and diagrams setting forth objectives, principles, standards, and plan proposals, for the future physical development of the city or county (see Government Code Sections 65300 et seq.). California State law requires that a General Plan include elements dealing with seven subjects—circulation, conservation, housing, land use, noise, open space and safety—and specifies to various degrees the information to be incorporated in each element.

Hillside Zoning Ordinance: This ordinance was established to facilitate and permit the development within the hillside areas through a set of hillside development standards focused on protecting the public, health, safety, and welfare; natural and biological resources, and the community at large.

Homeless: Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law requires all cities and counties to address the housing needs of the homeless.

Household: All persons living in a housing unit.

Householder: The head of a household.

Housing Element: One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains goals, policies, and implementation programs for the preservation, improvement, and development of housing.

Infill Development: Development of land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure: Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Land Use Regulation: A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

Lot or Parcel: A portion of land shown as a unit on a recorded subdivision map or an approved minor subdivision map, parcel map or otherwise existing as of record with the Orange County Office of the Assessor.

Low Income Household: A household earning less than 80 percent of the Orange County median income based on information provided by HCD/HUD.

Manufactured Housing/Mobile Home: A dwelling unit built in a factory in one or more sections, transported over the highways to a permanent occupancy site, and installed on the site either with or without a permanent foundation.

Measure M: The Revised Traffic Improvement and Growth Management Plan (Measure M) was adopted by Orange County voters in 1990 and extended in 2007, establishing a one-half cent sales tax for countywide transportation improvements. Eligible jurisdictions receive a portion of this sales tax revenue to use for local projects provided they have a local Growth Management Plan. In response, the City of Brea has adopted a Growth Management Element as part of its General Plan.

Micro-unit: Apartment units between approximately 140 and 350 square feet in size, typically offered with full kitchen and bathroom facilities within the unit, and often with additional amenities and common open space shared among tenants.

Mixed-use: The combination of various uses, such as office, retail and residential, in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.

Moderate Income Household: A household earning 80% to 120% of the Orange County median income based on information provided by HCD/HUD.

Multi-family Residential: Usually two or more dwelling units on a single site, which may be in the same or separate buildings.

Ordinance: A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding: Household living in a dwelling unit where there are more than 1.01 persons per room, excluding kitchens, porches and hallways. Severe overcrowding is where there are more than 1.51 persons per room.

Overpayment: Housing overpayment occurs when a household spends more than 30 percent of its income on housing costs; severe overpayment refers to spending greater than 50 percent of income on housing.

Persons with Disability: A person with a long lasting physical, mental, or emotional condition that impairs their mobility, ability to work, or ability for self-care.

Planning Commission: The Brea Planning Commission conducts public hearings and makes decisions on applications for discretionary projects, considers appeals of decisions by the Director of Community Development, and serves as the advisory body to the Brea City Council on planning issues.

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income

cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder.

Reasonable Accommodation: The federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use a dwelling.

Regional Housing Needs Allocation (RNHA): A quantification by SCAG and HCD of existing and projected housing need -- the City's fair share of the regional housing needs by household income group.

Rezoning: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Special Fire Protection Areas: Orange County has designated much of the hillsides Special Fire Protection Areas (SFPA) for wildland and urban interface fire risks. SFPA are geographic areas subject to uncontrollable fires due to formidable fire conditions, such as topography and native vegetation.

Single-family Residential: A single dwelling unit on a building site.

Special Needs Population: Under Housing Element statutes, special needs populations include the elderly, persons with disabilities, female-headed households, large households, and the homeless.

Supportive Housing: Permanent affordable housing with no limit on length of stay that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and where possible, work in the community.

Transitional Housing: A dwelling unit or group of dwelling units for residents in immediate need of temporary housing. Transitional housing is configured as rental housing, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined time, which shall be no less than six months.

U.S. Department of Housing and Urban Development (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

Vacant: Lands or buildings that are not actively used for any purpose.

Very Low-Income Household: A household with an annual income usually no greater than 50 percent of the area median family income, based on the latest available eligibility limits established by HCD/HUD.

Zoning Ordinance: Regulations adopted by the City which govern the use and development of land within its boundaries and implements policies of the General Plan.

Zoning District: A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

APPENDIX B:

HOUSING CONDITIONS SURVEY

Appendix B: Housing Conditions Survey

The City conducted a windshield housing stock characteristics survey in 2021 based on the exterior evaluation of residential dwellings within the city. The survey targeted all residential neighborhoods in the City and organized them by census tract. Properties were rated on features such as landscaping, roofing, and paint and were rated according to the following grade scale:

A – Good	No visible factors of deterioration evident
B – Fair	1-2 factors of deterioration evident
C – Poor	3-5 factors of deterioration evident

Tract 14.03

Block Groups 1 & 2 – This tract is in the northwest side of Brea and is bordered by Central Avenue to the south, Puente Street to the east, the northern Brea border, and La Habra to the west. This tract contains 559 single-family detached homes. Overall, the housing units in this tract are well maintained and the neighborhood received an A rating.

Tract 14.04

Block Group 1 – This tract includes a small neighborhood of 94 single-family detached homes. The tract is bordered by Central Ave on the north, Palm Street on the east, and La Habra to the south and west. This neighborhood received a B rating due to minor factors of deterioration such as paint chippings. A number of houses could benefit from replacing worn-down fences and from repainting.

Block Group 2 – This block group does not have any residential uses.

Tract 15.01

Block Group 1 – This block group is bordered by Central Avenue to the north, Puente Street to the east, Lambert Road to the south, and Palm Street to the west. It consists of 174 two-story apartments in the Brea Corsican Villas, 99 single-family residential detached homes in Brea Vista, 346 mobile homes in Lake Park Brea Manufactures Homes, and 101 mobile homes in the Rancho Brea Mobile Home Estate.

Block Group 2 – This block group is bordered from Whittier Boulevard to Crest Wood Lane on the north, Site Drive to the east, Lambert Road to the south, and Puente Street to the west. It consists of the 290 mobile homes in Crestmont Mobile Estates, 232 single-family detached homes in the Tomlinson Park Community, a single-family residential community with 252 detached homes, and another single-family residential community with 116 detached homes.

Block Group 3 – This block group is bordered by the Brea border to the north and east, from Whittier Boulevard to Crest Wood Lane on the south, and Puente Street to the west. It consists of 78 single-family residential detached homes in the Amber Hill Community, and four single-family communities with 97 detached homes, 199 detached homes, 137 detached homes, and 152 detached homes, respectively.

This tract group received an A as mobile homes, apartments, and single-family residences show very little signs of deterioration as well as signs of continued maintenance and upkeep.

Tract 15.03

Block Group 1 – This block group is bordered by Lambert Road to the north, Brea Boulevard to the west, Arovista Park to the south, and Puente Street to the west. This tract contains 97 single-family detached homes near downtown Brea, a 122 single-family detached homes neighborhood, and 361 single-family detached homes north of Arovista Park. This area received a B rating due to the two single-family neighborhoods showing signs of deterioration. They would benefit from façade improvements such as replacing wood trimmings and repainting the home.

Block Group 2 – This block group is bordered by Fir Street to the north, Brea Boulevard to the east, the Brea border to the south, and Arovista Park to the west. It consists of the 45 units in the Monterey Pines Apartments, 52 multi-family units, and 227 single-family detached homes. This neighborhood earned a B rating and could benefit from home repairs such as replacing wood trimmings and fences and refurbishing the paint of the house.

Block Group 3 – This block group is bordered by Imperial Highway to the north, Brea Boulevard to the west, Fir Street to the south, and Arovista park to the west. It consists of the Brea Senior Center, 57 units at the Imperial Park Apartments, 46 low-income apartments at the Walnut Village Apartments, 17 units in the Madrid Apartments, 35 units in the Stonewood Apartments, and 150 single-family detached homes and multi-family residential homes. The Stonewood and Madrid Apartments may benefit from re-roofing, replacing wood trimmings, and repainting. This earned this block group a B- rating.

Tract 15.04

Block Group 1 – This block group is bordered by the Brea Trail to the north, State Route 57 to the east, Imperial Highway to the south, and Randolph Avenue to Poplar Avenue to the west. It consists of the Civic Center Apartments with 30 units, the Birch Terrace Apartments with 48 units, Brea Place, and a single-family neighborhood with 228 detached homes. This block group received a B+ due to minor signs of deterioration such as needing fence and landscape repairs.

Block Group 2 – This block group is bordered by Imperial Highway to the north, State College Boulevard to the east, Elm Street to the south, and Brea Boulevard to the west. It consists of La Casa Apartments with 74 units, Maplewood Apartment Homes with 79 units, 340 single-family residential detached homes. The single-family neighborhood earned a B- due to general landscape concerns such as concrete cracks. Additionally, many homes need façade improvements and repairs.

Block Group 3 – This block group is bordered by the Brea Trail to the north, Poplar Avenue to the east, Birch Street to the south, and Brea Boulevard to the west. It consists of the Orange Villa Senior Apartments with 36 units, the Stone Valley Townhomes with 22 units, 33 single-family attached homes, 20 single-family detached homes, 87 mobile homes in Bandera Estates and approximately 116 multi-family residential homes. This block group received an A- due to minor signs of deterioration such as needing fencing replacements.

Block Group 4 – This block group is bordered by Birch Street to the north, Randolph Avenue to the east, Imperial Highway to the south, and Brea Boulevard to the west. It consists of the Poplar Village Apartments with 32 units, Laurel Apartments, Williams' Senior Apartments with 28 units, Vista Del Plaza Apartments with 40 units, 252 multi-family residential units, and 17 single-family detached homes. This block group earned a B+ due to a few houses needing façade improvements and renovations.

Tract 15.05

The portion of this tract which lies within Brea's boundaries is bordered by Imperial Highway to the north, Craig Regional Park on the east, residential neighborhoods in Fullerton to the south, and Brea Boulevard to the west. This tract contains the Town and Country Apartment Homes with 122 units, the Acacia Terrace Apartments with 18 units, 9 fourplexes, and 377 single-family residential detached homes. This area received a B+ due to minor rehabilitation needs such as repainting.

Tract 15.06

Block Group 1 – This block group is bordered by the Brea border on the north, Brea Boulevard to the east, Central Avenue to the south, and Site Drive to the west. It consists of the Tamarack Woods Apartment Homes with 143 units, the Summerwind Community with 57single-family residential detached homes, the Brea Woods Senior Apartments with 151 units, the Vintage Canyon Senior Apartments with 105 units, and 384 single-family residential detached homes. The neighborhood is mostly maintained and upkept but there are a few residences which could benefit from repairs. This earns it a B+.

Block Group 2 – This block group is bordered by the Brea border on the north, State Route 57 on the east, State College Boulevard to the South, and Brea Boulevard to the west. It consists of a Tonner Hills neighborhood with 39 single-family residential detached homes, the Woodside Development with 121 single-family residential detached homes, the Warmington Development with 254 single-family detached homes, and an additional 351 single-family residential detached homes. This area has very little signs of deterioration and received an A-.

Tract 15.07

Block Group 1 – This block group is bordered by Central Avenue to the north, the river to the east, Lambert Road to the south, Berry Street to the west. It consists of the Tamarack Pointe Villas with 48 units, the Raintree Apartment Homes with 544 units, the Heritage Plaza Apartments with 160 units, the Tamarack Gardens Apartments with 194 units, and Central Park Village with 452 units. This block group received an A due to continued maintenance by property owners.

Block Group 2 – This block group is bordered by Central Avenue to the north, Brea Boulevard to the east, Lambert Road to the south, and the river to the west. It consists of the Canyon Pines Apartments with 92 units, the Mauna Loa Apartments with 88 units, 56 attached townhomes, and 102 single-family residential detached homes. This tract received an A rating due to the continued maintenance conducted by property owners.

Block Group 3 – This block group is bordered by State College Boulevard to the north, State Route 57 to the east, the Brea Trails to the south, and Brea Boulevard to the west. It consists of the Brea Canyon Villas with 70 units, the Country Road Apartments with 345 units, and 273 single-family residential detached homes. This area received an A rating as it has very little to no signs of deterioration.

Tract 117.07

The portion of this tract which lies within Brea's boundaries is bordered by Imperial Highway to the north, Kraemer Boulevard to the east, residential neighborhoods in Yorba Linda to the south, and Gingerwood Circle to the west. This tract contains 108 single-family residential detached homes in the Artisan Walk community. These homes are in very good condition and received an A rating.

Tract 117.09

The portion of this tract which lies within Brea's boundaries is bordered by Imperial Highway to the north, Valencia Avenue to the east, Kraemer Boulevard to the west, and residential neighborhoods in Yorba Linda to the south. There is no housing in the Brea portion of this tract.

Tract 117.17

The portion of this tract which lies within Brea's boundaries is bordered by Valencia Avenue to the northwest, Imperial Highway to the northeast, and Golden Avenue to the south. This tract contains 158 single-family residential detached homes and received an A rating due to the quality maintenance of homes.

Tract 218.14

Block Group 1 – This block group is bordered by Lambert Road on the north, Kraemer Boulevard to the east, Birch Street to the south, and Associated Road to the west. It consists of the Country Hills neighborhood and the Country Hills Apartment Homes with 224 units.

Block Group 2 – This block group is bordered by Lambert Road on the north, Associated Road to the east, Birch Street to the south, and State Route 57 to the west. It consists of a single-family neighborhood with 234 detached homes, the Birchwood Village Apartment Homes with 484 units, and the Country Woods Apartment Homes with 200 units.

Block Group 3 – This block group is bordered by Lambert Road on the north, Valencia Avenue to the west, Birch Street to the south, and Kraemer Boulevard to the east. It consists of the Eagle Hills community with 316 single-family detached homes.

Block Group 4 – This block group is bordered by Birch Street to the north, Valencia Avenue to the west, Imperial Hwy to the south, and State Route 57 to the west. It consists of the Portarosa Community, the Birch Hills Apartment Homes with 115 units, a 175 single-family detached homes neighborhood west of Associated Road and a 323 single-family detached homes neighborhood east of Associated Road.

Overall, the communities in this tract received an A rating. Many of the communities are relatively new while more older neighborhoods have received proper maintenance and care for over the years.

Tract 218.15

Block Group 1 – This block group is bordered by State Route 57 on the west, the Brea border on the north and east, and Lambert Road/Carbon Canyon Road to the south. This block group includes the Pointe Apartments with 260 units, the Sommerset community with 123 attached single-family homes, the Walden Estates neighborhood with 53 detached single-family homes, the Olinda Ranch community with 662 single-family detached homes, the Bonterra Apartments with 92 units, and the Blackstone community with 649 single-family detached units.

Block Group 2 – This block group is surrounded by the Brea border on the north, east, and south as well as Telegraph Canyon Road to the west. This block group includes the Hollydale Mobilehome Estates with 134 mobile homes and Olinda Village with 147 single-family detached homes.

Block Group 3 – This block group is bordered by Lambert Road/Carbon Canyon Road to the north, Valencia Avenue to the west, Imperial Highway to the south, and Yorba Linda to the east. It contains the La Floresta community with 1,100 units and a single-family residential neighborhood with 77 detached homes.

Overall, this tract earned an A rating as many of the homes were a part of more recent developments in the area and do not show any signs of deteriorating so far.

Conclusion

The City's housing stock is overall in good condition and well maintained while continuously adding new developments. Homes in Brea that do show signs of deterioration only require minor efforts such as paint touch-ups and repairing/replacing exterior wood trimmings. Of Brea's entire housing stock, an estimated 20% of owner-occupied units and 30% of renter-occupied units are in need of some level of repair.

APPENDIX C:

AFFIRMATIVELY FURTHERING FAIR HOUSING

APPENDIX C - AFFIRMATIVELY FURTHERING FAIR HOUSING

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.[1] Under state law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on projected characteristics".[2] The AFFH analysis must contain the following:

Part 1: Outreach

Part 2: Assessment of Fair Housing

A. Key Data and Background Information
B. Fair Housing Enforcement and Outreach Capacity
C. Integration and segregation patterns and trends
D. Racially or ethnically concentrated areas of poverty
E. Disparities in access to opportunity
F. Disproportionate housing needs in the jurisdiction, including displacement risk

Part 3: Sites Inventory

Part 4: Identification of Contributing Factors

Part 5. Goals and Actions

While this appendix provides a focused analysis of fair housing issues in Brea, several other sections of the Housing Element address the issue and are included in this appendix by reference.

[1] California Department of Housing and Community Development, AB 686 Summary of Requirements in Housing Element Law, April 23, 2020
[2] Government Code Section 8899.50 (a)(1)

PART 1. OUTREACH

A. Housing Element Public Participation Program

Section 1, Introduction, of this Housing Element details the public participation that was undertaken as part of the Element preparation process. The City of Brea has made an effort to involve the public in the update of its Housing Element and has solicited input from the public throughout the year-long Housing Element process. The City provided ongoing notification to local housing service providers that represent lower income and special needs populations, such as The Kennedy Commission, People for Housing, and local religious leaders. The Introduction to the Housing Element provides a summary of the key written and verbal comments received during the Housing Element update process, and how they have been considered and addressed in the Element. The City implemented the following public outreach program.

Study Sessions

The City's Housing Element update process was initiated with the Brea Planning Commission "Housing Element 101" teleconference study session on September 22, 2020 which informed the Commission members and the Brea community of the proposed update of the Element. A joint study session was conducted with the Planning Commission and City Council on November 10, 2020, providing information on the current Housing Element programs and their effectiveness in addressing the housing needs of Brea; the community's existing and projected housing needs; and the proposed approach to solicit community participation in update of the Element. Another joint study session is scheduled for June 1, 2021 to present the draft Housing Element to the City's decision-makers and public.

Workshops

The Housing Element public participation program also included workshops with stakeholders and the community. On February 12, 2021, the City conducted a virtual workshop with community stakeholders to solicit public input on the Housing Element update. Fourteen members of the public participated in the workshop, representing Brea residents, City Commissioners, the business and faith-based community, school district, healthcare professionals, and housing advocates.

Additionally, a virtual community-wide workshop was conducted on March 23, 2021 for all residents and businesses in the City and provided an opportunity for public input and questions on the Housing Element update. There were 34 participants, including residents, housing advocates, and community leaders whom all shared their ideas and concepts to address Brea's most important housing needs and trends. Brea's Planning Commission was also present, and provided input following comments by the public. The following summarizes key comments received at the workshop.

- Focus on developing infill housing/ walkable communities while preserving Brea's hillsides and open space.

- Provide flexibility in allowing gentle density in single-family neighborhoods, such as allowing homes to be divided into duplexes.

- Young professionals are getting priced out of Brea. City needs starter housing options.

- Need workforce housing to improve the jobs/housing balance, reduce long commutes, and enhance sustainability.

- Large employers should be encouraged to offer housing assistance to enable employees to live near where they work.

- There is a need for smaller units for seniors to allow them to move out of underutilized single-family homes.

- City should look at repurposing idle office space and underutilized parking lots as potential site opportunities for housing.

Recordings of both workshops are available for viewing on the Brea Housing Element website. A summary of feedback received at each workshop is included in Appendix E.

Public Noticing

Notices for the study sessions and community workshop were posted on the City website and project webpage (ShapeBrea.net), and on the City's social media accounts. All of the community outreach activities are advertised through the City Manager's Report which is distributed to City staff and has nearly 600 subscribers and the Brea Line with over 1,200 subscribed. The City also sends updates through Facebook which has over 4,500 followers, Instagram which has over 6,500 followers, and Twitter which has over 8,500 followers. Direct invitation letters and emails were sent to local housing service providers and stakeholders that participated in the February stakeholder meeting. Announcements regarding the workshop were made at City Council and Planning Commission meetings.

The City received the State Department of Housing and Community Development's (HCD) written comments on the draft Housing Element on August 16, 2021. The City has drafted revisions to the Element in response to HCDs comments, identified in redline and strike-out. The City made the revised Element available to the public through direction notification of individuals previously providing written comments and other stakeholders and posting the Element on the City's website on September 13, 2021, providing the public an opportunity to comment prior to the City Council public hearing scheduled for September 21st.

Advertisement

Project announcements were also promoted in the following ways:

- Water Bill Inserts: the City advertised the launch of ShapeBrea and the Build Your Dream Home Challenge;
- Transit Shelter Ads: the City designed and printed ads at six transit shelters located throughout the City, including QR codes to the project website;
- Downtown Kiosks: the City designed and printed ads at two kiosks located at the Downtown area and posted QR codes to the project website; and
- BreaTV: Brea's live Government Access channel can be viewed on Spectrum TV channel 3, AT&T U-verse channel 99, and the City's website.

City Website

An interactive City website specifically for the Housing Element update was established to provide an overview of the Housing Element process, informational videos, FAQs, online comments to the City, and to announce future events (i.e., workshops, survey). The website is available in four languages: Chinese, English, Korean, and Spanish. Videos of public outreach meetings were available for viewing, and documents related to the Housing Element were linked to the website.

Visitors to the website were provided various ways to participate:

- Ideas – Post ideas to address Brea's housing needs to the collective message board
- Stories – Share your own personal housing story
- Survey – Complete a survey on what you see as Brea's most important housing needs
- Dream Home Challenge – Build, draw, or create the ideal home you would like to see in Brea

Housing Element Survey

An online Housing Element survey available in four languages (Chinese, English, Korean and Spanish) was available from January 19, 2021 to April 18, 2021. The survey provided for input on the community's housing priorities and strategies to address Brea's future housing growth needs. A total of 125 individuals responded to the survey. A summary of the key survey results are provided in the Housing Element Introduction section, with the complete results included in Appendix E.

PART 2. ASSESSMENT OF FAIR HOUSING

A. Key Data and Background Information

The Orange County Historical Society chronicles the County's development. Farming was the backbone of the area economy and the first town in the County was Anaheim, founded in 1857. Development in the first half of the 20th Century was fueled by transportation expansions, including railroads and highways. Agriculture continued to be the key economic engine of the County until the mid-1950s, when it was being replaced by tract housing. Tourism (including the opening of Disneyland), manufacturing and the service industry became the key economic sectors. Development in south Orange County started to grow in the 1960s with master planned communities. Today, Orange County has 34 incorporated cities and more than 3 million residents[3].

Nestled in the foothills on a plateau at the northern tip of Orange County, Brea was known as a place where tar seeped from the hills. The word "Brea" means tar in Spanish. In early history, Indians and pioneers used chunks of the oil-soaked earth for fuel and domestic purposes like heating their homes and waterproofing their roofs. In 1894, the Union Oil Company purchased 1,200 acres of land to be used for oil development. They struck it rich in 1898 when the first oil well, Olinda Oil Well #1, came in -thus creating an oil boom in the hills of Brea and Olinda. The official founding date for the town of Brea is January 19, 1911, when the old map of the town of Randolph was refiled under a new name. Brea's oil boom lasted until the 1940s. As oil production declined, the next three decades brought new housing developments and businesses to Brea. The 70s saw big changes with the opening of the Brea Mall. and the opening of the Orange (57) Freeway. Many companies have chosen to locate in Brea due to the City's strategic location in the center of Southern California.

Both the County AI and the Housing Needs Assessment in Section 2 of this Housing Element examine key demographic factors for Brea and the County as a whole, summarized below. Additional regional and local analysis is provided under Part 2 of this section.

- Between 2010 and 2020, the population in Brea grew by 16 percent, more than twice the six percent Countywide;
- Brea's senior population (65+ years) continues to grow and was 14 percent of the City's population in 2020, comparable to 15 percent Countywide. Brea's median age in 2020 was 38.1, almost the same as the County's 38.3 years;
- In 2020, Brea's population was similar to the County's in diversity. Approximately 44 percent of Brea's population was White (the County was 40%), 31% was Hispanic (the County was 34%), 20 percent was Asian/Pacific Islander (the County was 21

[3] The Orange County Historical Society, "A Brief History of Orange County, www.orangecountyhistory.org/wp/.

percent) and African Americans comprised two percent of both Brea's and the County's population.

- In 2020, Brea's population had more families with children (33%) compared to the County (30%).
- Between 2010 and 2020, Brea's housing stock grew more than twice as much as the County (14% versus 6%).
- Brea has a slightly higher percentage of owner-occupied units than Orange County, with a homeownership rate of 62 percent, compared to 57 percent.

Brea is comprised of thirteen Census Tracts, although several of these are only partially located in Brea. Figure C-1 shows the Tract boundaries.

Figure C-1: Brea Census Tract Boundaries

Imagery provided by ESRI and its licensors © 2021.
Source: 2014-2018 American Community Survey

B. Fair Housing Enforcement and Outreach Capacity

1. Orange County

Brea is one of thirteen cites that participate in the Orange County Urban County Program, along with the County's unincorporated areas. The Orange County Analysis of Impediments to Fair Housing Choice (County AI) was adopted in June 2020 and "is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA)."[4].

For the County AI, a variety of tools were used for the community participation process, including community meetings, focus groups and public hearings. The AI preparers also reached out to tenants, landlords, homeowners, fair housing organizations, civil rights and advocacy organizations, legal services providers, social services providers, housing developers, and industry groups to hear directly about fair housing issues affecting residents of Orange County. Evening community meetings were held in Mission Viejo, Westminster/Garden Grove, Santa Ana, and Fullerton. Additional outreach was conducted for members of protected classes, including the Latino and Vietnamese communities. All community meetings had translation services available if requested in Spanish and Vietnamese. In addition, all meetings were held in locations accessible to people with mobility issue.[5]

The County AI describes the departments and organizations that handle fair housing enforcement and outreach in Brea. The California Department of Fair Employment and Housing (DFEH) investigates complaints of employment and housing discrimination. The Fair Housing Council of Orange County (FHCOC) provides services throughout the Urban County, including Brea, to ensure equal access to housing. The Council's services include outreach and education, homebuyer education, mortgage default counseling, landlord-tenant mediation, and limited low-cost advocacy. The Fair Housing Council investigates claims of housing discrimination and assists with referrals to DFEH. Community Legal Aid SoCal is a legal service provider serving low-income people in Orange County and Southeast Los Angeles County.

The 2020 Orange County AI reports that the FHCOC received 363 allegations of housing discrimination between 2015 and 2019 within the Urban County (which includes Brea). Of those allegations, 179 cases were opened for further investigation and/or action. Also, FHCOC assisted 7,664 households in addressing 24,766 tenant/landlord issues, disputes and/or inquiries. The Urban County area has an approximate population of 545,000 and around 193,000 households. The number of fair housing cases and tenant/landlord issues addressed by FHCOC represents approximately 0.03 percent of the population and four percent of households in the Urban County area.

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[4] *Orange County Analysis of Impediments to Fair Housing Choice*, Prepared by the Orange County Jurisdictions and the Lawyers' Committee for Civil Rights Under Law, May 5, 2020.

[5] Ibid.

The FHCOC also conducted a variety of outreach activities in the Urban County between 2015 and 2019. Regionally, the organization conducted or participated in 467 education and/or outreach activities. The FHCOC also held training sessions, seminars and workshops for managers and owners of rental property.

2. Brea

The Constraints section of this Housing Element describes ways that the City works to address potential impediments to fair housing choice, including the Affordable Housing Ordinance. The City continues to contract with the FHCOC to implement the regional Fair Housing Plan (AI) and to offer fair housing services and tenant/landlord counseling to residents. At the FHCOC between 2014 and 2020, five cases were opened for housing discrimination in Brea. Two of these cases were based on mental disabilities, with reasonable accommodation being granted for both. Two cases were opened based on familial status, with the FHCOC closing one case due to no evidence being found and the client losing interest in the other case. The last case was based on a source of income issue. The client was able to stay in the unit and FHCOC closed the case.

In addition to housing discrimination cases, the FHCOC has also compiled data on landlord/tenant assistance provided in Brea. Between 2014 and 2020, the Fair Housing Council assisted 356 households in addressing a total of 1,053 issues. The most prevalent issues included rental agreements (21%), tenant notices (13%), repairs/substandard conditions (13%), other (7%) and security deposit (5%). Of these reported issues, 1.044 were resolved without referral to other agencies or organizations, one went to small claims court, one was referred to Legal Aid, one was referred to Code Enforcement and six were resolved in another manner. Similar to the Urban County, the percentage of people and households in Brea that had fair housing complaints and landlord tenant issue was low (0.01% of the population and 2% of households). However, it is important to see if certain households experience fair housing issues at a greater rate. The following table (Table C-1) provides a breakdown of households assisted by housing type, ethnicity, income levels, age group and female-headed households as well as the percentage of these groups as part of Brea's total households.

Table C-1: Landlord/Tenant Statistics in Brea 2014-2020

	Number of Households Assisted by FHCOC	% of Total Households Assisted	% of Total Brea Households
Housing Type			
Single Family*	116	32%	64%
Multi Family	200	57%	30%
Mobile Homes	11	3%	6%
Other (rented room, guest house, hotel)	29	9%	
Income Level			
Extremely Low	255	72%	10%
Very Low	30	8%	12%
Low	50	14%	18%
Age Group			
Under 65	294	83%	76%
65 and over	62	17%	24%
Race/Ethnicity**			
White	174	49%	57%
Hispanic	126	35%	23%
Black	24	7%	1%
Asian	14	4%	17%
Female-Headed HH	48	13%	14%

Source: Fair Housing Council of Orange County, March 2021, Dept. of Finance 2020 Population and Housing Estimates
Notes: *Single family includes homes, condominiums, duplexes and townhomes
**Household percentages for race/ethnicity are from the 2010 US Census

As can be seen from the table, households in multi-family units, extremely low income households and residents under 65 years of age appear to face housing issues at a greater rate than others in the City. Whites and Asians made up a smaller percentage of the landlord/tenant complaints compared to their proportion of Brea's total population. In contrast, Hispanics and African Americans made up higher percentages.

In addition to the FHCOC, a Public Records Act request was submitted to both the California Department of Fair Employment and Housing (DFEH) and the U.S. Department of Housing and Urban Development (HUD) to see if any fair housing cases from Brea had been submitted to their agencies between 2014 and 2020. For DFEH, two records were found, one in 2019 and

one in 2020. In the 2019 case, the basis for the complaint was disability, marital status, National origin, and religious creed including dress and grooming practices. The basis for the case in 2020 was ancestry, color and race. Both cases were closed due to no cause determinations.

HUD's records showed seven cases for Brea between the end of 2013 and 2020. The bases of the complaints and closure information were as follows:

- One case was on the basis of gender. This case was closed with conciliation and a successful settlement.
- Two cases were on the basis of race. One had a successful settlement/conciliation while the second was closed due to a no cause determination.
- Two cases were on the basis of disability. One had a successful settlement/conciliation while the second was closed due to a no cause determination.
- One case was based on national origin and was found to have no cause.
- The last case was based on race and disability. It was determined to have no cause.

Overall, the percentage of people and households in Brea that had fair housing complaints and landlord/tenant issues between 2014 and 2020 was low. The fair housing cases represented .01 percent of the City's population (this percentage increased to .03 percent with the DFEH and HUD cases are also taken into account). The tenant/landlord cases in Brea represented 2.2 percent of the City's households. In comparison, the cases and issues from 2015 and 2019 addressed by FHCOC represents approximately 0.03 percent of the population and four percent of households in the Urban County area.

Figure C-2 shows the HUD data for Fair Housing Enforcement and Outreach Inquiries between 2013 and 2021. The figure illustrates the number of inquiries per one thousand people. Brea falls within the lowest category at less than .25 inquires per one thousand people. This is similar to many of the North Orange County communities as well as some areas in south Orange County including Mission Viejo and Rancho Santa Margarita. The remaining areas of the County have less than .5 inquiries per one thousand residents.

Figure C-2: Fair Housing and Outreach Inquiries in Orange County

In terms of Housing Choice Vouchers (HCV) in Brea, the HCD AFFH data tool shows the percentages of HCVs in some of the Census Tracts (several of the tracts had no data available). As shown on Figure C-3, the highest percentage was in Census Tract 15.06, located in the western portion of the City. In this tract, 60 units (10.4%) of occupied housing units have an HCV. However, Per the Orange County Housing Authority's most recent reporting (Oct 2021), a total of 114 Brea households were receiving rental assistance, including 87 elderly households, 15 family households, and 12 disabled households. Looking at the totals provided by the HCD Data Viewer, these 114 units are primarily located in Tracts 15.03 (33 units), 15.04 (15 units), 15.06 (60 units) and Tract 15.07 (35 units).

The Orange County 2020 AI stated that 2,286 HCVs were used for units in the County. This makes up approximately one percent (1.04%) of the total housing units in the County. The AI also states that HCV households are the most evenly distributed across racial/ethnic groups. In terms of geographic distribution of HCVs, the AI found that "Overall, publicly supported housing in the County is far more likely to be concentrated in the northernmost part, nearer to Los Angeles, than in the southern part. Developments are concentrated along the main thoroughfare of Highway 5, and are particularly prevalent in Anaheim, Santa Ana, and Irvine. It should be noted that there is a particularly high concentration of Housing Choice Voucher use in the Garden Grove-Westminster area, which does not seem to have a particularly high concentration of hard units of publicly supported housing. These areas correspond with areas of high Hispanic and Asian American or Pacific Islander segregation and concentration"(page 234).

Figure C-3: Housing Choice Vouchers in Brea

C. Integration and Segregation

1. Race and Ethnicity

Table C-2 shows the racial and ethnic makeup of Brea from the 2010 Census. Figure C-4 shows the racial demographics by block group in Brea as well as Orange County and Figure C-5 shows the diversity index of Brea and Orange County. As shown, the more diverse areas of Brea are located west of the Orange Freeway with the exception of part of Census Tract 218.14. In describing the County-wide racial and ethnic make-up, the County AI states that, "In general, White residents tend to reside towards the outer edges of the county, while Hispanic and sometimes Asian residents are found more in the center of the county" (page 122). While Brea as a whole has a low dissimilarity index, it is important to look at the racial/ethnic makeup within the City to identify specific areas facing any integration or segregation issues. As shown in Table C-2, the percentages Black residents is fairly constant across all Census Tracts (<1%-3%). The Tract with the largest Asian/Pacific Islander populations (218.15) is a large tract that covers the north-eastern and eastern portions of Brea. The Tracts with the largest Hispanic population are located in the west and southwest areas of the City, including two Tracts (14.03 and 14.04) that are shared with the City of La Habra. The highest percentage of White residents are located in two Tracts (117.09 and 117.17) that are shared with the cities of Placentia and Yorba Linda. Between 2000 and 2020, the percentage of Hispanic or Latino residents in Brea has increased from 20 to 31 percent and the percentage of Asian residents has increased from 9 to 20 percent. These percentages are just slightly lower than the County overall, which has a Hispanic population of 34 percent and an Asian population of 21 percent.

Table C-2: Race/Ethnicity Trends by Census Tract - 2010

Census Tract	Race/Ethnicity			
	% White	% Black	% Asian/Pacific Islander	% Hispanic
14.03*	59%	<1%	8%	32%
14.04*	17%	1%	4%	77%
15.01	59%	<1%	19%	20%
15.03*	56%	2%	9%	33%
15.04*	41%	2%	16%	40%
15.05*	56%	2%	20%	21%
15.06	60%	1%	19%	19%
15.07	49%	3%	22%	26%
218.14	54%	2%	24%	19%
218.15	49%	2%	36%	13%
117.07*	53%	3%	27%	17%
117.09*	71%	2%	11%	16%
117.17*	67%	2%	10%	20%
Citywide	**57%**	**1%**	**17%**	**23%**

Source: HUD AFFH Mapping and Data Tool, April 2021, ACS 2010.
*These tracts cover large areas outside of the Brea city boundaries.

Figure C-4: Racial Demographics in Brea and Orange County

Figure C-5: Diversity Index in Brea and Orange County

Data for integration and segregation patterns is available through the Spatial Structures in the Social Sciences at Brown University. The Index of Dissimilarity (D) measures whether a particular group is distributed across census tracts in the same way as another group. A high value indicates that the two groups tend to live in different tracts. The index value ranges from 0 to 100. For instance, a value of 60 (or above) means that 60% (or more) of the members of one group would need to move to a different tract for the groups to be equally distributed. Values of 40 or 50 are usually considered a moderate level of segregation and values of 30 or below are considered low levels of segregation.

The following chart shows the dissimilarity index between different groups for Brea and the County during 2000 and 2010.

Using the thresholds above, generally Brea has a low dissimilarity index for all groups and is much lower than the County as a whole. However, the index did increase between 2000 and 2010 between the Black/Asian, White/Asian and White/Black populations. For the County, in 2010 the highest index values were located in the central part of the County including the cities of Orange, Santa Ana and Tustin. Of its neighboring cities, Brea's Index is most similar to Yorba Linda.

2. Persons with Disabilities

The Orange County AI discusses disability information for the county. According to the AI, "Communities with higher concentrations of persons with disabilities are somewhat more likely to be located in the more racially and ethnically diverse northern portion of the county than they are in the southern portion of the county". This is reflected in the fact that six of the eight cities that have higher concentrations of persons with disabilities are in northern Orange

County. Maps in the AI illustrate that greater concentrations of persons with disabilities are located in La Habra, Stanton, Garden Grove, Santa Ana and Orange. Brea, Yorba Linda, Placentia and Fullerton have fewer disabled residents.

As shown on Figure C-6, the AFFH Data Viewer tool shows that disabled residents comprise less than ten percent of the overall population in a majority of the Brea's census tracts. While a higher percentage of disabled residents (10-20%) are located in the northwestern portion of the City (Tracts 14.03, 15.01, 15.06), just one of these tracts has a disabled population over eleven percent (14.03 at 13.8% disabled population). The percentages of disabled residents in different Census Tracts appears to partially depend on the age of the residents, with all three of these tracts with at least 20 percent of their population aged 62 or older, compared to a Citywide average of 17 percent. It should also be noted that in Tract 15.01, mobile homes comprise almost 30 percent of the tract's 376 housing units, the majority of which are occupied by seniors. In addition, several large senior housing complexes are located in these three northern tracts, including Vintage Canyon (105 units), Brookdale Brea (110 units), and Silverado Brea (70 beds).

Brea is home to five mobile home parks totaling approximately 1,000 mobile home units. These parks are integrated throughout the community in five separate census tracts. Two of these census tracts with a mobile home park have higher proportions of disabled residents (Tracts 15.01 and 15.06 – see Figure C-6), one has a higher proportion of female-headed households (Tract 15.07 – see Figure C-10), and one has a higher proportion of low and moderate income households (Tract 15.04 – see Figure C-11). The City offer several programs to assist mobile home park residents, including: 1) 60 rent-restricted units affordable to very low, low and moderate income residents in the City-owned Rancho Brea Mobile Home Estates; 2) an active mobile home rehabilitation grant program for very low income residents which covers home repairs and accessibility improvements for residents with disabilities; and 3) a mobile home park preservation ordinance aimed at maintaining the existing parks as an important form of relatively affordable housing.

The State Department of Housing and Community Development (HCD) offers a Mobile Home Park Resident Ownership Program (MPROP) to assist resident organizations, nonprofit housing providers, or local public agencies to acquire and own mobile home parks. Should tenants of Brea's mobile home parks indicate interest in acquiring the park as a means of maintaining control over space rents, the City will provide information on available State MPROP funding, as well as any local funds available for leverage.

Figure C-6: Population with a Disability in Brea and Orange County

3. Familial Status

Family makeup, including married couples (with or without children), persons over the age of 18 living alone and female-headed households can provide insight into potential segregation issues in a community. The HCD AFFH Data Viewer maps these categories and are shown in the figures below. The figures also include Orange County for comparison.

- East of the 57 Freeway, a majority of Brea census tracts have 60 to 80 percent of its population in married households, with the remaining areas having a lower . percentage (40% to 60%). West of the freeway, Tracts 15.04, 15.07 and 14.04 (majority in the city of La Habra) have the lowest percentages in the City at 20 to 40 percent. This pattern is similar to what is shown on the County map, with a majority of the eastern and southern portions of the county are in the 60 to 80 percent range while the central portions near the major transportation corridors have lower percentages.
- A large portion of children in Brea are from married households although tracts located to the west of the 57 freeway have lower percentages (60% to 80%). Tract 14.04 (mostly located in the city of La Habra) has the lowest percentage in the City. Overall, the percentage of children from married households in the City is similar to the eastern and southern portions of the County as well as certain locations along the coast.
- A low percentage (<20%) of residents in Brea live alone. The County areas with higher percentages include Seal Beach (Leisure World community), Placentia, Costa Mesa, Newport Beach and Mission Viejo. The area south of Yorba Linda in Anaheim shows a high percentage but there are only four people over the age of 18 that live in that location.
- Three Census Tracts (14.04, 15.07 and 218.14) in Brea have between 20 and 40 percent of children living in female-headed households. The remaining tracts in the city have less than 20 percent of children in female-headed households. Similar to the other familial categories, the patterns are similar in the eastern and southern portions of Orange County while the higher percentages are located in the central part of the County along major transportation corridors.

Overall, tracts 14.04, 15.04, 15.07 have lower percentages of married households and children living in married households. In addition, tracts 14.04, 15.07 and 218.14 have higher percentages of female-headed households than the rest of the city. Families in these tracts may face more challenges than other households in Brea.

Figure C-7: Familial Status – Percent of Population 18 and Over Living with Spouse/Partner in Brea and Orange County

Figure C-8: Familial Status – Percent of Children in Married Couple Households in Brea and Orange County

City/Town Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

0 0.75 1.5 3 km

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Figure C-9: Familial Status – Percent of Population 18 and Over Living Alone in Brea and Orange County

City/Town Boundaries

(R) Percent of Population 18 Years and Over in Households Living Alone (ACS, 2015-2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- > 80%

City of West Covina, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

Figure C-10: Familial Status – Percent of Children in Female-Headed Households in Brea and Orange County

City of West Covina, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS
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CA HCD

4. Income Level

Another factor that can contribute to either integration or segregation is income level. Figure 3 in the Needs Assessment section illustrates the percent of Brea's population in poverty by Census Tract. The highest percentages of poverty are located in: Census Tract 14.04 on the far western edge of the City, bordering the City of La Habra, and Census Tract 15.03 located in the southwest corner of Brea (south of Lambert and west of Brea Boulevard). Per the HCD AFFH Data Viewer, higher poverty levels are located in the central portion of the County and pockets of 30 to 40 percent of residents in poverty are located in portions of Placentia, Anaheim, Santa Ana, Costa Mesa and Irvine. The student population at UC, Irvine has the highest percentage of poverty Countywide (over 40 percent).

The HCD AFFH Data Viewer also has a map showing the percentage of low to medium income populations by Census Tract. While these residents may not be below poverty line, they still face challenges such as housing overpayment. As illustrated on Figure C-11 below, a quarter to a half of residents in the western half of the City (west of Valencia Avenue) are low to moderate income. In Census Tracts 14.04 and 15.04, this percentage is even higher making up a half to three-quarters of the population. The lowest percentages of lower and moderate income households in the County are in the northeast, east and southern areas of the County.

In addition to implementation of the City's Affordable Housing Ordinance and providing affordable housing opportunities in High Resource census tracts, such as through Brea 265 in eastern Brea, the mobility counseling program offered through the Orange County Housing Authority can help to support lower income voucher holders seeking to move to higher opportunity areas.

Figure C-11: Percentage of Low and Moderate Income Households in Brea and Orange County

City/Town Boundaries

(A) Low to Moderate Income Population (HUD) - Tract

< 25%

25% - 50%

50% - 75%

75% - 100%

Esri, HERE
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

D. Racially or Ethnically Concentrated Areas

1. Racially/Ethnically Concentrated Areas of Poverty

The HUD database website (https://data.world/hud/recap) defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) threshold as an area that must have a non-white population of 50 percent or more. For the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as "census tracts with 40 percent or more of individuals living at or below the poverty line" (HUD RECAP dataset website). According to the HUD database, no Brea census tracts are R/ECAP areas. Additionally, none of the County AI maps indicate Brea as having R/ECAP tracts. The County AI identifies four R/ECAPs: two located in Santa Ana and two located in Irvine.

According to HUD's AFFH data, Census Tract 15.03 (located in the southwestern portion of the City, west of Lambert Road), has a much greater exposure to poverty than other areas of the City. While it measures at 37 on the low poverty index, the next closest tract is 15.06 with an index measurement of 66. Tract 15.03 has a mix of uses including multi and single-family residential, commercial and manufacturing. This Tract has a moderate TCAC level. The remaining areas of the City have lower exposure to poverty, with a TCAC levels ranging from 70 to 98.

2. Racially/Concentrated Areas of Affluence

According to the Housing and Community Development AFFH Guidance Memo, "segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices". Therefore, both sides of the continuum must be examined.[6] While HCD does not have a standard definition for RCAAs, looking at the percentage of the White population and median household income can provide a good indicator for areas of affluence.

Table C-3 looks at the median household incomes of White residents in Brea and the County as a whole. As can be seen, the percentage of White residents in Brea is higher than the County (57% vs 40%). While the overall median income in Brea is slightly higher than the County ($93,703 vs $85,398), the median income of Whites in Brea is within $1,000 of the overall population in the City; this is different than the disparity Countywide where Whites on average earn 30% more than the overall County median income. The 2014-2018 ACS shows in Brea that the median income of Asian residents is $118,815, White residents is $94,963, Black residents is $89,207 and Hispanic residents is $76,089. Based on this information, Brea is an Area of Affluence, with White and, in particular, Asian residents experiencing higher levels of income security than Hispanics and Blacks.

[6] California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements,* April 2021 Update.

In summary, Brea's population is wealthier and less racially diverse than the County as a whole. High housing costs limit persons with fewer resources from moving into the community, which can also translate into less racial diversity as housing choice is often more limited to persons of protected classes, including persons of color. Programs 4 through 15 in the Housing Element focus on the City's efforts to affirmatively reduce barriers to housing and expand housing opportunities for modest income households to live in the community.

Table C-3: White Median Household Income and Population

	Brea	Orange County
Median HH Income		
White Alone	$94,963	$97,369
All Households	$93,703	$85,398
% of White Population	57%	40%

Source: U.S. Census 2000; ACS 2014-2018

E. Disparities in Access to Opportunity

Since 2017, the California Fair Housing Task Force has provided research, evidence-based policy recommendations and other strategic recommendations to HCD and other state agencies to further fair housing goals. Part of this research involves opportunity mapping. Areas of opportunity are places that provide resources people need to thrive, including education, quality employment, transportation and low poverty.

The most recent opportunity maps (known as TCAC/HCD Opportunity Maps) were adopted in December of 2020. The following indicators were used by the Task Force to determine the opportunity level by census tract as well as an indicator score (0-100) for each category:

Economic

- *Poverty* – % of population with income above 200% of federal poverty line
- *Adult Education* – % of adults with a bachelor's degree or above
- *Employment* – % of adults ages 20-64 who are employed
- *Job Proximity* – # of jobs filled by workers with less than a BA within a given radius
- *Median Home Value* – value of owner-occupied units

Education

- *Math and Reading Proficiency* – %of 4th graders who meet math and literacy proficiency standards
- *High School Graduation Rates* – % of high school cohort that graduated on time
- *Student Poverty Rate* – % of students not receiving free or reduced-price lunch

Environmental

- *CalEnviroScreen 3.0 indicators* - such as Ozone, PM2.5, drinking water

Figure C-12 depicts the TCAC/HCD resource levels in Brea, followed by Table C-4 which provides a detailed breakdown by economic, education and environmental indicators.

Figure C-12: TCAC/HCD Opportunity Areas

Imagery provided by ESRI and its licensors © 2021.
Source: California Tax Credit Allocation Committe, 2020.

Table C-4: Brea Opportunity Resource Levels

Census Tract	Resource Level	Indicator Score		
		Economic	Education	Environmental
14.03*	Moderate	45	32	21
14.04*	Low	2	28	7
15.01	Moderate	43	51	10
15.03*	Moderate	58	54	22
15.04	Moderate	64	60	15
15.05*	High	82	67	28
15.06	Moderate	45	75	18
15.07	High	68	75	17
218.14	High	84	86	25
218.15	Highest	93	96	7
117.07*	High	88	81	23
117.09*	Highest	82	95	42
117.17*	Highest	75	97	24

Source: California TCAC Opportunity Mapping Homepage, Open Street Map and CARTO/Otherings & Belonging Institute December 2020.
*These Tracts cover large areas outside of Brea city boundaries.

Low and Moderate Resource Areas

Of the thirteen census tracts within the City, one is designated as having a "low" resource level on the TCAC map, while five have a "moderate" resource level. (please refer to Figure C-12 and Table C-4). The remaining tracts have either a "high" or "highest" resource designation. The 57 Freeway is a dividing line when looking at resource levels. The six tracts with the low or moderate designation are all located to the west of the freeway while the high and highest resource tracts are located to the east of the freeway. Table C-5 which follows takes a closer look at the six low and moderate resource tracts.

Table C-5: Low and Moderate Resource Census Tract Analysis

	Census Tract						Citywide
	14.03*	**14.04***	**15.01***	**15.03***	**15.04**	**15.06***	
TCAC Resource Level	Moderate	Low	Moderate	Moderate	Moderate	Moderate	Low to Highest
TCAC Economic Index	45	2	43	58	64	45	2-93
TCAC Education Index	32	28	51	54	60	75	28-97
TCAC Environmental Index	21	7	10	22	15	18	7-42
Race/Ethnicity White Black Asian/Pacific Islander Hispanic	59% <1% 8% 32%	17% 1% 4% 77%	59% <1% 19% 20%	56% 2% 9% 33%	41% 2% 16% 40%	60% 1% 19% 19%	57% 1% 17% 23%
Low Poverty Score	82	72	85	37	92	66	37-98
% of Population in Poverty	4.8-8.3%	8.4-16%	4.8-8.3%	8.4-16%	1.6-4.7%	4.8-8.3%	1.6%-16%
% of Population that is Disabled	13.80%	7.4%	10.8%	6.3%	9.0%	10.6%	7.8%
Total#/Type of Housing	1,029 units 100% SF	998 units 88% SF 12% MF	376 units 73% SF 27% Mobile Home	1,768 units 71% SF 29% MF	1,788 units 57% SF 36% MF	1,633 units 72% SF 28% MF	16,911 units 64% SF 30% MF

	Census Tract						Citywide
	14.03*	**14.04***	**15.01***	**15.03***	**15.04**	**15.06***	
Age of Housing Stock <30 yrs old > 30 yrs old	0% 100%	2% 98%	11% 89%	16% 84%	20% 80%	15% 85%	24% 76%
% Owner/% Renter HH	90%/10%	59%/41%	92%/8%	55%/45%	42%/58%	66%/34%	62%/38%
% of MF Units that use HCV	No Data	No Data	No Data	5%	1.6%	10%	No Data
% of Total Rental Units that are Affordable for ELI and VLI HH	0%	31%	29%	15.5%	18.6%	28.4%	
Overcrowding							
Owners	4%	6%	0%	1%	4%	2%	2%
Renters	6%	37%	0%	20%	2%	7%	7%
Severe	0%	18%	0%	14%	1%	1%	4%
Overpayment							
Owner (>30%)	43%	55%	42%	37%	36%	48%	36%
Renter (>30-50%)	27%	21%	7%	32%	17%	21%	26%
Severe (>50%)	13%	20%	22%	12%	19%	36%	20%
Land Uses	SF residential, Neighborhood Commercial	SF residential, Admin Professional, Industrial Uses	SF residential, MF residential, SP area, Public Facilities	Industrial, SP area, SF Residential, Commercial, Public Facilities, Parks/Recreation, Mixed Use	SF residential, MF residential, Commercial, Public Facilities, Mixed Use	SF residential, MF residential, Public Facilities, Commercial, SP area	

Source: HUD AFFH Mapping and Data Tool; California TCAC Opportunity Mapping, HCD AFFH Data Tool, Homepage, Open Street Map and CARTO/Otherings & Belonging Institute; City of Brea Zoning Map, ACS 2014-2018.,
Note: * These Tracts cover large areas outside of Brea city boundaries.

In addition to the information in Table C-5, a windshield survey was conducted in 2021 (refer to Appendix B). This survey looked at housing stock characteristics and ratings were given on the following scale: A = Good, no visible factors of deterioration evident; B = Fair, 1-2 factors of deterioration evident and C = Poor, 3-5 factors of deterioration evident.

Following is a description of the low and moderate resource tracts:

- *Tract 14.03* – This Tract has a Moderate resource score and is located in the northwestern corner of Brea. A portion of this Tract is located in the city of La Habra. The TCAC economic and education scores (45 and 32 respectively) are lower than other Moderate resource tracts. Children in this tract attend schools in the La Habra City School District. All of the housing is single family with a vast majority (90%) being owner occupied. Overall, the housing units in this tract are well maintained and the neighborhood received an A rating from the housing conditions survey.

- *Tract 14.04* – This Tract has a Low resource score and the lowest TCAC economic and education scores. The majority of this Tract falls within the neighboring city of La Habra, with the portion in Brea comprised of a small neighborhood of 94 single-family homes, with commercial and industrial uses south of the neighborhood. Students in this tract attend schools in the La Habra City School District. In terms of racial/ethnic composition, the Tract is over three-fourths Hispanic. While it has the highest number of rental units that are affordable for ELI and VLI households, renters face overpayment (21%) and severe overpayment (20%). Overcrowding is also an issue for this Tract and impacts 37 percent of renters in this area. The housing conditions survey rated the small Brea neighborhood in this tract a B due to minor factors of deferred maintenance such as chipping paint and worn-down fencing.

- *Tract 15.01* – This Tract is located in the northwestern portion of Brea and almost the entire tract is within the city boundaries. While the area does not have a high poverty exposure level, the economic and education scores are 43 and 51 respectively. The vast majority of households are owners; however, overpayment is an issue for homeowners (42% paying >30% on housing). Severe overpayment is also an issue for renters, although 29 percent of rental units are affordable for ELI and VLI households. It should be noted that several mobile home parks are located in this Tract. In the windshield survey, this tract received an A as mobile homes, apartments, and single-family residences show very little signs of deterioration and are generally well maintained.

- *Tract 15.03* – This Moderate resource tract is located in the southwest portion of Brea with part of the tract located in the city of Fullerton. This tract appears to have a greater exposure to poverty than other areas of Brea (Low Poverty Index is 37). A variety of uses are located here and single-family units make up approximately 70 percent of the residential uses. Overpayment is present for approximately 37 percent of owners, and 32 percent of renters. Overall, this Tract earned a B rating in the windshield survey due to some routine wear and tear (needing re-painting, fence repairs, etc).

- *Tract 15.04* – Located between Brea Boulevard and the Orange Freeway, this Moderate resource tract has a variety of residential, commercial and mixed use development. This area has one of the best low poverty scores in the City and also is one of the most diverse. While overcrowding is not a significant issue, overpayment does present a challenge, particularly for owners (36%). For this Tract, one block group received a B- in the housing conditions survey due to landscape concerns, and needed façade improvements and repairs. The other three block groups ranged from B+ to A- due to minor signs of deferred maintenance.

- *Tract 15.06* – West of the Orange Freeway and north of Lambert Road, this Moderate resource tract has the highest education index of any of the low and moderate resource tracts. However, economic opportunities are lower and there appears to be more exposure to poverty. While over 28 percent of rental units are affordable to ELI and VLI households, overpayment impacts almost half of homeowners and severe overpayment affects 36 percent of renters. The two block groups in this tract received B+ and A- ratings in the windshield survey.

1. Education

In terms of educational opportunities, the County AI describes disparities in access across Orange County (pg. 144).

- Across all tracts in Orange County, non-Hispanic Whites exhibit the highest exposure to educational opportunity (index score of about 59) and non-Hispanic Asians second-highest (53). Hispanics have the lowest access to these opportunities (31), with non-Hispanic Blacks in between (46).
- Several jurisdictions score highly (index values at or above 60) on educational opportunity across all racial categories. These cities include Aliso Viejo, Huntington Beach, Irvine, Laguna Niguel, La Palma, Mission Viejo, and Rancho Santa Margarita.
- Other jurisdictions obtain low scores on the index. San Juan Capistrano has low educational opportunity, scoring below 10 on the index for all races/ethnicities. San Clemente, Anaheim, and Santa Ana fare similarly poorly, although non-Hispanic Whites score higher (39) than other race/ethnic groups in that city. Buena Park, Costa Mesa, Garden Grove, Orange City, La Habra and Westminster are other cities that struggle with educational opportunity, all with scores in the 30s to 40s on the composite education index.
- Finally, a few cities have educational opportunity patterns that mirror those of Orange County overall. Non-Hispanic Whites in Fountain Valley have high exposure to educational opportunity (scores of about 60), whereas Hispanics in the city do not (30). In both Fullerton and Tustin, Non-Hispanic Whites and Asians have much higher access than do Blacks and Hispanics.

As shown on the Opportunity Resource Table above (please refer to Table C-4), the overall educational opportunity scores in Brea range from 51 to 97. All portions of Brea east of the

Orange Freeway and the generally the area between the freeway and Berry Street, north of Lambert Road have higher scores. The lowest scores are along the western edge of the City (Tracts 14.03 and 14.04) where the tracts are predominately located in the City of La Habra and also within the La Habra Unified School District.

The Southern California Association of Governments (SCAG) Local Profile of Brea shows that the K-12 public school enrollment in the City decreased by 2.5 percent between 2000 and 2018. With approximately 5,900 students enrolled in 2018, Brea's student population comprised just over one percent of the County's total[7].

The vast majority of Brea is served by the Brea Olinda Unified School District. The western part of the City west of Puente Street ((Tracts 14.03 and 14.04 and Block 1501.01) is part of the La Habra Unified School District. According to the California Department of Education's School Dashboard website (www.caschooldashboard.org), the District has approximately 6,000 students. The racial/ethnic make-up is: 36.6 percent Hispanic, 30.8 percent White, 24.1 Asian/Pacific Islander, 3.3 percent two or more races, 3.3 percent Filipino, 1.6% African American and 0.2 percent American Indian. A total of 31 percent of the District's students come from socioeconomically disadvantaged backgrounds, 9.6 percent are English learners and 11 percent are students with disabilities. Schools in the District exceed both the English Language Arts and Math State standard s and the graduation rate is 93.6 percent.

2. Economic

According to the County AI, there are significant disparities in access to economic opportunity in Orange County:

- Non-Hispanic White residents have the greatest access to economic opportunity. Asian and Pacific Islander residents (49), Native Americans (46), and Black residents (46) have lower index scores in the high to mid-40s. Hispanic residents (32) have the lowest access to economic opportunity of all racial and ethnic groups in Orange County.
- Among residents living below the poverty line, there are significant disparities between groups. White residents have the highest economic opportunity score (30) followed by Black residents (27) and Asian Americans and Pacific Islanders (23). Poor Native Americans and Hispanic residents have the lowest economic opportunity scores (19).
- Economic Opportunity Index scores are generally lower in North Orange County than in South Orange County.
- Areas in Orange County with the highest index scores tend to have large concentrations of non-Hispanic and Asian residents.

The Census Tract in Brea with the lowest economic opportunity score (score is 2) is Tract 14.04. This tract is only "Low" Opportunity Resource area in the City. The remaining areas of the City

[7] Southern California Association of Governments, 2019 Profile of the City of Brea.
Center for Demographic Research, CSUF, Orange County Projections, Prepared July 18, 2018

have scores that range from 45 to 93. The tracts with scores in the 50s and below are identified as "Moderate" Opportunity Resource areas as shown in Figure B-12 and Tables B-4 and B-5.

Two factors in measuring the Economic Opportunity Score are job proximity and labor market engagement. In Orange County, job proximity tents to be located along the main thoroughfares. A Local Profile report for Brea prepared by the Southern California Association of Governments (SCAG) listed the number of jobs in the City at 50,946 in 2017, a decrease of less than percent from 2007.[8] The report also stated that in 2018, the average travel time to work was 33 minutes. In terms of job proximity, the overall scores are high in Brea, with the areas along the Orange Freeway and Imperial Highway are in the 80s. This pattern mimics the economic activity along major corridors throughout the County. The lowest job proximity score is in the part of Tract 14.03 with a score of 51. In terms of labor market engagement, the HUD AFFH data tool shows Brea having labor market index scores in the 60s and higher with two exceptions: Tract 15.01 (score of 56) and Tract 14.04 (score of 23). Brea is similar to much of the east, south and coast locations of Orange County. Central cities in the County such as Santa Ana, Garden Grove and Westminster have much lower labor market engagement in general.

Supporting continued economic growth and health is important for Brea. Proposed reuse of a portion of the Brea Mall with mixed use development and a six-story Downtown Hotel are just a few examples of the economic development activity happening in the City.

3. Transportation

According to the County AI, low transportation cost index scores as well as transit index scores are generally higher in North Orange County than in South Orange County. Scores are generally higher in jurisdictions with greater levels of density. In Brea, the HUD AFFH transit trips scores are relatively high and range from 72 to 90. The proximity to the Orange Freeway and Imperial Highway provides access to many transit options. The Orange County Transportation Authority (OCTA) has several key routes intersecting at the Brea Mall and traveling to other areas of Orange County. In addition, two express routes travel from the Inland Empire to Irvine and Santa Ana. The OCTA website has an online trip planner to customize their routes.

4. Environmental

The County AI addresses environmental opportunities Countywide:

- Countywide, there are disparities across racial/ethnic groups in access to environmental opportunities, measured as lower exposure to and effects from pollution. Across all tracts in Orange County, non-Hispanic Whites exhibit the highest

[8] Southern California Association of Governments, 2019 Profile of the City of Brea.
Center for Demographic Research, CSUF, Orange County Projections, Prepared July 18, 2018.

access to environmentally healthy neighborhoods (index score of about 54). All other racial/ethnic groups obtain lower index scores in the 40s: Hispanics score lowest at 41, followed by non-Hispanic Blacks (45), non-Hispanic Asian/Pacific Islander (47), and non-Hispanic Native American (48).

- Several jurisdictions score especially highly on environmental opportunity across all racial categories. Laguna Niguel, Aliso Viejo, Mission Viejo, and Rancho Santa Margarita all have index scores in the 70s to 90s for all racial and ethnic groups. Fountain Valley and Huntington Beach also have higher access to environmental health, scoring in the 50s to low-70s on the index.

- Other cities are low-scoring across the board. Orange City, La Habra, and Fullerton are the least environmentally healthy, with index scores in the 20s. Anaheim, Buena Park, Irvine, Santa Ana, and Westminster also have low access to environmental opportunity, scoring in the 30s to 40s on the index.

As seen in Table C-4, the Environmental Index scores range from 7 to 42 in Brea for the TCAC Environmental Score. These scores are most likely due to the location of the Orange Freeway and Imperial Highway. Tract 14.04 has the lowest score and is described in the Disadvantaged Communities section below.

Disadvantaged Communities

Senate Bill 1000 (SB 1000) requires cities with identified disadvantaged communities (DACs) to include environmental justice goals and policies in the General Plan. Per SB 1000, the California EPA uses CalEnviroScreen, a mapping tool to identify disadvantaged communities throughout the state. CalEnviroScreen uses a variety of statewide indicators to characterize pollution burden (the average of exposures and environmental effects) and population characteristics (the average of sensitive populations and socioeconomic factors). The model scores each of the indicators using percentiles and combines the scores for individual indicators to determine an overall CalEnviroScreen score for a given census tract relative to others in the state. Census tract 14.04 in west Brea has a combined DAC score of 75% or higher, thus exceeding the minimum criterion for DAC designation (refer to Figure C-13). As previously discussed, the majority of this census tract falls within the adjacent city of La Habra. As mandated under SB 1000, the City of Brea is updating the Public Safety Element of the General Plan in conjunction with the Housing Element to include policies to address environmental justice through reducing health risks to DACs, promoting civil engagement, and prioritizing the needs of these communities.

Figure C-13: Disadvantaged Communities

Imagery provided by ESRI and its licensors © 2021.
Source: CaliforniaEnvironmental Protection Agency, 2018.

F. Disproportional Housing Needs and Displacement Risk

The Orange County AI describes disproportionate housing needs as the following: (pg. 174)

Across Orange County, many residents face high rates of housing problems, severe housing problems, and severe housing cost burden. The four HUD-designated housing problems include when a "1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded;11 and 4) household is cost burdened"12. Households are considered to have a housing problem if they experience at least one of the above. This analysis also considers what HUD designates as severe housing problems, which are a lack of kitchen or plumbing, more than one person per room, or cost burden greater than 50%.

Figure C-14 is from the County AI and shows housing problems in North Orange County. As can be seen, the areas of the County with the highest percentage of housing problems are in the central core and predominantly impact Hispanic residents. The sections below describe more detail regarding Brea.

Figure C-14: Housing Problems in North Orange County, Race (from the Orange County AI)

Source: Orange County Analysis of Impediments to Fair Housing Choice, 2020.

1. Housing Vacancy

As described in the Needs Assessment, the 2014-2018 residential vacancy rate in Brea is estimated at 0.9 percent for homeowners and 2.4 percent for renters, which is lower than that in the County (1% percent for homeowners and 4% for renters). These vacancy rates indicate a very competitive market in Brea for people looking to buy or rent housing.

2. Cost Burden/Housing Overpayment

Overpayment is an issue for Brea residents, particularly for low income households. The 2014-2018 American Community Survey identifies 36% of homeowners spend more than 30 percent of their income on housing (this is lower than the 40 percent Countywide). For renters, over a quarter (26%) spend between 30 percent and 50 percent on housing while an additional 20 percent spend more than 50 percent of their income.

Among lower income renter households, overpayment is most pronounced. Almost all (92%) renter households earning less than $20,000 in Brea face severe overpayment and a significant percentage of renters earning less than $75,000 face either overpayment or severe overpayment. As a household's income increases, the level of overpayment declines. The impact of housing overpayment on Brea's lower income households is significant, with the community's special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay.

Figure 6 in the Needs Assessment shows severe overpayment levels throughout Brea. The two tracts with the highest percentages (23.9% - 44.8%) are Tract 15.06 ; located north of Lambert Road and west of the Orange Freeway and the small portion of Tract 117.17 located in the southern portion of the city.

3. Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

Owner overcrowding in Brea is very minor, with one percent of owner households experiencing overcrowding and less than one percent facing severe overcrowding (Orange County has three percent overcrowding and one percent severe overcrowding). Brea's renters experience more overcrowding conditions, with overcrowding at 3 percent and severe renter overcrowding at 4 percent (The County has 10% overcrowding and 6% severe overcrowding).

4. Displacement Risk

The Urban Displacement Project identifies displacement risk throughout Orange County.[9] The areas most susceptible to displacement in north Orange County are portions of Buena Park, Fullerton, Anaheim and Garden Grove. The eastern, south and coastline communities in the County are primarily exclusive or at risk of becoming exclusive. Figure C-15 shows the displacement levels for Brea. Four tracts are identified as being stable/moderate mixed income: 15.01, 15.03, 15.04 and 117.07. Four tracts are listed as being at risk of becoming exclusive: 14.04, 15.06, 15.07 and 218.14. The remaining tracts are already considered exclusive, with housing available only to higher income households. As the rent survey in the Needs Assessment found, average rents for all apartments are beyond the reach of very low and low income households, while moderate income households are only able to afford studio apartments.

Brea carries out several anti-displacement programs including limits on rent increases and prohibiting evictions without just cause for tenants that have resided in their units for more than 12 months; providing relocation fees when state or federal funds are utilized; and offering existing households an opportunity to return to the new development. The City implements the requirements of Government Code Sec. 65583.2(g)(3), which requires that for any proposed development on a site that has had residential uses within the past five years that are or were subject to lower income affordability restrictions, or are or were occupied by lower income households, the City shall require the replacement of all affordable units at the same or lower income level as a condition of development on the site. Thus, the level of housing growth affordable to lower income households and the displacement programs will not exacerbate displacement in at-risk areas.

[9] Urban Displacement Project, https://www.urbandisplacement.org/los-angeles/los-angeles-gentrification-and-displacement, March 2021.

Figure C-15
Displacement Risk

MODIFIED TYPES	CRITERIA
LOW-INCOME/SUSCEPTIBLE TO DISPLACEMENT	• Low or mixed low-income tract in 2018
ONGOING DISPLACEMENT OF LOW-INCOME HOUSEHOLDS	• Low or mixed low-income tract in 2018 • Absolute loss of low-income households, 2000-2018
AT RISK OF GENTRIFICATION	• Low-income or mixed low-income tract in 2018 • Housing affordable to low or mixed low-income households in 2018 • Didn't gentrify 1990-2000 OR 2000-2018 • Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018 • Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap
EARLY/ONGOING GENTRIFICATION	• Low-income or mixed low-income tract in 2018 • Housing affordable to moderate or mixed moderate-income households in 2018 • Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2012-2018 • Gentrified in 1990-2000 or 2000-2018
ADVANCED GENTRIFICATION	• Moderate, mixed moderate, mixed high, or high-income tract in 2018 • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018 • Marginal change, increase, or rapid increase in housing costs • Gentrified in 1990-2000 or 2000-2018

STABLE MODERATE/MIXED INCOME	• Moderate, mixed moderate, mixed high, or high-income tract in 2018
AT RISK OF BECOMING EXCLUSIVE	• Moderate, mixed moderate, mixed high, or high-income tract in 2018 • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018 • Marginal change or increase in housing costs
BECOMING EXCLUSIVE	• Moderate, mixed moderate, mixed high, or high-income tract in 2018 • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018 • Rapid increase in housing costs • Absolute loss of low-income households, 2000-2018 • Declining low-income in-migration rate, 2012-2018 • Median income higher in 2018 than in 2000
STABLE/ADVANCED EXCLUSIVE	• High-income tract in 2000 and 2018 • Affordable to high or mixed high-income households in 2018 • Marginal change, increase, or rapid increase in housing costs

Source: Urban Displacement Project, UC Berkeley, http://www.urbandisplacement.org/

5. Substandard Housing

Given when Brea was developed as a city, the age of housing stock is a factor to be examined. Among owner-occupied units, 77 percent were built prior to 1989 and 73 percent renter-occupied units are over 30 years. Based on the windshield survey conducted in 2021, problems with property maintenance and housing deterioration have not been a significant issue thus far in Brea. It is estimated that 20% of Brea's owner-occupied housing and 30% of renter-occupied units need minor repairs. Nonetheless, given the community's aging housing stock, combined with a growing senior population who may face difficulties maintaining their homes, ongoing maintenance, combined with code enforcement and rehabilitation assistance, remains important.

The 2014-2018 American Community Survey estimates the number of housing units without kitchen facilities and/or complete plumbing, another indicator of the condition of the housing stock. Within Brea, the ACS identifies 209 occupied dwelling units as lacking complete kitchen facilities, representing .01 percent of the City's households. A total of 38 units were identified as lacking plumbing, which is 0.003 percent of households. These percentages are lower than the County, where substandard conditions affect 1.5 percent of the housing stock (1.2% lacking complete kitchen facilities and 0.3% lacking plumbing facilities).

The City will continue the Single-Family Rehabilitation Program and Rental Rehabilitation and Assistance Program to help assist with rehab and repair needs in Brea.

6. Homelessness

As described in the Needs Assessment, the latest Point-In-Time Homeless County and Survey in 2019 counted 2,765 individuals in the North Service Planning Area (North SPA). On the night of the count, 30 unsheltered individuals were located in Brea. Of these individuals, zero were part of a family, three were veterans, two were transitional aged youth and eight were seniors.

Brea is participating in the North SPA to develop a regional approach to address homelessness, including the development of two Navigation Centers in the region. These Navigation Centers will be located in Buena Park and Placentia and will provide several services to the homeless including shelter (Buena Park – 100 beds, Placentia – 100 beds), health resources, substance abuse services, job skills and the opportunity to reunite with family and friends. The goal of these Centers is to help homeless individuals become productive members of their communities while reducing the number of homeless in public areas. The Navigation Center in Buena Park will be operated by Mercy House. The Navigation Center in Placentia opened in March 2020 and is operated by People Assisting the Homeless (PATH). So far, Brea has contributed a total of $413,763 for the Navigation Centers:

- $60,668 committed obligation for construction costs;
- $250,000 additional towards construction costs approved by the City Council on October 15, 2019; and
- $103,095 from the Fall 2020 SB 2 Grant from the County of Orange.

The City's Community Services Department operates the Brea Family Resource Center (BFRC), a one-stop center where Brea residents facing any crisis can have their needs addressed in a single location. A certified veteran's services counselor now holds weekly office hours at the BFRC.

7. Local Knowledge

Neighborhood Development and Housing

Brea's development pattern can be traced back to its early history as an oil town. In 1894, the Union Oil company purchased 1,200 acres of land to be used for oil development, and the town incorporated in 1911 with a population of 752 consisting of oil workers and their families and supporting businesses. The road through Brea Canyon was oiled dirt, providing connection across the Los Angeles Basin and Pomona Valley. As oil production began declining in the 1940s, the 50s, 60s and 70s brought new housing developments and businesses around the central core. The70s saw significant changes with the opening of the Orange (57) freeway, which replaced the old Brea Canyon highway as the primary north/south connector, and the opening of the Brea Mall. Large industrial parks and retail areas thrived in Brea over the 70s and 80s as more companies took advantage of the City's strategic location near the intersection of four

Southern California counties. The areas to the east of the new Orange freeway were later to develop, and were largely dominated by single-family homes due to the hillside topography. As oil production winds down on a 265-acre area in eastern Brea, Aera Energy's Brea 265 plan will provide a mix of 1,100 new single- and multi-family residential units at a range of income levels.

Brea's incorporated City limits displays a balanced, complementary mix of residential neighborhoods of various housing types and densities, local and large-scale regional commercial businesses and centers, modern industrial park settings, schools, and public parks. These developed areas are generally located along the major corridors of Imperial Hwy., Brea Blvd. and Lambert Road, all running in east/west direction. This development pattern is largely the result of the preservation of the hillside open space areas that run along the northern border of the City.

Brea's mix of housing types include 64 percent single-family units, 30 percent multi-family units and 6 percent mobile home and other units. Approximately two-thirds of the housing was built between 1960 and 1990. Multi-family development is mostly located adjacent to and west of the Orange Freeway. Single-family development is located throughout the City with various lots sizes, including larger lots in the eastern portion of Brea adjacent to hillsides and open space.

Despite the majority of the housing stock being built after 1960, similar to many communities, evidence of racial covenants may still be present in Brea. While the Supreme Court ruling in 1948 banned the use of racial covenants on property deeds, this language can still exist for properties built prior to 1948 since there has not been a systematic way to remove the language. In 2020, the Orange County Clerk Recorder was going through the process of removing this language on property deeds.[16] In September of 2021, the Governor signed AB 1466 into law, which requires the County recorder of each County to establish a program to redact unlawful covenants.

The City's continued efforts for affordable housing include previous partnerships with Jamboree Housing as well as participation in the Orange County Council of Governments (OCCOG) Technical Assistance Committee. The City has an ongoing relationship with Jamboree Housing Corporation (JHC) in providing quality, affordable housing to the community. The City provided financial and regulatory support to JHC for development of Bonterra Apartments, providing 94 affordable rental units as part of the Blackstone planned community, and development of 115 affordable rental units in Birch Hills, including 41 units affordable to extremely low income households. The City is currently working with Jamboree to develop one of the Housing Element sites at Fir St and Brea Blvd with 32-42 affordable units, in conjunction with acquiring and rehabilitating the adjacent 47 unit Walnut Village and preserving as long term affordable housing.

16 www.nbclosangeles.com, September 22, 2020.

Brea's commitment to working with affordable housing developers helps to integrate the City's neighborhoods and further fair housing opportunities for its residents.

Past Redevelopment and Future Activities

Brea had an active Redevelopment Agency prior to the dissolution of Redevelopment in 2011. The Agency's 2009/10 – 2013/14 Implementation Plan projected nearly $24 million in tax increment to be generated during the period, and the RDA had numerous successful programs to help fund development of new affordable housing, acquire and rehabilitate blighted properties, and provide first-time homebuyer and housing rehabilitation assistance. While scaled back from previous levels, the City uses Housing Asset Funds combined with other local resources to continue in its support of affordable development, housing acquisition/ rehabilitation and rehabilitation assistance targeted in Low and Moderate Resource areas. Brea will also be updating its Affordable Housing Ordinance to expand income targeting to encompass lower income households in order to fill the gap formerly addressed through Redevelopment Funds.

Revitalization activities are continuing in prior Redevelopment Project Areas in the Downtown and along South Brea Boulevard through development and implementation of the Brea Core Plan, including providing expanded areas for higher density and mixed income housing. Low and Moderate Resource census tracts, more than half of which fall within former Project Area AB, are receiving significant investments in infrastructure (see discussion below).

These post-redevelopment activities serve to further fair housing through housing mobility, new housing opportunities and placed-based strategies.

Infrastructure and Accessibility Improvements

Many CIP projects in the Low and Moderate opportunity resource areas (refer to Figure C-12) have taken place or are in future plans, with $2,000,000 allocated for a variety of ADA improvements in these census tracts during 2021-2029. These place-based improvements will help to improve resources for residents in these areas and include:

- Tract 14.04
    - Puente Street Rehab Project (Puente Street borders Tract 15.03 as well)
- Tract 15.01
    - Installation of sidewalks and accessibility improvements along Berry Street
    - Water line improvements
    - Lambert Road and Puente Street intersection improvements (also in Tracts 14.04 and 15.03)
    - Seismic upgrades to Fire Station No. 1 and construction of accessible restrooms
- Tract 15.03
    - Parking lot, accessible restrooms and Skate Park improvements (including handicapped access ramp) at Arovista Park
    - Security upgrades to the Civic Center and Senior Center

    - Intersection improvements including curb ramp and crosswalk removal and replacement
    - Improvements on Walnut Way
    - Accessibility improvements to restrooms at Brea Creek Golf Course
- Tract 15.04
    - Brea Blvd street improvements – south of Imperial Highway, including curb ramp removal and replacement for accessibility
    - Water main replacement in South Brea neighborhood including curb ramp removal and replacement for accessibility
    - Parking lot rehab at Brea Community Center

The City recently constructed 11 accessibility ramps at various locations in Brea utilizing CDBG grant funds, and many water line and sewer line improvements are happening throughout the City. The ongoing maintenance and improvements through the City's CIP program helps to provide access to facilities and infrastructure updates, thereby furthering fair housing throughout Brea.

Land Use and Zoning Provisions

As mentioned in the Housing Element (please refer to the Constraints and Plan Sections), the City has undertaken, or is planning to undertake, new land use plans and Zoning Code amendments to update standards related to affordable housing. These include:

- Developing the Brea Core Specific Plan, including establishing an Overlay to focus higher densities in the downtown and modified standards to facilitate office-to-residential conversions.
- Adopting an ADU ordinance and initiating a marketing program for homeowners on the benefits of ADUs and the availability of funds to support development, thereby expanding housing opportunities in areas that have traditionally only had single-family ownership housing.
- Adopting an ordinance to process multi-family residential in Mixed Use zones without discretion. This will include clear and objective design and development standards to facilitate quality development that can be approved ministerially. For projects with 20 or more units, required inclusionary units would need to be provided on-site in order to qualify for the Administrative Approval Process.
- Updating and streamlining the City's multi-family parking standards to enhance development feasibility.
- Updating the Affordable Housing Ordinance to enhance its effectiveness in producing affordable units, including restructuring to include lower income inclusionary units.
- Adopting an ordinance to expand the housing supply in High Resource single-family zones by allowing for lot splits and duplexes under the parameters of SB 9.
- The City has contracted with a consultant to prepare an Affordable Housing Implementation Guide for staff and the development community regarding the entitlement and construction of affordable housing. The guide will include best practices and organizational updates for staff on managing the existing affordable inventory,

helping attract new construction, and preserving existing affordable units. The guide will assist developers by providing clear instructions on submittal requirements, including requirements and incentives available under Brea's Affordable Housing Ordinance.

- The City will also amend the Code to specify incentives for the development of housing for extremely low income households (30% AMI). Incentives will include: priority development processing, fee waivers/deferrals, and flexible development standards.

As described above, in addition to the Zoning Amendments to comply with state law, Brea is undertaking a variety of efforts to further fair housing and bring housing mobility and opportunities for the City's residents.

Input from 2020 Orange County Analysis of Impediments to Fair Housing Choice

- On a Countywide basis, the AI indicates the location of proficient schools and school assignment policies may be a significant contributing factor to fair housing issues in the County. Within Brea, the vast majority of households are served by the Brea-Olinda Unified School District with high school proficiency ratings ranging from 51 to 97 (refer to Table C-4). A small neighborhood west of Puente Street (portions of Tracts 14.03 and 14.04) are served by the La Habra Unified School District and have lower school proficiency scores (28 to 32). While the % non-white minority population in Tract 14.03 is similar to the City as a whole at 41%, the minority population in tract 14.04[17] is significantly higher at 83%.
- The AI indicates there are significant disparities in access to economic opportunities throughout Orange County, which measures both job proximity and labor market engagement. Within Brea, economic opportunity scores are generally high, with lower scores in the 40s evidenced in several tracts in the northwestern part of the city (tracts 14.03, 15.01 and 15.06), and a score of just 2 in tract 14.04. [18]
- Countywide, there are disparities across racial/ethnic groups in access to environmental opportunities, measured as lower exposure to and effects from pollution. As shown in Table C-4, Environmental Index scores range from 7 to 42 in Brea, most likely due to their proximity to the Orange Freeway and Imperial Highway. Tract 14.04[19] has the lowest score of 7, and is identified as a disadvantaged community (DAC). Brea's updated Public Safety Element includes policies to address environmental justice through reducing health risks to DACs, promoting civil engagement, and prioritizing the needs of these communities.
- The County AI identifies the lack of access to opportunity due to high housing costs as a potentially significant contributing factor to fair housing issues in the County. The analysis revealed, "coastal areas of Orange County [and] far eastern portions of the county have greater access to educational, economic, and environmental opportunity than do most areas in between, with the partial exception of Irvine. Additionally, environmental quality is higher in predominantly White southern Orange County than

[17] The majority of Tract 14.04 falls within the City of La Habra, with just 94 single-family homes within the Brea City limits.
[18] Ibid.
[19] Ibid.

in the more diverse areas to the north. In general, the disproportionately White coastal and hillside communities with better educational, economic, and environmental outcomes are also areas with high housing costs. Increasing housing affordability in these areas would make it easier for low-income households, disproportionately including Hispanic and Vietnamese households, to access the types of services and amenities that further social mobility."

Stakeholder Input on Local Housing Issues

Based on the extensive public outreach conducted for the Housing Element update, as confirmed by data in the Housing Needs Assessment, the primary fair housing issue in Brea is a lack of housing choice related to a shortage of affordable housing. The City conducted a community workshop with stakeholders to solicit input on housing needs and potential solutions, which included the participation of Brea residents, City Commissioners, the business and faith-based community, school district, healthcare professionals and housing advocates. The following key issues and strategies were identified by stakeholders (refer to Appendix C for a complete overview of the Stakeholder Workshop):

Issues

- Need for more housing supply affordable to very low and low income households
- Need for housing accessible to Brea's workforce and welcoming to young professionals
- Without more affordable housing the tradition of long time Brea residents growing up and staying here may be broken

Strategies

- Allow conversion of underutilized and/or obsolete office space to residential *(HE Program 9 – Brea Core Plan)*
- Update Brea's Affordable Housing Ordinance to increase the production of affordable units *(HE Program 5 – Affordable Housing Ordinance Update)*
- Allow affordable housing on publicly owned surplus properties and on land owned by religious institutions *(HE Program 11 – Publicly Owned Land for Affordable Housing; Methodist Church and Church of Evangelical Friends sites)*
- Provide reduced development fees in exchange for affordable units *(City allows for ELI units)*
- Encourage housing that is affordable by design, such as tiny homes and micro units
- Provide incentives for ADUs *(HE Program 10 – Accessory Dwelling Units)*
- Establish minimum multi-family and mixed use densities so properties zoned multi-family are developed as such *(HE Program 9 – Brea Core Plan)*

As shown, this stakeholder input was used to directly inform policies and programs included in Brea's Housing Element update. In order to address the City's primary fair housing issue of affordability, the Housing Element sets forth a comprehensive set of programs to encourage, facilitate and preserve affordable housing in the community.

PART 3. SITES INVENTORY

A. Proposed Sites

Figure C-16 shows the sites inventory for this RHNA cycle**.** As described in the Housing Resources section of this Housing Element, Brea's sites inventory consists of the following components:

- Residential projects in process
- Vacant single-family residential sites
- Focused development sites within mixed-use areas
- Accessory dwelling units

A brief description of each of the components is described below. Table C-6 (from the Housing Resources Chapter) compares Brea's RHNA for 2,365 new units with the City's aggregate residential sites inventory. Brea has provided more than adequate sites to fulfill its regional housing needs by income category.

Table C-6: Comparison of Regional Housing Growth Need and Residential Sites

Income Category	**Entitled Projects** (post 6/2021 occupancy)	**Minimum Density Guidelines**	**Vacant Single-Family**	**Mixed Use Focused Development Sites**	**Accessory Dwelling Units**	**Total Unit Potential**	**Total RHNA**
Very Low	25	≥30 units/acre	--	1,128	32	1,302	669
Low	62				55		393
Moderate	161	≥15 units/acre	--	356	38	555	403
Above Moderate	1,430	≤ 15 units/acre	19	2	3	1,454	900
Totals	1,678	--	19	1,486	128	3,311	2,365

Figure C-16: Brea Housing Opportunity Sites

Approved/Pending Projects

Several large residential projects in various stage of entitlement will contribute towards addressing Brea's housing needs. Of the 1,678 units anticipated, 25 will be for very low-income households, 62 for low-income households, and 161 for moderate income households.

Focused Development (Mixed-Use) Sites

A key tenet of Brea's General Plan is the establishment of mixed-use districts in the City's older, more centrally located districts. The three mixed use districts are predominantly residential in focus to help realize Brea's goals for workforce housing. A two-tiered approach has been utilized to assess those mixed-use parcels most suitable for development during the Housing Element eight-year planning period. First, City staff updated the current Housing Element inventory of mixed-use parcels that were either vacant or developed with an existing building greater than 30 years in age, and thereby more likely to be redeveloped. As a second refinement, the City identified "Focused Development Sites" from groupings of contiguous parcels that met specific criteria as identified in the Housing Resources section.

As shown in Table HE-45 of this Housing Element, three Focused Development Sites have been identified for rezoning to either MU-1 or MU-III. Sites 7 and 10 are being rezoned to accommodate a shortfall of sites necessary to meet Brea's lower income RHNA, and as such a rezone program has been included in the Housing Element to fulfill the requirements of Government Code section 65583.2(h), including:

- Allowance for multi-family uses by right for developments in which 20 percent or more of the units are affordable to lower income households
- Establish minimum 20 unit/acre densities on the two sites
- Allowance for 100 percent residential on the two MU-I sites, and require residential to occupy at least 50 percent of the floor area

Annexation Area

The City is in the process of annexing 265 acres of vacant land in northeastern Brea and is processing an application for development of a mix of 1,100 units of varying densities and affordability. Brea 265 will serve to integrate a broader range of housing types to the eastern areas of the City, providing mobility for households of all income levels.

Accessory Dwelling Units

Given Brea's growing track record in producing ADUs, combined with the incentive of ADU Design Guidelines to assist homeowners with the ADU design and installation process, as well as construction plans that could be pre-approved for building permit approval, the sites inventory projects a minimum of 16 new ADUs to be produced annually, or 128 over the 2021-2029 planning period. The projected affordability of these ADUs is based on SCAGs Regional Accessory Dwelling Unit Affordability Analysis (December 2020).

B. Analysis of Sites and AFFH Data

The following is a summary of comparing the proposed site locations with the data in this appendix. Overall, the site inventory helps to expand housing options for various income levels throughout the city and promotes a pattern of interspersed residential uses. In addition, the mixed use projects help to build on the City's economic development efforts.

Segregation and Integration –

- Site No. 4 (Brea 265) is a large scale project that will provide 1,100 new housing units in the eastern portion of Brea, an area that is identified as Highest Resource (refer to Figure C-12). This site is in the process of being annexed into the City and will have a variety of housing types including single and multi-family units. A portion of these units will be designated for very-low and low-income households.
- A majority of the Brea's sites are for higher density mixed use development and will include housing for a variety of income levels, fostering mobility of households throughout the City.

Racially or Ethnically Concentrated Areas of Affluence –

- As described earlier in this appendix, while the overall median income in Brea is slightly higher than the County ($93,703 versus $85,398), the median income of Whites is within $1,000 of the overall population in the City. The median income of Brea's Asian residents is $118,815, Black residents is $89,207 and Hispanic residents is $76,089. The sites inventory will provide opportunities for affordable housing for all of these racial and ethnic groups to help those residents who fall below the median income figures.
- The eastern portion of Brea is characterized by hillside topography and typically has larger parcels. These sites are well suited for potential accessory dwelling units and SB 9 lot splits and duplexes which can help to integrate lower cost housing options in the more affluent areas of the City.

Areas of Opportunity –

- The significant number of mixed-use sites will bring added economic opportunities to areas west of State Highway 57.
- The City's inclusionary housing program helps to provide housing opportunities for low and moderate income households in high resource areas, as well as introducing market rate investment in moderate resource areas such as along Brea Boulevard.
- The City will further encourage and facilitate production of affordable units through regulatory incentives, including a new program to allow by-right residential development in the mixed use zones in exchange for the provision of on-site affordable inclusionary units.

Disproportionate Housing Needs and Displacement Risk -

- A significant number of sites (16 out of 23) are located in Census Tracts 15.03 and 15.04, both shown as Moderate Resource tracts on the TCAC opportunity maps (See Figure C-3). These two tracts are also listed as stable/moderate mixed income on the Displacement Risk map (See Figure C-15). New development in these areas as provided for on Housing Element sites may place upward pressure on rents, resulting in potential displacement of lower income residents. Locating mixed income sites in these areas can help to protect vulnerable residents from being displaced under changing market pressures.
- Several of the tracts with proposed sites (15.03, 15.04, 15.05 and 15.07) have a quarter to a half of low to moderate households (See Figure C-11). The provision of mixed income housing sites in these neighborhoods can help to foster better economic integration.

Figure C-16 illustrates the location of Housing Element sites throughout the City. Table C-7 which follows further evaluates the geographic distribution of these sites by projected income category and socio-economic characteristics of each census tract. The sites are distributed throughout three geographical areas: northwest (Brea Core with highest densities), southwest (south Brea Blvd area), and east Brea (eastern hillside area), with Imperial Highway and the 57 Freeway serving as the boundary lines. As shown, sites identified to meet the lower income RHNA are distributed across moderate, high and highest resource neighborhoods, increasing the opportunity for mixed income communities and a variety of housing types to meet Brea's housing needs. Sites are located in census tracts ranging from 44 to 59 percent minority (non-White) population and 3.5 to 11.1 percent poverty. Brea's most important strategies to affirmatively further fair housing are to promote mobility by removing barriers and enhancing access to housing in areas of opportunity. The sites inventory accomplishes this goal by providing zoning for a variety of housing types throughout Brea, improving issues of segregation/integration, access to opportunity and disproportionate housing needs.

Table C-7: Brea Sites Inventory AFFH Analysis

Site #	Site Description/ Location	Census Tract	Total Capacity (Net Units)	Income Distribution of Potential Units: Lower Income	Moderate Income	Above Moderate Income	TCAC Resource Level	% of Minorities in Census Tract (non-White residents)	% of Census Tract Population in Poverty
Northwest Brea (north of Imperial Highway and west of 57 Freeway)									
1	Central Park Village	Tract 15.07	81	0	20	61	High	51%	10.5%
14	Brea Central Business Park	Tract 15.07	374	318	56	0	High	51%	10.5%
2	Mercury Village	Tract 15.03	114	11	103	0	Moderate	44%	11.1%
3	Brea Mall	Tract 15.04	383	0	38	345	Moderate	59%	5.8%
7	SWC Lambert Rd/Brea Blvd	Tract 15.03	67	57	10	0	Moderate	44%	11.1%
8	SWC Braken/Brea	Tract 15.03	24	20	4	0	Moderate	44%	11.1%
9	Brea Marketplace	Tract 15.04	528	449	79	0	Moderate	59%	5.8%
10	Brea Place Offices	Tract 15.04	157	133	24	0	Moderate	59%	5.8%
11	Tower Records Site	Tract 15.04	15	13	2	0	Moderate	59%	5.8%
12	Regal Edwards West	Tract 15.03	57	48	9	0	Moderate	44%	11.1%
13	SWC Cypress St/Brea Blvd	Tract 15.03	57	48	9	0	Moderate	44%	11.1%
Northwest Subtotal Units:			1,857	1,097	354	406			
Southwest Brea (south of Imperial Highway and west of 57 Freeway)									
15	NWC Date/Brea	Tract 15.03	17	0	0	17	Moderate	44%	11.1%
16	McCulloch's	Tract 15.03	32	32	0	0	Moderate	44%	11.1%
17	SEC Acacia/Brea	Tract 15.05	19	0	19	0	High	44%	3,5%
18	NEC Alder/Brea	Tract 15.05	67	6	61	0	High	44%	3.5%
19	NEC Elm/Brea	Tract 15.04	33	3	30	0	Moderate	59%	5.8%

Site #	Site Description/ Location	Census Tract	Total Capacity (Net Units)	Income Distribution of Potential Units			TCAC Resource Level	% of Minorities in Census Tract (non-White residents)	% of Census Tract Population in Poverty
				Lower Income	Moderate Income	Above Moderate Income			
20	NEC Date/Brea	Tract 15.04	18	0	18	0	Moderate	59%	5.8%
21	Pearcy Family Medicine	Tract 15.03	2	0	0	2	Moderate	44%	11.1%
22	S Brea Office Complex	Tract 15.03	16	0	16	0	Moderate	44%	11.1%
23	Madrona Vacant Lot	Tract 15.03	3	0	3	0	Moderate	44%	11.1%
Southwest Subtotal Units:			207	41	147	19			
East Brea (east of 57 Freeway)									
4	Brea 265	Tract 218.14 and 218.15	1,100	76	0	1,024	High/Highest	46%/51%	5.2%/3.9%
6	R-1 Vacant Land	Tract 218.14	19	0	0	19	High	46%	5.2%
East Subtotal Units:			1,119	76	0	1,043			

Source: HCD AFFH Data Tool, ACS 2014-2018

PART 4. IDENTIFICATION OF CONTRIBUTING FACTORS

Through the analysis in this appendix, several items have been identified as contributing factors to fair housing in Brea.

1. Fair Housing Outreach (Housing Mobility)

Per the landlord and tenant statistics in Part 1 above, households in multi-family units, extremely low income households and residents under 65 years of age appear to face housing issues at a greater rate than others in the City. Whites and Asians make up a smaller percentage of the landlord/tenant complaints (49% and 4%, respectively) compared to their proportion of Brea's total population (Whites comprise 57% of Brea's total population; Asians comprise 17%). In contrast, Hispanics and African Americans make up higher percentages (Hispanics represent 35% of the fair housing complaints and represent 23% of the City's population. African Americans comprise 7% of the complaints and represent 1% of Brea's population).

Contributing Factors:

- Certain racial/ethnic groups have a higher percentage of tenant/landlord complaints compared to their percentage of the City's population overall.
- Outreach needed in a variety of formats
- Additional resources to be made available to the public

2. Protected Groups in the western portion of Brea face opportunity and resource challenges (Place based strategies, Displacement, Housing mobility)

As shown on the TCAC Opportunity Resource Map and table, five Census Tracts in Brea are "moderate" (Tracts 14.03, 15.01, 15.03, 15.04 and 15.06) and Tract 14.04 a "low" resource tract. The remaining seven tracts have "High" or "Highest" opportunity resource designations. It should be noted that many of the tracts are shared across city boundaries, including 14.03, 14.04, 15.03, and 15.05. All of the low and moderate resource tracts are located west of the Orange Freeway. The analysis in this appendix also provided the following information:

- The Tracts with the largest Hispanic population are located in the west and southwest areas of the City, including two Tracts (14.03 and 14.04) that are shared with the City of La Habra. Hispanic residents have the lowest median income of any group in Brea ($76,089 versus $93,703 Citywide).
- While data about Housing Choice Voucher (HCV) distribution in Brea is currently unavailable, Census Tract 15.06, located in the western portion of the City, has 10.4% of occupied housing units with an HCV. Expanding the use

of vouchers can enable lower income households to remain in the community.

- In Census Tracts 14.04 and 15.04, low and moderate income households make up half to three-quarters of the population.
- The Urban Displacement Project identifies the following tracts in the western portion of Brea as being at risk of becoming exclusive: 14.04, 15.06, 15.07. In addition, Tracts 15.01, 15.03 and 15.04 are shown as being accessible to moderate mixed income.
- Nearly half of Brea's renter households and over one-third of owner households are spending greater than 30 percent of their incomes on housing costs. The impact of housing overpayment on Brea's lower income households is significant, with the community's special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay.

Contributing Factors

- Need for community revitalization strategies
- Need for public investments in specific neighborhoods, including services and amenities
- Cost of housing rehabilitation and repairs
- High levels of overpayment create displacement risk

3. Affordable housing throughout Brea to promote housing mobility (Housing mobility, New opportunities)

One of the most important strategies Brea can take to affirmatively further fair housing is to promote mobility by removing barriers and enhancing access to housing in areas of opportunity. The Housing Element seeks to accomplish this goal by providing sites for a variety of housing types and mix of incomes throughout the community. Expanded housing opportunities will be provided in High Resource single-family zones by allowing for ADUs, and for lot splits and duplexes under the parameters of SB 9. Eastern Brea, identified as Highest Resource, will have a mix of over 1,000 new single- and multi-family units as part of the Brea 265 annexation, a portion of which will be provided as deed-restricted affordable housing. In addition, the City's inclusionary housing ordinance integrates affordable units within market rate development. Many of these areas are also shown as being exclusive on the Urban Displacement Project Map.

Contributing Factors

- High levels of overpayment
- Availability of affordable housing in all areas of the City, including those where rents and sales prices have become exclusive (as shown on the Displacement Map).
- Community concern about housing densities

PART 5. GOALS AND ACTIONS

The biggest fair housing issues facing Brea are: fair housing outreach, opportunity and resource challenges in western Brea and risks of displacement, and affordable housing throughout the city to promote housing mobility. Table C-8 connects fair housing issues with the corresponding contributing factors and the meaningful actions Brea can take to address them.

Table C-8: Summary Matrix of Fair Housing Issues and Actions for Mitigation

Fair Housing Issue	Contributing Factors	Priority Level	Actions
A. Fair Housing Outreach *(Housing Mobility)*	1. Certain racial/ethnic groups have a higher percentage of tenant/landlord complaints compared to their percentage of the City's population overall. 2. Outreach needed in a variety of formats. 3. Additional resources to be made available to the public.	Medium	**City Action**: By the end of 2022, have additional fair housing information posted at the Family Resource and Senior Centers and on their digital platforms. Starting in 2023, hold an informational workshop at these locations once every two years. *Community Development Dept/ Community Services Dept* **City Action:** In 2023, conduct a fair housing information session for the City Council. Invite local nonprofits (including the Orange County Human Relations Commission, the Kennedy Commission, and People for Housing O.C.) to attend. *Community Development Dept* **City Action:** Publish Fair Housing information, including any community meetings in Brea Line (city newsletter) as well as non- traditional media, such as Instagram and Facebook, and conduct targeted outreach to tenants, mobile home park residents and other lower income populations. *Community Development Dept/ Public Information Officer* **Action Outcomes:** Increase the distribution of fair housing materials by at least 25 percent to increase awareness of fair housing options among residents, including special needs groups and low income residents. Seek to increase the number of Brea residents counseled through the Fair Housing Council of Orange County from an average of 70 to 75 annually.

B. Protected groups in the western portion of Brea (west of the Orange Freeway) face greater opportunity and resource challenges *(Place based strategies, Displacement, Housing Mobility)*	1. Need for community revitalization strategies 2. Need for public investments in specific neighborhoods, including services and amenities 3. Cost of housing rehabilitation and repairs 4. High levels of overpayment create displacement risk	High	**City Action:** Include information about rehabilitation resources in City newsletters and on the City website, including the availability of funds for accessibility improvements. Include translated information when feasible. Seek to assist 12-15 households annually. Starting in 2023, conduct targeted outreach in identified Low and Moderate Resource Census Tracts, utilizing the Housing Conditions Survey and Code Enforcement information to further target assistance. *Community Development Dept* **City Action:** Identify apartments in need of rehabilitation, and cooperate with non-profit providers to acquire and rehabilitate units and provide as long-term affordable housing. Seek to complete at least two projects, including the 47 unit Walnut Village in partnership with Jamboree Housing. *Community Development Dept* **City Action:** Continue to improve access to persons with disabilities through ADA improvements to streets, sidewalks and public facilities. Dedicate or seek funding, including annual CDBG allocations, to prioritize infrastructure and accessibility improvements in low and moderate resource opportunity areas. *Community Development Dept/Public Works* **City Action:** Starting in 2023, work with the FHCOC to contact landlords of affordable multifamily complexes every two years and provide fair housing information and assistance. This outreach will focus on promoting the Section 8 voucher program to landlords who have not previously participated in the program and should include multi-lingual materials. *Community Development Dept* **City Action:** Enforce anti-displacement programs including: limits on rent increases and prohibiting evictions without just cause for residents with min. 1 year residency; relocation assistance where public funds are utilized; and replacement requirements when affordable units are removed on Housing Element sites. *Community Development Dept*

			City Action: Assist mobile home park resident organizations interested in purchasing their parks to access funds through the state HCD Mobile Home Park Resident Ownership Program (MPROP). Provide available local funds for leverage and assist with the subdivision map waiver process consistent with the Subdivision Map Act. *Community Development Dept* **Action Outcomes:** Increased public and private investment in Low and Moderate Resource census tracts, including $2,000,000 allocated for a variety of ADA, park facilities, transportation, water and sewer line improvements in these census tracts during 2021-2029. Through landlord outreach in coordination with the FHCOC and housing mobility programs through the Orange County Housing Authority, the City's goal will be to increase Housing Choice Vouchers by 10%, from 114 to 125 vouchers, including a 10% increase in high resource neighborhoods. Implement the mobile home park preservation ordinance to maintain Brea's five mobile home parks as an important form of lower cost housing.
C. Affordable Housing throughout Brea to promote housing mobility (Housing Mobility, New Opportunities)	1. High levels of overpayment 2. Availability of affordable housing in all areas of the City, including those where rents and sale prices have become exclusive 3. Community concern about housing densities	High	**City Action:** In 2022, adopt the Housing Element and associated rezoning to provide geographically dispersed sites for over 1,100 lower income units, fostering a more inclusive community. *Community Development Dept* **City Action:** Provide significant new housing opportunities in Highest Resource eastern Brea through development of a diverse mix of 1,100 new units in the Brea 265 project, including an estimated 76 deed restricted affordable units as required through the City's inclusionary ordinance. Pursue the introduction of workforce housing on Amazon's 31-acre warehouse site in eastern Brea. *Community Development Dept* **City Action:** Update Brea's Affordable Housing Ordinance in 2022 to integrate low as well as moderate income units in market rate projects throughout the community. *Community Development Dept*

			City Action: Coordinate with the Orange County Housing Authority (OCHA) in 2023 about utilizing the mobility counseling program. This OCHA program informs Housing Choice Voucher holders about their residential options in higher opportunity areas and provides holistic supports to voucher holders seeking to move to higher opportunity areas. *Community Development Dept* **City Action**: Initiate a marketing program for homeowners on the benefits of ADUs and the availability of funds to support development (2022) through the City's Newsletter and posting of the ADU application checklist on the City website, thereby expanding housing opportunities in areas that have traditionally only had single-family ownership housing. Promote and support the development of Accessory Dwelling Units (ADUs), and seek to issue permits for 16 units annually throughout Brea. *Community Development Dept* **City Action:** Adopt an Ordinance by 2022 to expand the housing supply in High Resource single-family zones by allowing for lot splits and duplexes under the parameters of SB 9. In coordination with research being conducted at the State level, pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 (2023, 2025). *Community Development Dept* **City Action:** Require affordable developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare an affirmative marketing plan. The affirmative marketing plan shall ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status. *Community Development Dept/City Attorney's Office*

			Action Outcomes: An increased variety of housing options available to Brea residents throughout the city, including areas that have traditionally only had single-family ownership housing. Provide adequate sites for over 1,300 lower income households, over 500 moderate income households, and over 1,600 above moderate income households, exceeding the City's RHNA requirements. Seek to achieve at least two affordable housing projects during the planning period, in addition to an aspirational goal of 10% of new units (est. 120 units) produced in high resource areas as affordable to very low, low or moderate income households.

Based on this assessment and the contributing factors to fair housing, the City has identified housing mobility strategies, providing new affordable housing opportunities, anti-displacement and place-based strategies as priorities to further fair housing. These actions identified in Table C-8 have been included to affirmatively further fair housing and to address disparities in access to affordable rental and ownership opportunities and disparities in access to suitable housing.

APPENDIX D:

RESIDENTIAL SITES INVENTORY

TABLE D-1: Brea Residential Development Projects and Density Trends

Project	Zoning	Acreage	# Units	Built Density	Allowable Density	Prior Use	Affordability
Brea Place	MU-I	12.8	653	50 du/ac	50 du/ac	Excess parking for offices	N/A
Brea Plaza	MU-I	2.2 ac	155	70 du/ac[1]	50 du/ac	Surface parking for shopping center	19 Low Income
Birch St Lofts	MU-I	1.49	62	41 du/ac	50 du/ac	Vacant land	16 Low, 17 Mod Income
Average MU-I Density: 58 du/acre							
Olen Point	MU-II	6.5	260	40 du/acre	40 du/ac	Two-level parking structure	N/A
Central Park Village	MU-II	14.4 ac	452	31 du/ac	40 du/ac	Brea Community Hospital	41 Mod Income
Average MU-II Density: 36 du/acre							
S. Brea Lofts	MU-III	2.8 ac	47	17 du/ac	18 du/ac	Strip commercial center	10 Mod Income
S. Walnut Bungalows	MU-III	0.5 ac	9	18 du/ac	18 du/ac	Single-family units	9 Very Low Income
Downtown Collection	MU-III	1.7 ac	30	18 du/ac	18 du/ac	Commercial and home offices	3 Mod Income
Average MU-III Density: 18 du/acre							
Mercury Village	PC	1.01 ac	114	113 du/ac	Per Master Plan	Vacant land	11 Low, 103 Mod Income
Bonterra Apts	Specific Plan	4.3 ac	94	22 du/ac	Per Specific Plan	Vacant land	10 Ext Low, 55 Very Low, 28 Low, 1 Market
Birch Hills Apts	R-3	5.8 ac	115	20 du/ac	24.89 du/ac	Vacant land	12 Ext Low, 102 Very Low, 1 Market
Stone Valley Townhomes	R-3	1.0 ac	22	22 du/ac	24.89 du/ac	Miranda Stone yard	22 Mod income
Summerwind	R-2	5.19	57	11 du/ac	12 du/ac	Oil tank storage facility	6 Mod income

[1] Residential portion of shopping center site.

MU-I FOCUSED DEVELOPMENT SITES

APN	ADDRESS	ZONING	GENERAL PLAN DESIGNATION	ALLOWABLE DENSITY	SQUARE FEET	ACRES	REALISTIC DENSITY	REALISTIC UNIT CAPACITY	EXISTING USE	EXISTING UNITS	SQUARE FOOTAGE OF EXISTING BUILDINGS	YEAR BUILT	IMPROVEMENT/ LAND VALUE RATIO	NUMBER OF GROCERY STORES WITHIN 1-MILE DRIVE	NUMBER OF HEALTHCARE FACILITIES WITHIN 1-MILE DRIVE	QUANTITY OF OPEN SPACE WITHIN 1-MILE DRIVE	BREA CORE PLAN	INCLUDED IN PREVIOUS HOUSING ELEMENT	NOTES
Focused Development Site 1 SWC Lambert Rd/Brea Blvd																			
296-301-01	100 W Lambert Rd	Mixed-Use I	Mixed-Use I	12.1 - 50.0 du/ac	28500	0.65	40.0	26	Car Wash and Tire Shop	0	1499	1974	0.42	2	53	25	No	YES	
296-301-02	323 N Brea Blvd	Mixed-Use I	Mixed-Use I	12.1 - 50.0 du/ac	19044	0.44	40.0	17	Vacant Land	0	0	1928	0.01	2	53	25	No	YES	Owned by City of Brea
296-301-03		Mixed-Use I	Mixed-Use I	12.1 - 50.0 du/ac	12750	0.29	40.0	12	Parking Lot	0	3418	1942	0.24	2	53	25	No	YES	
296-301-04	307 N Brea Blvd	Mixed-Use I	Mixed-Use I	12.1 - 50.0 du/ac	9477	0.22	40.0	9	Two-Story Dental Office	0	3448	1919	0.49	2	53	25	No	YES	
296-301-05	301 N Brea Blvd	Mixed-Use I	Mixed-Use I	12.1 - 50.0 du/ac	3393	0.08	40.0	3	Cabo Grill Restaurant	0	2,867	1942		2	53	25	No	YES	Property currently for sale
Total								67											
Focused Development Site 2 SWC Bracken St/Brea Blvd																			
296-332-16	227 N Brea Blvd	Mixed-Use I	Mixed-Use I	12.1 - 50.0 du/ac	21086	0.48	40.0	19	Tire Shop	0	5450	1919	0.58	2	53	25	No	YES	
296-332-17	112 Bracken St	Mixed-Use I	Mixed-Use I	12.1 - 50.0 du/ac	4830	0.11	40.0	4	Vacant Land	0	N/A	N/A	0	2	53	25	No	YES	
Total								24											
Focused Development Site 3 Brea Marketplace																			
319-233-03	955 E Birch St	Mixed-Use I	Mixed-Use I	12.1 - 50.0 du/ac		7.68	40.0	307	Jersey Mikes, Great Clips, Nutrishop Brea, 24 Hour Fitness	0	N/A	N/A	1.12	3	24	21	YES	YES	City has engaged in discussion with Property Owner
319-233-04	705 E Birch St	Mixed-Use I	Mixed-Use I	12.1 - 50.0 du/ac		1.97	40.0	79	Big 5 Sporting Goods, America's Best Contacts & Eyeglasses	0	N/A	N/A	2.09	3	24	21	YES	YES	City has engaged in discussion with Property Owner
319-104-12	775 E Birch St	Mixed-Use I	Mixed-Use I	12.1 - 50.0 du/ac		0.66	40.0	26	Rubio's Coastal Grill, California Bank & Trust	0	N/A	N/A	0.9	3	24	21	YES	YES	City has engaged in discussion with Property Owner
319-104-13	815 E Birch St	Mixed-Use I	Mixed-Use I	12.1 - 50.0 du/ac		0.86	40.0	34	Fidelity Investments	0	N/A	N/A	0.51	3	24	21	YES	YES	City has engaged in discussion with Property Owner
319-104-02	935 E Birch St	Mixed-Use I	Mixed-Use I	12.1 - 50.0 du/ac		0.67	40.0	27	Stonefire Grill	0	N/A	N/A	0.81	3	24	21	YES	YES	City has engaged in discussion with Property Owner
319-104-04	985 E Birch St	Mixed-Use I	Mixed-Use I	12.1 - 50.0 du/ac		1.37	40.0	55	Men's Wearhouse, Firewings Restaurant	0	N/A	N/A	0.67	3	24	21	YES	YES	City has engaged in discussion with Property Owner
Total						13.21		528											
Focused Development Site 4 Brea Place Office Buildings																			
319-331-17	145 S State College Blvd	Mixed-Use I	Mixed-Use I	12.1 - 50.0 du/ac		2.4	36.7	88	Cool Sys Office Building	0	N/A	N/A	12.86	2	34	21	YES	No	Proximity to Hines/Avalon/ Brea Place & underutilized office space
319-331-18	135 S State College Blvd	Mixed-Use I	Mixed-Use I	12.1 - 50.0 du/ac		2.1	32.9	69	Sully-Miller Contracting Co. Office Building	0	N/A	27394.76	10.11	2	34	21	YES	No	Proximity to Hines/Avalon/ Brea Place & underutilized office space
Total						4.5		157											
Focused Development Site 5 Tower Records																			
319-291-36	220 S Brea Blvd	Mixed-Use I	Mixed-Use I	12.1 - 50.0 du/ac		0.373	40.0	15	Previously Tower Records	0	N/A	14597.35	1.08	3	61	31	Yes	No	Vacant for over a decade
Focused Development Site 6 Regal Edwards Brea West																			

296-362-25	245 W Birch St	Mixed-Use I	Mixed-Use I	12.1 - 50.0 du/ac		1.22	40.0	49	Vacant Movie Theatre	0	N/A	44993.24	4.42	2	53	25	Yes	No	Movie Theater has no plans of reopening
296-362-27	215 W Birch St	Mixed-Use I	Mixed-Use I	12.1 - 50.0 du/ac	4500	0.10	40.0	4	Bruxies, 48 Bistro Brea, Elbows Mac n Cheese	0	N/A	N/A	1.46	2	53	25	Yes	No	Attached/ Connected to movie theater
296-362-26	275 W Birch St	Mixed-Use I	Mixed-Use I	12.1 - 50.0 du/ac	4500	0.10	40.0	4	Crepes de Paris, Flame Broiler, Previously Fresca's	0	N/A	4057.29	1.45	2	53	25	Yes	No	Attached/ Connected to movie theater
Total						1.42		57											
Focused Development Site 7 SWC Cypress St/Brea Blvd																			
296-333-09	275 N Brea Blvd	C-G (rezone to MU-I)	General Commercial (redesignate MU-I)	12.1 - 50.0 du/ac	N/A	0.978	40.0	39	Pacific Western Bank	0	9506.95	N/A	1.77	2	53	25	No	No	Architecturally Consistent. Surrounding Uses are MU-I
296-333-10	239 N Brea Blvd	C-G (rezone to MU-I)	General Commercial (redesignate MU-I)	12.1 - 50.0 du/ac	N/A	0.447	40.0	18	Vacant Building	0	6624.84	1945	1.05	2	53	25	No	No	Vacant Building. Surrounding Uses are MU-I
Total						1.43		57											

MU-II FOCUSED DEVELOPMENT SITES

APN	ADDRESS	ZONING	GENERAL PLAN DESIGNATION	ALLOWABLE DENSITY	SQUARE FEET	ACRES	REALISTIC DENSITY	REALISTIC UNIT CAPACITY	EXISTING USE	EXISTING UNITS	SQUARE FOOTAGE OF EXISTING BUILDINGS	YEAR BUILT	IMPROVEMENT/LAND VALUE RATIO	INCLUDED IN PREVIOUS HOUSING ELEMENT	NUMBER OF GROCERY STORES WITHIN A 1-MILE DRIVE	NUMBER OF HEALTHCARE FACILITIES WITHIN A 1-MILE DRIVE	QUANTITY OF OPEN SPACE WITHIN A 1-MILE DRIVE	BREA CORE PLAN	NOTES
Focused Development Site 8 Brea Central Business Park																			
296-241-07	690 Berry Way, 570, 580, 590 W Central Ave	Mixed-Use II	Mixed-Use II	6.1 - 40 du/ac	248771	5.71	32	183	Brea Central Business Park	N/A	79025	1985	1.33	No	2	69	23	No	3 vacant tenant spaces for rent
296-241-08	684 Berry Way, 500, 510, 520, 530 W Central Ave	Mixed-Use II	Mixed-Use II	6.1 - 40 du/ac	261011	5.99	32	192	Brea Central Business Park	N/A	81022	1985	1.24	No	2	69	23	No	1 vacant tenant space for rent
Total						12	32	374											

MU-III FOCUSED DEVELOPMENT SITES

APN		ZONING	GENERAL PLAN DESIGNATION	ALLOWABLE DENSITY	SQUARE FEET	ACRES	REALISTIC DENSITY	REALISTIC UNIT CAPACITY	EXISTING USE	EXISTING UNITS	SQUARE FOOTAGE OF EXISTING BUILDINGS	YEAR BUILT	IMPROVEMENT /LAND VALUE RATIO	NUMBER OF GROCERY STORES WITHIN 1-MILE DRIVE	NUMBER OF HEALTHCARE FACILITIES WITHIN A 1-MILE DRIVE	QUANTITIFY OF OPEN SPACE WITHIN A 1-MILE DRIVE	BREA CORE PLAN	INCLUDED IN PREVIOUS HOUSING ELEMENT	NOTES
Focused Development Site 9 NWC Date St/Brea Blvd																			
284-232-18	331 S Brea Blvd	Mixed-Use III	Mixed-Use III	6.1 - 18 du/ac	14000	0.32	18	6	Jax Auto Car Sales and Repair	0	3541.77	1976	1.63	2	54	21	Yes	No	
284-232-17	333 S Brea Blvd	Mixed-Use III	Mixed-Use III	6.1 - 18 du/ac	7000	0.16	18	3	Bedroom and Window Creations	0	3372.15	1961	0.41	2	54	21	Yes	No	
284-232-16	337 S Brea Blvd	Mixed-Use III	Mixed-Use III	6.1 - 18 du/ac	7000	0.16	18	3	Strait Up Barbershop	0	1824.29	1959	0.42	2	54	21	Yes	No	
284-232-15	341 S Brea Blvd	Mixed-Use III	Mixed-Use III	6.1 - 18 du/ac	6700	0.15	18	3	Brea Florist	0	2443.76	1935	0.26	2	54	21	Yes	No	
284-232-14	109 W Date St	Mixed-Use III	Mixed-Use III	6.1 - 18 du/ac	3000	0.07	18	1	Eckart Plumbing	0	937.68	1952	1.93	2	54	21	Yes	No	
284-232-13	111 W Date St	Mixed-Use III	Mixed-Use III	6.1 - 18 du/ac	4300	0.10	18	2	Single-Family Residence	1	1080.74	1935	0.77	2	54	21	Yes	No	
							Total	17											
Focused Development Site 10 NWC Fir St/Brea Blvd																			
284-282-06	685 S Brea Blvd	Mixed-Use III (rezone to MU-I)	Mixed-Use III (redesignate to MU-I)	6.1 - 18 du/ac	43500	1.00	32	32	McCulloch's Wide Shoes for Men & Women	0	6845.97	1960	0.21	2	54	21	Yes	Yes	Non-profit developer proposing 32 affordable units
Focused Development Site 11 NEC Acacia St/Brea Blvd																			
284-311-27	770 S Brea Blvd	Mixed-Use III	Mixed-Use III	6.1 - 18 du/ac	45940	1.05	18	19	Ground Floor: Retail, 2nd Story: Office	0	14964.06	1964	2.15	1	42	29	Yes	No	
Focused Development Site 12 SEC Alder St/Brea Blvd																			
284-321-01	638 S Brea Blvd	Mixed-Use III	Mixed-Use III	6.1 - 18 du/ac	161608	3.71	18	67	Brea Heights	0	54965.13	1955	0.3	1	42	29	Yes	No	
(Proposed) Focused Development Site 13 NEC Elm St/Brea Blvd																			
284-243-01	108 E Date St	General Commercial (C-G) to Mixed-Use III	General Comercial to Mixed-Use III	6.1 - 18 du/ac	6263	0.14	18	3	SFR	2	1735.51	1928	1	3	57	31	No	No	Owner/Buyer Interest
284-243-02	406 S Brea Blvd	General Commercial (C-G) to Mixed-Use III	General Comercial to Mixed-Use III	6.1 - 18 du/ac	6600	0.15	18	3	SFR	1	1900.65	1921	0.4	3	57	31	No	No	Owner/Buyer Interest
284-243-03	408 S Brea Blvd	General Commercial (C-G) to Mixed-Use III	General Comercial to Mixed-Use III	6.1 - 18 du/ac	7000	0.16	18	3	Duplex	2	2436.07	1922	0.8	3	57	31	No	No	Owner/Buyer Interest
284-243-04	418 S Brea Blvd	General Commercial (C-G) to Mixed-Use III	General Comercial to Mixed-Use III	6.1 - 18 du/ac	14000	0.32	18	6	Little Sprout Pediatric Dentinstry	0	1899.61	1928	0.29	3	57	31	No	No	Owner/Buyer Interest
284-243-05	420 S Brea Blvd	General Commercial (C-G) to Mixed-Use III	General Comercial to Mixed-Use III	6.1 - 18 du/ac	7000	0.16	18	3	SFR	1	2468.05	1922	0.26	3	57	31	No	No	Owner/Buyer Interest
284-243-06	424 S Brea Blvd	General Commercial (C-G) to Mixed-Use III	General Comercial to Mixed-Use III	6.1 - 18 du/ac	7000	0.16	18	3	SFR	1	2009.39	1921	0.1	3	57	31	No	No	Owner/Buyer Interest
284-243-26	428 S Brea Blvd	General Commercial (C-G) to Mixed-Use III	General Comercial to Mixed-Use III	6.1 - 18 du/ac	6500	0.15	18	3	Customized Vision Care	0	2304.93	1977	3.1	3	57	31	No	No	Owner/Buyer Interest
284-243-08	432 S Brea Blvd	General Commercial (C-G) to Mixed-Use III	General Comercial to Mixed-Use III	6.1 - 18 du/ac	6500	0.15	18	3	Mega Wellness Clinic	0	1812.12	1941	0.36	3	57	31	No	No	Owner/Buyer Interest
284-243-09	440 S Brea Blvd	General Commercial (C-G) to Mixed-Use III	General Comercial to Mixed-Use III	6.1 - 18 du/ac	7000	0.16	18	3	Two-Story Office Space	0	3156.48	1986	0.22	3	57	31	No	No	Owner/Buyer Interest
284-243-10	440 S Brea Blvd	General Commercial (C-G) to Mixed-Use III	General Comercial to Mixed-Use III	6.1 - 18 du/ac	7000	0.16	18		Two-Story Office Space	0							No	No	Owner/Buyer Interest

284-243-11	446 S Brea Blvd	General Commercial (C-G) to Mixed-Use III	General Comercial to Mixed-Use III	6.1 - 18 du/ac	6500	0.15	18	3	Choice Burgers Parking Lot	0	186.62	1972	0.42	3	57	31	No	No	Owner/Buyer Interest
284-243-12	450 S Brea Blvd	General Commercial (C-G) to Mixed-Use III	General Comercial to Mixed-Use III	6.1 - 18 du/ac	5200	0.12	18	2	Choice Burgers Restaurant	0	1555.07	1972	0.13	3	57	31	No	No	Owner/Buyer Interest
							Total	33											
Focused Development Site 14 NEC Date St/Brea Blvd																			
284-233-04	324 S Brea Blvd	Mixed-Use III	Mixed-Use III	6.1 - 18 du/ac	6720	0.15	18	3	Law Offices	0	2845.91	1979	0.78	3	57	31	No	No	
284-233-05	334 S Brea Blvd	Mixed-Use III	Mixed-Use III	6.1 - 18 du/ac	13440	0.31	18	6	Dentistry/Orthodontics	0	3160.61	1937	0.35	3	57	31	No	No	
284-233-06	336 S Brea Blvd	Mixed-Use III	Mixed-Use III	6.1 - 18 du/ac	6100	0.14	18	3	Parking Lot	0	N/A	N/A	0.96	3	57	31	No	No	
284-233-07	342 S Brea Blvd	Mixed-Use III	Mixed-Use III	6.1 - 18 du/ac	6720	0.15	18	3	Parking Lot	0	N/A	N/A	0.04	3	57	31	No	No	
284-233-08	346 S Brea Blvd	Mixed-Use III	Mixed-Use III	6.1 - 18 du/ac	9915	0.23	18	4	Parking Lot	0	N/A	N/A	0.05	3	57	31	No	No	
							total	18											
Focused Development Site 15 Pearcy Family Medicine																			
284-264-16	539 S Brea Blvd	Mixed-Use III	Mixed-Use III	6.1 - 18 du/ac	8250	0.19	12	2	Family Medicine	0	967.32	1950	0.84	2	54	21	No	No	Owner Interest
Focused Development Site 16 South Brea Office Complex																			
284-153-23	743-749 S Brea Blvd	Mixed-Use III	Mixed-Use III	6.1 - 18 du/ac	39440	0.91	18	16	Heaven Dream Church, Dentisry, Professional Office Spaces	0	11581.14	N/A	0.67	1	28	26	No	No	Identified by Chamber of Commerce as For Sale, Architecturally Consistent
Focused Development Site 17 Madrona Vacant Lot																			
284-231-03	310 S Madrona Ave	Mixed-Use III	Mixed-Use III	6.1 - 18 du/ac	7000	0.16	18	3	Vacant Parcel	0	0	N/A	0.45	2	54	21	No	No	Vacant Parcel

VACANT R-1 SITES

APN	ADDRESS	ZONING	GENERAL PLAN DESIGNATION	ALLOWABLE DENSITY	SQUARE FEET	ACRES	REALISTIC DENSITY	REALISTIC UNIT CAPACITY	EXISTING USE	EXISTING UNITS	SQUARE FOOTAGE OF EXISTING BUILDINGS	YEAR BUILT	IMPROVEMENT/LAND VALUE RATIO	INCLUDED IN PREVIOUS HOUSING ELEMENT	REDEVELOPMENT FACTORS	NUMBER OF HEALTHCARE FACILITIES WITHIN A 1-MILE DRIVE	NUMBER OF HEALTHCARE FACILITIES WITHIN A 1-MILE DRIVE	QUANTITIFY OF OPEN SPACE WITHIN A 1-MILE DRIVE	BREA CORE PLAN	CONSOLIDATE SITE	NOTES
320-071-18	N/A	R-1	Low Density Residential	1 - 6 du/ac	319295	7.33	2.59	19	Vacant Land	N/A	N/A	N/A	0	No	Developer Interest	1	16	13	No		Developer interest for 19 units

APPROVED AND PENDING PROJECTS

APN	ZONING	GENERAL PLAN	ALLOWABLE DENSITY	SITE ACRES	REALISTIC DENSITY	REALISTIC UNIT CAPACITY	EXISTING USE	INCLUDED IN PREVIOUS HOUSING ELEMENT	NOTES
Central Park Village									
296-241-09	Mixed-Use II	Mixed-Use II	6.1 - 40 du/ac	4.61	17.79	82	Under Construction	No	61 SFA Units, 20 MFA Units (Moderate Income)
Mercury Village									
296-141-05	Specific Plan	Specific Plan		1.01	112.8	114	Vacant Land	No	Approved Entitlement; 103 Workforce Units (moderate income), 11 low-income units
Brea Mall									
319-101-37	Mixed-Use II	Mixed-Use II	6.1 - 40 du/ac	13.22	23.60	312	Vacant Sears Department Store	No	In Review; 345 above moderate units, 38 moderate units
Brea 265									
	Specific Plan	Specific Plan	1-24.99 du/ac	261.5	4.21	1,100	Vacant Land	Yes	Annexation scheduled before LAFCO in Sept 2022. 1,024 above moderate, 51 low income and 25 very low income units

Figure 9.2
City of Brea
Housing Opportunity Sites
Housing Opportunity Sites
Focused Development Sites
MU-I
1. SWC Lambert/Brea (67)
2. SWC Bracken/Brea (24)
3. Brea Marketplace (528)
4. Brea Place Offices (157)
5. Tower Records (15)
6. Regal Edwards West (57)
7. SWC Cypress/Brea (57)
MU-II
8. Brea Central Business Park (374)
MU-III
9. NWC Date/Brea (17)
10. McCulloch's (32)
11. SEC Acacia/Brea (19)
12. NEC Alder/Brea (67)
13. NEC Elm/Brea (33)
14. NEC Date/Brea (18)
15. Pearcy Family Medicine (2)
16. S Brea Office Complex (16)
17. Madrona Vacant Lot (3)
R-1
18. R-1 Vacant Land (19)
City of Brea Boundary
R-1
MU-I
MU-II
MU-III
0
0.5
1
Miles
N
HOUSING ELEMENT
Brea
Downtown Brea
Olinda
Blackstone
Brea Mall
Brea Olinda High School
Brea Union Plaza
Placentia
Fullerton
Orange Freeway
CA 57
CA 90
East Santa Fe Road
West Santa Fe Road
East Lambert Road
Carbon Canyon Road
Valencia Avenue
Rose Drive
Golden Avenue
Brea Canyon Road
Los Angeles County
Orange County
South Diamond Bar
Puente Hills 435 m
348 m
Gilman Peak 514 m
Sleepy Hollow
Olinda Village
Albertsons/ Vons/Safeway Distribution Warehouse Brea
Country Hills
Eagle Hills
Glenbrook
East Las Palmas Drive
East Hermosa Drive
Vantage Pointe Drive
Widdar Way

Focused Development Site 1 – SWC Lambert Rd/Brea Blvd

Site Acreage: 1.68 acres **Current Zoning:** MU-I **Proposed Zoning:** N/A **Net Unit Potential:** 67	**Description of Site and Factors Supporting Development:** This site is comprised of five parcels encompassing 1.68 acres at the southwest corner of Lambert Road and Brea Boulevard. It is zoned as Mixed Use I and provides a direct entryway into Brea's Downtown. This site includes a 0.44-acre vacant parcel owned by the City. Other uses on the site include an oil-changing service constructed in 1981, a 339 sq. ft. restaurant, a one-story office building with an accountancy and a real estate office, and a parking lot. In total, buildings comprise just 15% of the site's total acreage. Staff has been approached regarding possible development projects for affordable housing on this site making it a candidate for mixed use development. In total, this site can accommodate up to 67 new residential units. Over the years, the restaurant has had several operators and has had significant periods of time when it was closed (also closed recently but reopened in 2021).

Focused Development Site 2 – SWC Bracken St/Brea Blvd

Site Acreage: .59 acres **Current Zoning:** MU-I **Proposed Zoning:** N/A **Net Unit Potential:** 24	**Description of Site and Factors Supporting Development:** Site 2 consists of two parcels totaling .59 acres located just north of Downtown Brea. The vacant parcel has transferred ownership from the former Redevelopment Agency, to the City of Brea, to the American Tire Depot and is used for temporary auto-storage purposes. American Tire Depot owns and conducts their business operations on the adjacent parcel, and with an improvement-to-land value ratio of just 0.58, indicates strong potential for redevelopment with a higher-value economic use.[1] Although the business is functional, parcels along Brea Boulevard are better suited towards mixed use development similar to Birch Street Promenade, Brea Boulevard Superblocks. Redevelopment of this site could accommodate up to 24 new residential units.

[1] Improvement-to-Land Value ratios under 1.0 are considered economically suitable for redevelopment.

Focused Development Site 3 – Brea Marketplace

Site Acreage: 13.21 ac **Current Zoning:** MU-I **Proposed Zoning:** N/A **Net Unit Potential:** 528	**Description of Site and Factors Supporting Development:** The parking area for Brea Marketplace includes six parcels totaling 13.21 acres, with small satellite buildings developed along the Birch Street frontage. Current tenants in these satellite buildings include Men's Wearhouse, Stonefire Grill, Fidelity Investments, California Bank & Trust, Rubio's Coastal Grill, Big 5 Sporting Goods, and additional retail. The primary building on the site with major anchor tenants – Target, Old Navy and Sprouts – is not included with the parcels identified for redevelopment. This site is immediately north of the Brea Mall, which is proposing to add over 300 units of housing, and east of the 650+ unit Brea Place currently under development. Additionally, this site is part of the Brea Core Plan, which seeks to integrate higher density residential to promote a healthy and pedestrian-friendly community. The majority of the parcels have an improvement-to-land value ratio under 1.0. These factors make this site an ideal location for high density development through development fronting Birch St above parking and/or retail. Brea has seen a planning trend of conversion of underutilized parking to multi-family residential, including at the adjacent Brea Place and as proposed at Brea Plaza. The surface parking Brea Marketplace can be replaced by a parking structure similar to Brea Place, Avalon and Central Park Village. The property owner has engaged in recent discussions with the City regarding integration of housing on the site.

Focused Development Site 4 – Brea Place Offices

Site Acreage: 4.5 acres
Current Zoning: MU-I
Proposed Zoning: N/A
Net Unit Potential: 157

Description of Site and Factors Supporting Development:
With the declining demand for office space, the City has identified two older, Class B office buildings within Brea Place for partial conversion to residential. Like many communities, Brea is seeing increased office vacancies citywide. Several large office users in town, including Bank of America, Nationwide, and potentially Mercury Insurance, are downsizing or closing down their offices completely. Brea Place is a 30-acre campus consisting of six office buildings, with an additional 653 free-standing apartments and 146 room hotel currently under construction. Two of the six office buildings on the campus have been identified as candidates for conversion, which with the adjacent parking, encompass 4.5 acres. Repurposing the top three floors of these six story offices into housing could accommodate up to 157 new residential units, or alternatively, the surface parking lot could be redeveloped similar to the way the northern and southern portions of the Brea Place site have developed into 653 units.

City staff have been in discussions with the property owner's representatives about the opportunity for additional residential infill on the 30-acre property, and they indicated that in light of the weakened market for office space, they will be investigating the site's development potential and highest and best use, including additional residential use. The site is appropriately zoned MU-1 (50 du/acre), is in close proximity to other high-density development projects, has no environmental constraints, and has excellent access to transportation, shopping and services. With over 18,000 square feet of vacant office space available in the two identified office buildings, and an opportunity to develop the existing surface parking lot on the easterly property line, either the conversion of existing underutilized and/or vacant office space into residential or construction of new units is probable to occur.

Focused Development Site 5 – Prior Tower Records

Site Acreage: .373 acres **Current Zoning:** MU-I **Proposed Zoning:** N/A **Net Unit Potential:** 15	**Description of Site and Factors Supporting Development:** Site 5 is home to the former Tower Records building which has been vacant for over a decade. This building is a part of Downtown Brea and the Brea Core which makes it highly suitable for high-density development. Brea residents have expressed a strong interest in the redevelopment of this two-story 15,125 sq. ft. vacant building.

Focused Development Site 6 – Vacant Regal Movie Theatre

Site Acreage: 1.42 acres **Current Zoning:** MU-I **Proposed Zoning:** N/A **Net Unit Potential:** 57	**Description of Site and Factors Supporting Development:** Focused Development Site 6 consists of the vacant Regal Edwards movie theatre and adjacent connected businesses. The theatre has been vacant since October 2019, has no plans of reopening, and is currently operating as religious gathering space on a temporary basis. These buildings are a part of Downtown Brea and the Brea Core which make them highly suitable for high-density development. These buildings total 1.4 acres and allow a height of up to 100 ft. This site would allow for up to 57 new residential units.

Focused Development Site 7 – SWC Cypress St/Brea Blvd

Site Acreage: 1.43 acres **Current Zoning:** G-C **Proposed Zoning:** MU-I **Net Unit Potential:** 57	**Description of Site and Factors Supporting Development:** Site 7 is currently occupied by an empty building and by Pacific Western Bank on the southwest corner of Brea Blvd and Cypress St. It is currently zoned as General Commercial (C-G) and is proposed for rezoning to MU-I to match the existing properties to the north and south. The properties immediately to the north and south are both zoned as MU-I and have a General Plan land use designation of Mixed-Use I. A zone change and general plan amendment will provide more consistency in this area. The empty building has been vacant for over 10 years. In total, this site accommodates up to 57 units.

Focused Development Site 8 – Brea Central Business Park

Site Acreage: 11.7 acres
Current Zoning: MU-II
Proposed Zoning: N/A
Net Unit Potential: 374

Description of Site and Factors Supporting Development:
The 11.7 acre Brea Central Business Park was developed in the 1980s prior to the creation of the MU zoning classification and the site's rezoning to mixed use; the property currently has four vacant tenant spaces. Brea has experienced a recent development trend of demolishing existing buildings and reconstructing new developments that maximize the development potential afforded by the baseline zoning. In this case, the business park, which was constructed nearly 40 years ago, with an FAR of just .30, has structures reaching the end of their useful life and is considerably underutilizing the provisions of the MU-II zone which permits up to 40 units/acre and an FAR of 2.0. Given development trends, market conditions, and the site's underutilization, there is significant economic incentive for redevelopment. Under the MU-II zoning, up to 468 units could be developed on the site; as discussed earlier, densities have been conservatively estimated at 80 percent of maximum in both the MU-I and MU-II zones, translating to a realistic capacity of 374 units on this 11.7 acre site.

To the best of staff's knowledge and research, there are no long-term leases at the business park and no environmental hazards. The site is located immediately west of Central Park Village, another MU-II site with 450 recently constructed units on the site of the prior Brea Community Hospital, and could readily follow a similar trend of redevelopment, incorporating a mix of uses, including residential, and potentially existing tenants within the Business Park. Similar to Central Park Village, the site is located within a census tract identified as High Resource by the California Tax Credit Allocation Committee (TCAC). The site's location at the intersection of Berry and Central Avenue, two busy corridors that include a transit bus stop (OCTA #129) and close proximity to shopping, are factors that would further support the addition of housing. The site has reciprocal access across the two parcels, which are under common ownership, and are prime candidates for lot consolidation to support a cohesive project.

Focused Development Site 9 – NWC Date St/Brea Blvd

Site Acreage: .96 acres **Current Zoning:** MU-III **Proposed Zoning:** N/A **Net Unit Potential:** 17	**Description of Site and Factors Supporting Development:** This site is located on the northwest corner of Date St and Brea Blvd. The one-acre site includes six parcels which include retail service uses (auto repair shop, barbershop, plumping service, florist, and window repair shop) as well as a 1935 single-family residential unit. The majority of the uses have an improvement-to-land value ratio under 1.0. The Housing Element includes a program for the City to create a Lot Consolidation Ordinance to provide incentives for small individual parcels to be combined to create larger development sites. As part of this effort, the City will contact the property owners at this site about opportunities for consolidation. Encompassing all parcels, this site can accommodate up to 17 units.

Focused Development Site 10 – NWC Fir St/Brea Blvd

Site Acreage: 1.0 acres **Current Zoning:** MU-III **Proposed Zoning:** MU-I **Net Unit Potential:** 32	**Description of Site and Factors Supporting Development:** This property is currently home to McCulloch's Shoe Store and is located at the northwest corner of Brea Boulevard and Fir Street. In addition to having a low improvement-to-land value ratio of 0.21, this site is being proposed for redevelopment with between 32 – 42 affordable units by Jamboree Housing, a local non-profit developer with a track record in providing affordable housing in Brea. Jamboree is also proposing to acquire and rehabilitate the adjacent 47-unit Walnut Village apartments and provide as long-term affordable housing. The site is being proposed for upzoning from MU-III to MU-I to allow for a greater density and more affordable units.

Focused Development Site 11 – NEC Acacia St/Brea Blvd

Site Acreage: 1.05 acres **Current Zoning:** MU-III **Proposed Zoning:** N/A **Net Unit Potential:** 19	**Description of Site and Factors Supporting Development:** This two-story building on approximately one acre includes retail on the first floor and office space on the second. This building was built in 1964 and is in need of renovation. The site fronts Brea Boulevard and approximately 2/3s of the site is covered by parking. The MU-III designation allows for development of up to 19 units, which could be developed above commercial, or on a portion of the parking area above structured parking.

Focused Development Site 12 – SEC Alder St/Brea Blvd

Site Acreage: 3.71 acres **Current Zoning:** MU-III **Proposed Zoning:** N/A **Net Unit Potential:** 67	**Description of Site and Factors Supporting Development:** This 3.7-acre site that fronts on Brea Boulevard is developed with a single-story shopping center built in 1955 and a large parking area that encompasses 2/3s of the site. With an improvement-to-land value ratio of just 0.3, the existing use is considered economically obsolete, and the center lacks a strong anchor tenant.[1] The MU-III designation allows for redevelopment with up to 67 units, which could be developed above commercial, or on a portion of the parking area above structured parking.

Focused Development Site 13 – NEC Elm St/Brea Blvd

Site Acreage: 1.99 acres **Current Zoning:** G-C **Proposed Zoning:** MU-III **Net Unit Potential:** 33	**Description of Site and Factors Supporting Development:** This site encompasses 12 parcels along the east side of Brea Blvd between Elm St and Date St. These parcels are currently zoned as General Commercial (C-G) and would be rezoned to Mixed Use III consistent with the zoning on sites immediately to the north and south. The site includes a mix of uses including single-family residential, medical offices, office space, and a restaurant. Property owners and potential investors have expressed interest in multi-family residential, condos, and mixed-use projects along this corridor. The City will be contacting the property owners at this site about opportunities for consolidation under the proposed Lot Consolidation Ordinance. Redevelopment of this strip into a mixed-use project would allow up to 33 units over the 2 acres.

Focused Development Site 14 – NEC Date St/Brea Blvd

Site Acreage: .98 acres **Current Zoning:** MU-III **Proposed Zoning:** N/A **Net Unit Potential:** 18	**Description of Site and Factors Supporting Development:** This site is comprised of five parcels totaling approximately 1 acre. The southern three parcels are considered excess parking from the adjacent businesses and are owned by the City. The two northern parcels are occupied by a law office, built in 1979, and a dentistry/orthodontics office, built in 1937. These parcels all have an improvement-to-land value ratio under 1.0. The City will be contacting the property owners at this site about opportunities for consolidation under the proposed Lot Consolidation Ordinance. Redevelopment of these parcels would allow for up to 18 units.

Focused Development Site 15 – Pearcy Family Medicine

Site Acreage: .19 acres **Current Zoning:** MU-III **Proposed Zoning:** N/A **Net Unit Potential:** 2	**Description of Site and Factors Supporting Development:** The Pearcy Family Medicine office is approximately .19 acres and fronts Brea Boulevard. The office began to incorporate work-from-home practices during the Covid-19 pandemic and the office space remains underutilized. In addition, the property's improvement-to-land value ratio is just 0.84, further supporting the case for redevelopment. For these reasons, the property owner has expressed interest to the Planning Division in converting the top floor of the office into two apartment units. Given the small scale of this project, the two units are assumed to be market-rate.

Focused Development Site 16 – South Brea Office Complex

Site Acreage: .91 acres **Current Zoning:** MU-III **Proposed Zoning:** N/A **Net Unit Potential:** 16	**Description of Site and Factors Supporting Development:** This site is home to the South Brea Office Complex which houses the Heaven Dream Church and Academy, the North Orange County United Teachers Association and a dentist office. The Brea Chamber of Commerce identified this property as available for sale and for possible conversion of underutilized office space due to its low improvement-to-land value ratio of 0.67.[1] The architecture and style of the office buildings are consistent with the adjacent residential apartments. Up to 16 units can be accommodated on site under the current MU-III zoning.

Focused Development Site 17 – Madrona Vacant Lot

Site Acreage: .16 acres **Current Zoning:** MU-III **Proposed Zoning:** N/A **Net Unit Potential:** 3	**Description of Site and Factors Supporting Development:** This .16-acre vacant lot is located on Madrona Ave at the end of the cul-de-sac. The surrounding uses include a mix of single-family and multi-family residential. Due to its location, a triplex would be most suitable.

Additional Potential Site
(Not Included in Housing Element Sites Inventory)
200 S. Associated Road

Site Acreage: 4 acres
Current Zoning: R-1
Proposed Zoning: R-3
Net Unit Potential: 60

Description of Site and Factors Supporting Development:
This site is currently owned by the Church of Evangelical Friends which currently operates a private day school. The site is developed with a religious facility and school buildings that were constructed in the 1970s. Although the site is currently not for sale, this property could see transition from its current use to residential within this housing element planning cycle. The site is currently zoned R-1 which with the existing density could support approximately 24 homes. Given the site's proximity to R-2 zoning located directly across Associated Blvd. to the west, and R-3 zoning located directly across Birch to the north, there is a potential for a change of zone to R-3 zoning for additional units on the site. The R-3 zoning would have the potential of producing a maximum of approximately 100 units on the site. However, the City recognizes that this property would be a transition from traditional single-family residences on Eucalyptus Lane, and sees this site as more of a transition site. Therefore, staff has assigned the lower density range of the R-3 zone to conservatively forecast the net unit potential at 60 units.

The site currently takes access from Birch Street, and is served by all utilities and is relatively flat. The site's location at the intersection of Birch Street and Associated Road, two busy corridors that include transit bus stop (OCTA #129) are factors that would further support the addition of housing at this site.

Additional Potential Site
(Not Included in Housing Element Sites Inventory)
275 Valencia Avenue

Site Acreage: 31 acres (7 acres for residential) **Current Zoning:** M-1 **Proposed Zoning:** MU-II **Net Unit Potential:** 75	**Description of Site and Factors Supporting Development:** This 31-acre site is developed with a 600,000 square foot office building and was utilized by Bank of America as a regional office and call center. Amazon has recently purchased the site and has indicated the existing building would be demolished for development of an approximate 180,000 square foot industrial warehouse building, consuming less than five acres of the site and allowing ample space for additional development. With the launch of Amazon's $2 billion Housing Equity Fund in 2021 with the goal of creating 20,000 affordable units for its workforce, the provision of housing on the site is closely aligned with the company's mission. Given the site's proximity to the La Floresta Master Plan community directly to the east across Valencia Avenue, the City recognizes the potential for residential units towards the southerly portion of this site just north of Nasa Street, generally outlined in yellow on the exhibit. The Mercury Village Apartments, referenced in this Housing Element, is evidence of the trend in Brea of converting Light Industrial land use to High-Density residential uses.

Additional Potential Site
(Not Included in Housing Element Sites Inventory)
480 N. State College

Site Acreage: 3 acres
Current Zoning: R-1
Proposed Zoning: MU-II
Net Unit Potential: 54

Description of Site and Factors Supporting Development:
This three-acre site is currently owned by the Brea United Methodist Church and developed with a religious facility and accessory buildings that were constructed in the 1970s and 1980s. The site could see a transition from its current use to the residential use intended by the General Plan. Given the site's location on two major corridors (Lambert Road and State College Blvd.), proximity across the freeway to the Olen Properties Mixed-Use Project (MU-II zone) and the Avalon/Hines project one block to the south (MU-I zone), and the adjacent Park and Ride lot, there is a potential for a change of zone from R-1 to MU-II or MU-III for additional residential units on the site.

The City recognizes that this property would be a transition from traditional single-family residences on Buttonwood Drive and Olive Avenue, and sees this site as more of a transition site. Therefore, staff has assigned a modest density of 18 units/acre to conservatively forecast the net unit potential at 54 units.

The site currently takes access from State College Blvd., and is served by all utilities and is relatively flat. The site's location at the intersection of Lambert Road and Associated State College Blvd., two busy corridors that include transit bus stop (Foothill Transit #286) are factors that would further support the addition of housing at this site.

APPENDIX E:

COMMUNITY PARTICIPATION

Stakeholder Workshop Input
Community Workshop Input
Summary of Survey Responses
Written Comment Letters

HOUSING ELEMENT

City of Brea 2021-2029 Housing Element

Stakeholder Workshop Input

On February 12, 2021, City staff conducted a virtual workshop with community stakeholders to solicit public input on the Housing Element update. Fourteen members of the public participated in the workshop, representing Brea residents, City Commissioners, the business and faith-based community, school district, healthcare professionals, and housing advocates. Feedback was provided with question and answer segments, on-line polling, and roundtable discussion.

Participating Stakeholders

Barry Ross, St. Jude Medical Center	Mike Gleim, Ministerial Association
Blake Perez, Cultural Arts Commissioner	Rev. Sarah Averette-Phillips, Pastor
Cesar Covarrubias, Kennedy Commission	Richard Champion, Brea Olinda Unified School District
Cynthia Guerra, Kennedy Commission	Robert Nevarez, Resident
Gary Brattain, Planning Commissioner	Scott Rojas, Resident
Heidi Gallegos, Chamber of Commerce	Susan Perlson, People for Housing
Jason Kraft, Resident	Tony Capitelli, Resident
Melanie Schlotterbeck, Planning Commissioner	

The following summarizes the input received at the workshop.

Question and Answer Segments

What should Brea's priorities be in addressing the housing needs of its senior population?

- Access to public transportation
- More options for shared living
- Aging in place; allow shared housing or ability to split housing; provide proactive code enforcement to ensure older units are maintained
- Improving access to support networks to allow seniors to age in safe and secure housing, with ease of access to programs that would make it convenient to include their children or grandchildren in their households for supportive care and companionship
- Seniors need more low and very low income affordable housing
- I own a home in the Union Oil Streets and I love all the accessory dwelling units and apartments. Adds so much character
- Providing local amenities to ensure they don't have to drive to get groceries, money, etc.
- Intergenerational affordable housing combining seniors and families

How can Brea improve its jobs/housing balance and create opportunities for our workforce to live in the community?

- Need for more low and very low income housing to accommodate the 30% of Brea workers earning lower incomes
- Be creative about the re-use of currently empty buildings (i.e., convert from commercial to residential). Also, be creative about the size/style of housing (micro-units and re-use of parking lots/structures) as examples
- Allow upzoning on a street-by-street or neighborhood-by-neighborhood basis (within a framework provided by the city), based on votes of local residents who live on that street or in that neighborhood
- What defines an affordable home price in Brea?
- More options for micro-apartments or SRO units

Polling Questions

What strategies should Brea pursue to meet its RHNA obligation? Check all that apply
14 total respondents

86%	Allow conversion of underutilized and/or obsolete office space to residential.
71%	Update Brea's Affordable Housing Ordinance to increase the production of affordable units.
71%	Allow affordable housing on publicly owned surplus properties.
71%	Allow affordable housing on land owned by religious institutions.
64%	Provide reduced development fees in exchange for affordable units.
57%	Encourage housing that is affordable by design, such as tiny homes and micro-units.
57%	Provide incentives for accessory dwelling units (granny flats).
50%	Establish minimum multi-family and mixed-use densities so properties zoned multi-family are developed as such.

Which of the following do you think are concerns for the Brea community? Check all that apply
14 total respondents

93%	Cost/Availability of Housing
71%	Climate Change Risks (e.g. increased wildfire and extreme heat)
57%	Unemployment/Types of Available Employment
50%	Environmental Pollution (e.g. Air Quality)
43%	Safety (e.g. policing, traffic, etc.)
43%	Language Barriers
29%	Health Problems (e.g. obesity, diabetes, low birth rate, respiratory issues)
29%	Food Access/Quality

Roundtable Discussion

What do you see as Brea's most pressing housing needs? Are there other ideas you would like to suggest the City consider to create more housing opportunities?

- What have been the barriers in developing the existing potential sites in the current plan?
- A property transfer fee that helps fund creating work force housing
  (Refer to Martis Valley agreement)
- When we look at other Orange County cities we see innovative housing development in older commercial properties. Stanton, Irvine, etc. have some great work
- OC YIMBY is hosting a panel on churches building affordable housing. More info here: http://us02web.zoom.us/webinar/register/WN-jE_VqUYhRHSseHBG6e1OSA
- What is the definition of workforce housing from an income perspective? How many units may convert to market rate in the next 8 years?
- Workforce housing. Make Brea more welcoming to young professional to consider making Brea their permanent home There are many people I know who are not even considering living in Brea with their families because of the cost and the cost alone. There are people who grew up here, people who the Brea community raised. And without more affordable housing the long tradition of long time Brea residents growing up and staying here may be broken. The key is providing greater flexibility to smaller property owners to allow conversions to allow larger empty residences be converted into duplexes, for example. These houses with 3 or 4 bedrooms may be made into two 2-bedroom units on the same plot of land. Micro flexibility for property owners. And create programs to educate community members about these types of opportunities. Make policy that is easy to understand
- It seems that long time unused properties such as Tower Records would be a great candidate for low income apartments
- Affordable housing for lower income families that are the workforce
- Is there a searchable web map where you can put a property address and see what can be built on that property/property type? ADU add on, duplex conversion, density allowances, etc.
- Strengthen Brea's Inclusionary Ordinance

HOUSING ELEMENT

City of Brea 2021-2029 Housing Element

Community Workshop Input

On March 23, 2021, the City of Brea's Community Development staff and consultants hosted a community workshop geared towards the Housing Element. Staff made a brief presentation that provided an overview of the Housing Element update process as well as Brea's approach to the Regional Housing Needs Assessment (RHNA). There were 34 participants, including residents, housing advocates, and community leaders whom all shared their ideas and concepts to address Brea's most important housing needs and trends. Brea's Planning Commission was also present, and provided input following comments by the public.

The following summarizes the comments received at the workshop.

- Focus on developing infill housing/ walkable communities while preserving Brea's hillsides and open space.
- Provide flexibility in allowing gentle density in single-family neighborhoods, such as allowing homes to be divided into duplexes. Portland, Oregon provides a good example.
- Young professionals are getting priced out of Brea. City needs starter housing options.
- Need workforce housing to improve the jobs/housing balance, reduce long commutes, and enhance sustainability.
- Large employers should be encouraged to offer housing assistance to enable employees to live near where they work.
- There is a need for smaller units for seniors to allow them to move out of underutilized single-family homes.
- Support updating Inclusionary Ordinance to address lower income housing needs.
- City should look at repurposing idle office space and underutilized parking lots as potential site opportunities for housing.
- Can Brea prioritize new housing for people who live and/or work in Brea?
- City needs to pursue opportunities to spend its housing funds to create affordable units.
- Old Brea is being inundated with ADUs, exacerbating existing parking issues. Need more control over ADUs

Brea 2021-2029 Housing Element Survey

SURVEY RESPONSE REPORT
19 January 2021 - 18 April 2021

PROJECT NAME:
Housing Element Update

BANG THE TABLE engagementHQ

Q1 How long have you lived in Brea?

Question options

1 - 5 years 6 - 10 years 11 - 20 years 21+ years I don't live in Brea

Mandatory Question (125 response(s))
Question type: Radio Button Question

Q2 How long have you worked in Brea?

Question options

1 - 5 years 6 - 10 years 11 - 20 years 21+ years I don't work in Brea

Mandatory Question (125 response(s))
Question type: Radio Button Question

Q3 Select the reason(s) you choose to live and/or work in the City of Brea:

Question options

- Safety of neighborhood
- Quality/ambiance of neighborhood
- Quality of local school system
- Cleanliness of streets and surroundings
- Closeness to open space/recreational areas
- Quality of home
- Closeness to shopping and services
- City services and programs
- Closeness to family
- Closeness to job(s)
- Closeness to medical care
- Housing affordability
- Other (please specify)

Mandatory Question (125 response(s))
Question type: Checkbox Question

Q4 Within the past two years, have you experienced any of the following housing issues? (choose all that apply)

Question options

- Lack funding to make necessary home repairs
- Adult child living at home due to inability to afford housing
- Struggle to pay rent or mortgage
- Significant rent increase
- Too many people living in one home (overcrowding)
- Insufficient income to afford living in Brea
- Housing discrimination
- I haven't experienced any housing issues
- Other (please specify)

Mandatory Question (125 response(s))
Question type: Checkbox Question

Q5 What types of housing would be a good addition to Brea's housing?(choose all that apply)

Question options

- Single-Family Homes
- Mid-Rise (3-5 stories), High Density, Multi-Family Units
- Apartments
- Condos/Townhouses
- Accessory Dwelling Units (ex: granny flats, in-law units, backyard cottages, secondary units, tiny homes, etc.)
- Tiny homes (houses that are 600 sq. ft. or less in size) or Micro-Units (studio apartments that are 350 square feet or less in size)
- Senior Housing
- Housing for Persons with Disabilities
- Other (please specify)

Mandatory Question (125 response(s))
Question type: Checkbox Question

Q6 Please indicate how important the following housing priorities are for the Brea community.

Mandatory Question (125 response(s))
Question type: Likert Question

Q7 **Brea must plan and zone for at least 2,360 new housing units, of which approximately 60% are to be affordable (for example, in Orange County, a family of three with a household income of less than $111,250 is considered an affordable household).**

The City is working to identify strategies to meet this obligation. Please indicateyour rupport for the following potential housing production strategies.

Mandatory Question (125 response(s))
Question type: Likert Question

Q8 **Based on the locations indicated in the map below, please rank where you think new housing within the city should be prioritized in Brea(1 = Highest, 6 = Lowest)**

OPTIONS	AVG. RANK	
Purple (East of Valencia)	3.19	**Lowest**
Orange (South of Lambert, West of 57)	3.21	
Blue (Aera Energy/Brea 265)	3.47	
Yellow (South of Birch, West of Valencia)	3.58	
Green (North of Birch, West of Valencia)	3.69	
Pink (North of Lambert, West of 57)	3.86	**Highest**

Mandatory Question (125 response(s))
Question type: Ranking Question

Q9 Are there any other ideas you would like to suggest the City consider to create more housing opportunities?

- **Do not take away businesses and put in high rise apartments that removes parking from shopping centers, I think housing at the Brea mall shouldn't be done allong with your proposed housing at Brea plaza. Will cause more traffic than that can be handled**
- **Look at going up, but in a different way. Urban living on the lower floors with retail access above and provide a dining and retail experience. "ROOFTOP" to produce a view like no other city has for retail and dinning.**
- **Build more apartments in the oil field areas**
- **Improving and adding major roadways to decrease existing traffic so housing can be spread to more undeveloped areas.**
- **I'd love to see employees in Brea having incentives in housing.**
- **Condos**
- **add housing at mall**
- **Please encourage "complete" thinking about all impacts related to infill within existing single family neighborhoods. Lot size is an important factor, but also consideration of parking impact, privacy of neighbors, separation of utilities, underground vs overhead power/cable, infrastructure capacity, removal of mature landscaping, etc.**
- **Quality affordable housing developments is needed such as birch hill apts. please avoid small micro homes that are not accessible and cause congestion.**
- **We do we NEED to add more housing? Brea does not need any more housing at all. You are destroying the small town feel I was fortunate to grow up with and want my kids to have. I love the fact that we only have one jr. high and one high school. My kids' elementary classes already have over 35 kids in a class. Where are all these new families going? Please stop building up Brea. This is heartbreaking.**
- **We (the city management) needs to fight these state mandates! High density housing makes living more difficult for everyone!!**
- **Property tax relief**
- **I love Brea and have worked here for a few years. We would love housing options for middle class income so we can stay in the city.**
- **Anywhere but Brea.**
- **I do like the current housing mix of Brea how there are housing types of all kind - ie. apartments, condos/townhomes, small SFR, and then million dollar SFR. It allows for residents to stay in Brea through their life. I think Brea has done that well and would hope that Brea continues to allow for that. One issue that is of concern for me is residential parking if there are more ADUS -currently lots of cars park on the street of our neighborhood already and don't move it for street sweeping (since there is no enforcement) and the streets end up pretty dirty. I think it detracts from the community when that occurs.**
- **Allow investors to build housing in Brea, virtually unrestricted. Even if many are not considered "affordable" it increases supply which necessarily lowers price if demand were constant.**
- **Housing opportunities should be offered in the purchase of homes not just rentals**
- **Affordable senior housing and mid-rises would be nice. Also, affordable single-family residences as well. Maybe a new, lower-priced neighborhood.**
- **The ranking above is very difficult to rank because all of those areas are commercial or already built residential and dome commercial. Other than Aera's Brea 265 which is an active oilfield. My choices are like throwing darts at a balloon.**
- **Please be sure to consider the availability of parking spots when looking to develop new housing units.**
- **Working with developers to develop more for sale affordable housing or smaller for sale units that allows owners to retain some of the equity if not all, to help create wealth and allow them to eventually move up. Developing affordable living that is desirable for seniors to allow them move and help free up existing housing in order to increase supply of homes at a variety of price levels.**
- **Down payment assistance; low interest rate mortgages; good parking for residents' cars (enough parking for at least two vehicles per unit)**

Q9 Are there any other ideas you would like to suggest the City consider to create more housing opportunities? (Continued)

- **Shorten the time to develop by 60%, Reduce minimum lot sizes and widths, Allow zoning complaint uses without requiring conditional use permits for variations. Reduce development fees by 50% and for infill homes by 90%. Allow for more uses in a given zoning area.**
- **PARKING If you are going to make affordable homes there must be parking for each bedroom and 2 spots for the master bedroom.**
- **Obtain public participation from diverse communities. Make efforts to engage those without access or with limited access to technology. Rather than allowing developers to buy their way out of providing affordable housing, create more strict requirements to provide those much needed units. Ensure your count of ADUs as applied to the RHNA are reasonable and supported by SCAG's accepted methodology/affordability assumptions or your own detailed version. Encourage creative ways to provide housing sites and types of housing. Distribute affordable housing in various areas of the city to discourage socioeconomic segregation.**
- **Optimize conversion, where appropriate, of all empty commercial property in order to utilize existing infrastructure and past investment.**
- **Allow more live/work multi-story structures with limited commercial on ground floor**
- **Townhomes that surround a large park**
- **Suggestion: Look at PLACENTIA for more housing, do not ruin Brea with additional low income housing or high density housing.**
- **More recreational areas in every housing project**
- **Any low housing apartments anywhere as long as people can be able to afford them so us brea residents won't have to leave our beautiful city**
- **Million dollar homes are definitely not affordable even for upper middle class. Please have more reasonable priced homes that local residents can actually purchase instead of foreign investors that don't really care about the quality of life in Brea as actual residents . It would be nice to have more walkablility in Brea too. Also, basic detached single family homes should have a standard driveway and backyard. Let's not turn into Irvine!That's why we chose to live in Brea instead of Irvine we moved for jobs. We love Brea!**
- **Work to repeal State laws mandating increased density and residential units**
- **Reducing or eliminating parking requirements. Brea needs housing for people, not cars.**
- **Consider allowing single family homes to be converted into duplexes.**
- **Let’s us build tiny homes!**
- **I didn't realize there was a state-mandated number of units required. High rise apartment/condominium buildings are going up, but I'd rather see single family dwellings.**
- **create less**
- **Rent control**
- **I recommend using MHP and tax allocation credits to refinance expiring affordability covenants on existing affordable housing developments. Identify all affordable housing units throughout the City to ensure future development opportunities (and sites) are distributed evenly throughout the City. Avoid affordable housing "unit clustering."**
- **I think the above locations all need to be all ranked the same "1", except for the purple region given need for open space. To spread out development is the only way to obtain buy-in from residents. Also, I've always wondered why units aren't built above storefronts such as at Corner Bakery and other commercial establishments that have a 2nd story downtown.**
- **Possible Federal or State Grants to offer down payment assistance programs for first time home buyers.**
- **I am not in favor of building condensed housing that creates congestion**

Q9 Are there any other ideas you would like to suggest the City consider to create more housing opportunities? (Continued)

- **Conversion of unused Department stores in the Brea Mall to High rise Condo units. Convert Brea Mall into mixed use Retail, Commercial, Housing all within the mall footprint.**
- **I would encourage strong policies that will ensure more low income and very low income housing is actually produced.**
- **Senior housing changes the traffic pattern and does not generate as much traffic since they are generally not travelling to work at peak hours.**
- **The complaint I hear most is the increase in traffic in any developed area. I suggest qualifications for building additional units on existing lots (tiny homes, micro units, high rise apartments) be tied to limiting vehicle presence. I would suggest that to qualify for reduced price housing or micro housing, or tiny housing, a limit on personal vehicles be enacted. The most visible and loudest problem with new housing increase or population density in some parts of the city is the increase in personal vehicles. Personal vehicles for every household member lead to noise, traffic, lower likelihood of walking neighborhoods. The new housing at State College and Birch will create an endless stream of complaints regarding traffic by area residents. Starting now, limit the number of vehicles for residents of those 10% affordable dwellings mandated in new developments.**
- **Please insure new construction is equally space from tenants, so noise levels are as minimal as possible. Thank you.**
- **Use the under used parking garage behind Ralph's in Downtown Brea for affordable , studio type housing .**
- **Please stop over building!**
- **The higher density housing should be along Imperial Highway. Re-zoning of this area, commercial and industrial, should be considered.**
- **I propose that we stop adding more housing. The City and State already cannot provide all the proper services, infrastructure, utilities, recreation areas, schools and teaching, and safety needed to maintain what we already have here in Brea/Orange County/California. We do not want or need more housing. We need better service, infrastructure, utilities, recreation areas, schools and teaching, and safety. We need a zero growth building policy. We need to encourage rehabilitation of older run down properties to fully restored like new condition. No one but greedy developers and shady politicians on the hook want to provide dense housing, smaller lots, and less park and recreation areas. If your going to take down a single family house, your should be limited to installing a single family house. If you have a .5 acre lot, then you should not be able to subdivide.**
- **Just focus on increasing housing supply. That's only issue to creating more affordable housing throughout the state, not just in Brea.**
- **Put the affordable housing and mixed-use developments in the densest areas. Don't transform single family neighborhoods with adjacent density. Changing the character of the city to accommodate potential new residents, who have no stake in this city, provides a disservice to current residents.**
- **It's already to crowded in Brea**
- **Some of the street asphalts are outdated. Please repave them. Also need some night lights at cul-de-sac for people to walk at night safely.**
- **Break is already getting way too crowded and ruining our small town. Stop trying to put us on top of one another!**
- **ADU’s are the best choice as long as residential streets don’t have vehicles parked everywhere. Make ADU’s include off-street parking. I have spoke with neighbors and members of the community and overwhelmingly we all agree: Consider existing residents over potential new residents. Don’t make Brea into a cheap, trashy, crowded place to live. People want(ed) to live in Brea because it is/was nice.**
- **do battle with the state , we have enough housing , i had to do for myself and drive 80 miles a day for work it's not our job to just give to everyone ..**
- **Keeping the city safe is the most critical issue we need to address.**
- **slow down the construction on open land, use land within areas already developed**
- **Redevelop the Brea Mall property: parking garages and condo/apartments/live-work units Please do NOT rezone single family areas to allow high density. Encourage older apartment (1 to 2 story) properties to redevelop and go higher.**
- **No more apartments and condomiums. Make sure dense housing developments have adequate ONSITE parking.**

Q9 Are there any other ideas you would like to suggest the City consider to create more housing opportunities? (Continued)

- **high population dencity has been shown to increase crime, pollution & traffic. My 6 children did not need to live in Brea or California. Keep the quality of life high with single family housing,**
- **It appears that Brea is on track to create a very dense population center and turn our town into a very less desirable place to live. The new project at the corner of Birch and State College is an example, though not finished yet, appears out of place and will greatly increase congestion. Additionally, are residential units still planned across the street at the Mall? Traffic in Brea has increased drastically over the last few years, and sometimes takes three or more signal cycles to access the freeway. New federal guidelines requiring you to ruin our neighborhoods to get federal funding should get resolved another way,**
- **stop adding high density housing in traffic areas**
- **Since moving here the prices have skyrocketed and almost impossible for families to buy. Don't get me wrong the price going up benefits the homeowners.**
- **Live, work, shop, play communities, walkable neighborhoods are wonderful. Expanding commercial and underused properties in this way I believe is an excellent way to increase housing opportunities. Underused hotels and building can be zoned to transition to housing.**
- **Make housing for senior citizens affordable, a home that costs $500k & up is not affordable to someone who is widowed and retired. You need to be realistic in the pricing of townhomes or condos so that seniors can afford it. I am 62 years old and have lived in Brea since I was 4 years old, I would like to think that the community would help me in my older days in being able to afford something, or something my son could afford since he is just getting started in his adult life.. There are youths who grew up in the city and are now adults, you need to have realistic pricing for them so that they can afford to stay in Brea and live in Brea.**
- **Vacant railway right of way west of the Trax could be developed with multi unit owner occupied residences with the Trax bicycle trail winding through it. This would provide a recreation area and housing close to downtown Brea retail stores.**
- **cerate a new housing development in carbon cayon were the fires are so with the development those will be gone**
- **More single story homes in new developments!**
- **Parking. More housing is needed, but the more population dense a neighborhood becomes the more cars it most accommodate. This must be planned for. Also yards are still important. Just because I can't afford a $750k house doesn't mean my family wants to live in a condo. It doesn't mean big yards. But time outdoors, ability to grow some vegetables, etc... Are important for those needing affordable housing not just the wealthy.**
- **I think Brea should be very careful on how they plan to new homes in our nice city in recent years and months I have seen crime escalate in our community I believe we need more single family homes to give everyone the opportunity to have the American dream but not packed people in like sardines all for the sake of affordable living**
- **when developing, ensure properties are easily accessible to the bike path for alternative means of commuting to work**
- **Please stop building mid-rise/ multi-story apartment buildings. I'm sure they bring in money for the city, but they take away the small town feel that attracted so many to Brea in the first place.**
- **Thank you for you time and service.**
- **Mobile home parks**
- **Stop all development in the hills and in carbon canyon. I like the idea of converting under utilized or vacant buildings to housing.**
- **Provide and maintain housing opportunities for very low income. City must be prudent in increased traffic in certain already heavily trafficked areas. Reduce or exercise controls of commercial heavy-duty 18 wheel vehicle routes accessing city residential streets. Establish gopher control where needed within city neighborhoods**

Q9 Are there any other ideas you would like to suggest the City consider to create more housing opportunities? (Continued)

- **I live in Central near Brea Blvd between Central and Birch. There are a lot of older apartments going from Brea Boulevard to Puente Street that are just old and probably overpriced. These usually have yesterdays heating and electricity. What I would like to see are new apartments and condos with central air. For example, most apartments have heating only in the living room, leaving the bedroom and other areas cold during the winter. Heat should circulate throughout the entire apartment! Also, since Brea doesn't allow parking on major streets, these new units should have parking for guests and deliveries, etc. on their property.**
- **providing and building several low income housing units and condos for families and single family residences to be able to buy and rent**
- **lack of consideration for rental for income under $1,5000 a month. Need of senior housing for those living on Social Security alone. Poverty level seniors need affordable housing.**
- **easier transporation for seniors**
- **offer low to very low units for seniors with low incomes**

Mandatory Question (125 response(s))

Question type: Essay Question

Q10 If you live in the City of Brea, do you rent or own your home?

Question options

Other (please specify) Rent Own

Mandatory Question (125 response(s))
Question type: Radio Button Question

Q11 If you live in the City of Brea, what best describes your current home?

Question options

Care Facility/Assisted Living Tiny Home/Micro-Unit Accessory Dwelling Unit (ADU) or Guesthouse
Other (please specify) Mobile Home Condominium/Townhome Apartment Duplex, Triplex or Fourplex
Single-Family Detached

Mandatory Question (125 response(s))
Question type: Radio Button Question

Q12 Please specify your race/ethnicity (choose all that apply)

Question options

- Another race/ethnicity (please specify)
- White
- Native Hawaiian or Other Pacific Islander
- Middle Eastern or North African
- Hispanic, Latino, or Spanish Origin
- Black or African American
- Asian
- American Indian or Alaska Native

Mandatory Question (125 response(s))
Question type: Checkbox Question

THE Kennedy COMMISSION
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949 250 0909

August 13, 2021

Linda Tang, Housing Element Project Manager
City of Brea
Planning Department
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Brea, Ca 92821

RE: Initial Comments to Draft Housing Element dated June 2021

City of Brea Planning Department:

Thank you for the opportunity to review and comment on the City of Brea's 2021-2029 initial draft Housing Element. We have reviewed the draft and are submitting this letter to provide public comments.

The Kennedy Commission (the Commission) is a broad-based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than $27,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create effective housing and land-use policies that have led to the new construction of homes affordable to lower-income working families.

Public Engagement

Public engagement is a necessary component of the Housing Element process. As California Housing Element law states: "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element..."[1] Broad participation and true engagement of the public increase the likelihood that the community members involved in the discussion and planning processes will support new housing strategies and housing developments. Public engagement should include participation from residents of diverse communities, housing consumers, service providers, and advocates.

The City of Brea has conducted public outreach through the following methods:

1. Workshops- To Date, the City of Brea has held a total of 2 workshops on February 11, 2021, and on March 23, 2021. There were a total of 14 members at the first workshop who represented Brea residents, City Commissioners, the business and faith-based community, school district, healthcare professionals, and housing advocates. The second workshop had a total of 34 members representing residents, housing advocates, and community leaders.
2. Housing Element Survey- The Housing Element survey started on January 19th, 2021 and closed April 18th, 2021 and a total of 125 individuals responded to the survey.

[1] Gov. Code, § 65583, subd. (c)(9)

3. Study Sessions- A total of two Study Sessions were conducted on September 22, 2020, November 10,2020, and June 1, 2021.

The City of Brea did not document efforts to engage residents in lower-income communities. Additionally, the City did not provide information on whether or not there was sufficient representation of lower income residents in the workshops and among survey respondents. For example, the survey results in Appendix E show that 75.2% of respondents were homeowners in contrast to 14.4% renters, an indication that there were not enough respondents that are low income. Furthermore, with only two community workshops and a single survey, the City did not provide diverse options for residents to participate in this process. With a total of 48 participants in the City's community workshops, the City needs to more deeply engage community stakeholders and a diverse set of residents in the evaluation and creation of policies, goals, programs and sites for affordable housing development.

Community Needs

According to SCAG's pre-certified housing data, there are a total of 6,193 renter households in Brea,[2] with 1,410 or 26% of those households spending thirty percent or more of gross income on housing costs.[3] Additionally, 1,113 or 20% renter households are extremely rent burdened and are paying fifty percent or more of gross income on housing costs. The percentage of residents rent-burdened increases as household incomes decrease. Median rents for one- and two bedroom apartments in the City in 2021 ranged from $2,475 to $2,730.[4] Approximately 40%, or 5,852 households earn lower incomes that cannot afford the City's median rents.

Moreover, 30% of job salaries in the City of Brea's primary employment industries fall into the lower-income categories.[5] Not surprisingly, 96% of those employed in Brea live outside the City. The City of Brea should take into account its local economy and offer healthy and affordable housing options that the current market-rate housing development is not offering. The City should discuss opportunities for improving work-housing balance, such as mixed-use to facilitate housing that is located near jobs. Analyzing the wage ranges, major employers and employment sectors are important to adequately serve the needs of the employees earning those wages. The City needs to prioritize developing affordable housing that meets the needs of the community and for the workforce that cannot afford to live in the City.

5th Cycle RHNA Performance

During the current 5th cycle planning period the City had a total Regional Housing Needs Assessment (RHNA) of 1,851 units, 426 at very low-income, 305 at low-income, 335 at moderate and 785 at above moderate. To date, the City has approved 41 units at moderate and 2,133 at above moderate.[6] At very-low income the City has approved 0 units and 0 at low-income. With absolutely no production of lower income housing to date, it is clear that the

[2] City of Brea 2021-2029 Housing Element Initial Draft, p. 3-40, June 2021.
[3] City of Brea 2021-2029 Housing Element Initial Draft, p. 3-57, June 2021.
[4] City of Brea 2021-2029 Housing Element Initial Draft, p. 3-2, June 2021.
[5] City of Brea 2021-2029 Housing Element Initial Draft, p. 3-17, June 2021.
[6] Brea, 2020 Housing Element Annual Progress Report, Table B.

City's affordable housing policies have not been effective in incentivizing and producing housing for lower income households, including the City's Affordable Housing Ordinance.

5th Cycle Identified Opportunity Sites:
In the 5th cycle Housing Element, the City identified housing opportunity sites for very low and low exclusively in the Mixed-Use(MU)-1 and MU-11 zones. The sites were identified for lower incomes based primarily on the minimum density requirement of 30 units to the acre. Despite identifying sites appropriate for the development of affordable housing, the City failed to facilitate the production of any lower income homes. It is important that the City accompanies these density allowances with effective affordable housing policies.

Housing Policies to Increase Affordable Housing

The City must "review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element."[7] While the element includes a program-by-program review of implementation in the prior planning period, the review of past programs should also analyze the cumulative effectiveness of programs on addressing housing needs over the previous planning period. This information provides the basis for developing more effective housing programs.

As the 5th Cycle Housing Element Annual Progress Report indicates, the City's housing policies have developed housing in an unbalanced way and prioritized market-rate housing. As the City reviews the proposed housing policies and opportunity sites, we recommend that it implement affordable housing policies that can be effective on proposed sites while considering all development standards, zoning and past development. For example, the City claims that the existing Affordable Housing Ordinance (AHO) has been effective in producing lower income housing. Yet, in the 2014-2021 Housing Element Planning Period, the AHO only produced 120 moderate units and only 21 units at the low income level.[8] Only 11 units have been issued building permits that will count towards the City's upcoming RHNA allocation for the 2021-2029 Planning Period. Given the AHO's record over the past 8 year, it is clear the Ordinance needs to be strengthened to be more effective in facilitating housing at the very low and low income levels.

The City is continuing to hope that the market will deliver affordable housing by identifying higher density sites (MU) for lower-income RHNA needs. As demonstrated in the 5th Cycle, this strategy has proven to be ineffective and has only produced market-rate housing that is unaffordable to low-income Brea residents.

Realistic Program and Policy Goals:
To address the program requirements of Government Code section 65583, subdivisions (c)(1-6), and to facilitate implementation, the City's proposed programs should be revised to include discrete timing and implementation steps. As of now the City's draft Housing Element does not provide a schedule of action steps to implement its policy goals and programs

[7] Gov. Code § 65588 (a) and (b)
[8] City of Brea 2021-2029 Housing Element Initial Draft, p. 3-134, June 2021.

Incentivizing Affordable Housing:
To ensure that affordable housing is incentivized on these sites, the City needs to include programs and policies that will create affordable housing. The Commission recommends that the City strengthen the AHO to ensure the identified opportunity sites are truly feasible and effectively provide affordable housing in a balanced manner. We recommend that the ordinance be targeted to address a 15% requirement of affordable housing production at extremely low, very low- and low-income categories and that this requirement be applied to all residential projects. To-date, the AHO has failed to produce a significant number of units at these income levels. These are the categories that market-rate development and the AHO are not addressing in Brea. The Kennedy Commission provides additional policy recommendations in the recommendations section below.

Housing Element Opportunity Sites Inventory

Identified Low Income Sites:
As part of the analysis of adequate sites, the City has reviewed potential housing sites citywide and identified opportunity sites for lower-income households in the proposed areas of MU-1 and MU-II. The sites identified for lower-income categories are predominantly identified based on default densities for lower income units in the MU zone. Besides the AHO which has not been effective in producing lower income housing, no other housing policy has been incorporated to incentivize affordable housing on these sites. Density allowances are not enough to facilitate the production of housing at the very low and low income levels as is evident in the City's 5th Housing Element Planning Period which shows that only moderate and above moderate housing has been developed in the MU zones.

Suitability of Non-Vacant Sites:
The element must include an analysis demonstrating the potential for redevelopment of non-vacant sites. To address this requirement, Appendix D of the Housing Element Draft describes non-vacant sites that provide additional development opportunity in the MU-I and MU-II zones, but it does not include sufficient analysis on how these sites were determined to be likely for redevelopment in the planning period. For example, the element should describe and support (through development trends) the potential for additional development in the planning period and consider additional factors such as the age of structure, presence of expiring leases, condition of the structure, and expressed interest in development.

Traditional Funding for Affordable Housing:
In addition, identified affordable housing sites should also be evaluated for their viability to compete for traditional funding to create affordable housing. These funding sources prioritize development sites that promote access to community resources and services, such as schools, public transportation, medical services and access to parks. Such analysis was not provided.

No Net Loss:
The City will also have to consider No Net Loss when it identifies opportunity sites. It is crucial that affordable housing moves along with market-rate housing given the limited sites that are available. Considering the state's No Net Loss requirements, if the sites identified for affordable

housing are developed for market-rate housing, as occurred during the 5th Housing Element planning Period, the City will have to rezone new sites for the appropriate density.[9] For the reasons stated above, the City needs to identify affordable housing policies and programs that will equitabully facilitate and incorporate affordable housing at the extremely low, very low and low-income categories on these sites. The MU-I and MU-II focus area sites should have further evaluation on environmental constraints, infrastructure deficiencies and challenges with compatibility with existing uses while contemplating developing for affordable housing.

Accessory Dwelling Units (ADUs)

Questions to consider:

1. Is the number of projected ADUs based on the Safe Harbor formulas?
2. How is anticipated affordability being calculated? Are recent local trends included?
3. Is there a monitoring program that tracks creation and affordability? Is there a commitment to a mid-cycle review?

Looking at the City's calculation for ADUs, we believe that affordable housing opportunities in ADUs seem to be high and not supported by local housing costs for rentals and annual production. The City anticipates issuing permits for 160 ADUs in the upcoming 2021-2029 Housing Element Planning Period, or 20 ADUS per year. However, based on Safe Harbor Formula #1 the maximum number of ADUS the City could include is 88.4 ADUs. This calculation was based on the 21 ADU building permits the City issued from 2019-2020 as stated in the Initial Housing Element Draft and the 6 ADU building permits issued in 2018. The 2018 figure was not provided in the draft Housing Element but it is provided in the City's 2018 Housing Element Annual Progress Report submitted to HCD.

Furthermore, the City completely bases the affordability of ADUs on SCAG's analysis of ADU affordability in Orange County. In addition to providing a more realistic calculation for anticipated ADUs in the upcoming Housing Element Planning period, the City must also do a thorough analysis of the affordability of these ADUs specifically in Brea.

Affirmatively Furthering Fair Housing (AFFH)

While the City provided an AFFH analysis in Appendix C, the City has not provided adequate recommendations on how the City will address contributing factors to Fair housing issues in the City. Based on the City's own AFFH analysis it is clear that the lowest resource areas are in the west, with the only census tract receiving a low resource designation having a predominantly Hispanic population. Meanwhile, the three highest resource areas in the City are to the east and have a predominantly White population with much lower percentages of communities of color.

As a reminder, the following is required:

- Assessment of Fair Housing in Brea: Summary of Issues and Analysis of Patterns, Trends, and Disproportionate Housing Needs. An analysis and summary of fair housing

[9] Government Code § 65863

issues utilizing available federal, state, and local data and knowledge. The analysis must include a variety of factors, such as trends and patterns within the locality and in comparison, to the broader region, trends, and disproportionate housing needs.

- A summary of fair housing issues in Brea and an assessment of the jurisdiction's fair housing enforcement and outreach capacity.
- Disproportionate housing needs (this may include things like overpayment, overcrowding, housing conditions disproportionately affecting protected classes), including displacement risk.
- Identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.
- Identification and Prioritization of Fair Housing Contributing Factors
- Programs with a schedule of actions with timelines and specific commitment to have a "beneficial impact" within the planning period to achieve the goals and objectives of addressing contributing factors to Fair housing issues.[10]

We ask that the City prioritize the housing needs of families of low, very low and extremely low-income, who encounter difficulties in finding decent, affordable housing during the development of its new Housing Element. The City needs to propose policies that will effectively produce affordable housing, identify ways in which the City will reinvest in low resource areas, and adequately address the housing inequities present in the City.

Recommendations

As the City moves forward with the draft Housing Element update, the Commission urges the City to support the development of affordable homes. The Commission has provided the following recommendations for the City to incorporate:

1. Strengthen the City's AHO by including a 15% requirement of affordable housing production at extremely low, very low- and low-income categories on all residential projects.
2. Prioritize affordable housing funding and programs to increase affordable housing options for families of lower incomes, especially at very low and extremely low-income.
3. Ensure that development sites being identified and discussed in the initial drafts are realistic and available during the planning period.
4. Ensure opportunity sites are not simply upzoned or rezoned without including affordable housing policies that will capture the financial and land use incentives being given to property owners and market rate developers. An Affordable Housing program is also needed.
5. The City needs to include strict requirements for housing at the very low and low income levels in the two City-owned sites identified in the draft Housing Element.
6. The City of Brea should provide an adequate analysis and recommendations on how the City will Affirmatively Further Fair Housing.

[10] Gov. Code, § 65583, subd. (c)(10)(A)

Kennedy Commission Comments
City of Brea's Initial Housing Element Draft
August 13, 2021

The Commission looks forward to partnering with the City of Brea to create opportunities to increase affordable homes for lower income households in the City. If you have any questions, please feel free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,

Cesar Covarrubias
Executive Director

PUBLIC LAW CENTER
Providing Access to Justice
For Orange County's Low Income Residents

August 16, 2021

Chelsea Lee, Housing Policy Analyst
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RE: City of Brea Draft 6th Cycle Housing Element

Dear HCD Staff,

Public Law Center ("PLC") is a 501(c)(3) legal services organization that provides free civil legal services to low-income individuals and families across Orange County. Our services are provided across a range of substantive areas of law, including consumer, family, immigration, housing, and health law. Additionally, PLC provides legal assistance to community organizations. Further, the mission of our Housing and Homelessness Prevention Unit includes preserving and expanding affordable housing. Thus, we write on behalf of individuals in need of affordable housing in Orange County to comment on the City of Brea ("the City") Draft 6th Cycle Housing Element.

Government Code Section 65583 requires that a housing element consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.[1] Additionally, the housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.[2] Here, the City's Draft 6th Cycle Housing Element does a lot to comply with State law and HCD guidelines, but could use some additional revisions in order to achieve full compliance. We provide the following comments to help HCD in its future review of the City's Draft 6th Cycle Housing Element in hopes that these comments can help the City comply with State law and more meaningfully meet the affordable housing and shelter needs of its community and affirmatively further fair housing.

Emergency Shelters

The element permits emergency shelters with up to 30 occupants by-right in the Light Industrial (M-1) zone district."[3] Although the City has identified the required zone and indicated

[1] Cal. Gov. Code Section 65583.
[2] Cal. Gov. Code Section 65583.
[3] City of Brea, 2021-2029 Housing Element Draft, 3-86 (June 2021).

two suitable parcels, it does not explain how it determined that the M-1 Zone is "the most conducive to provision of an emergency shelter, and provides sufficient site capacity"[4] or why it chose those two parcels. The City should explain its methodology and consider whether the M-1 Zone and the two parcels are conducive to reducing the City's homeless population. Additionally, the City must specify whether the M-1 zone can accommodate a year-round emergency shelter.

Assessing Emergency Shelter Need

The City identifies the jurisdiction's unsheltered homeless population as determined by the 2019 Point-in-Time Count.[5] First, the City must reassess its emergency shelter need by conducting a complete analysis of the factors above. For example, the City's "Inventory of Homeless Facilities and Services near Brea" lists the Brea Ministerial Association as a consortium of churches in the jurisdiction that provide emergency housing in extreme crisis situations.[6] However, the City does not explain how many beds these churches provide, how many beds go unused, or how many people helped by the Brea Ministerial Association move to permanent housing solutions.[7]

Second, the City should also consider its sheltered homeless population, as a sheltered homeless person may easily become unsheltered for numerous reasons. For example, Brea's Zoning Code only allows for a maximum stay at the shelter facility for 120 days in a 365-day period,[8] but once that person has reached the 120 day boarding limit, they will likely relocate to an unsheltered outdoor location like neighboring streets. For this reason, the City should have the capacity to accommodate any persons that become unsheltered and not just those already unsheltered.

Multijurisdictional Agreements

The City identifies several shelters outside of the jurisdiction as resources for the City's homeless population. However, the City does not explain whether it has a multijurisdictional agreement with Fullerton for the use of the Fullerton Interfaith Emergency Services (Pathways of Hope).[9] If the City intends to use the Fullerton Interfaith Emergency Services to accommodate a portion of its emergency shelter need, it must provide the following information:

- How the agreement allocates a portion of the shelter capacity to each jurisdiction;[10]
- How the joint facility will meet the jurisdiction's emergency shelter need;[11]
- The jurisdiction's contribution to the facility for both the development and ongoing operation and management of the facility;[12] and

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[4] City of Brea, 2021-2029 Housing Element Draft, 3-86 (June 2021).
[5] City of Brea, 2021-2029 Housing Element Draft, 3-85 (June 2021).
[6] City of Brea, 2021–2029 Housing Element Draft, 3-36 (June 2021).
[7] Cal. Gov. Code Section 65583(a)(7).
[8] City of Brea, 2021–2029 Housing Element Draft, 3-87 (June 2021).
[9] City of Brea, 2021–2029 Housing Element Draft, 3-36 (June 2021).
[10] Cal. Gov. Code Section 65583(d)(2).
[11] Cal. Gov. Code Section 65583(d)(3)(A).
[12] Cal. Gov. Code Section 65583(d)(3)(B).

- The amount and source of the funding that the jurisdiction contributes to the facility.[13]

The City does provide some of this analysis when discussing the Buena Park Navigation Center and the Placentia Navigation Center.[14] However, the City cannot count its participation in the Buena Park Navigation Center towards its emergency shelter need because multijurisdictional agreements must be with adjacent communities.[15] Although Buena Park is close to the City of Brea, Fullerton is located between the two jurisdictions. Because of this, the City should remove this navigation center from its housing element. Further, the City has not provided key details of their agreement with Placentia such has how many beds out of the 100 available are allocated to Brea, how the Placentia Navigation Center will address the City's emergency shelter need, how much of the City's $413,763 aid specifically contributed to the Placentia Navigation Center, or how the City will continue to contribute to the navigation center.[16] To use this navigation center to address its emergency shelter need, the City must include the details of their agreement with Placentia.

Existing Emergency Shelters or Multijurisdictional Agreements

The jurisdiction has partnered with Placentia and Buena Park to build navigation centers that will provide 200 beds for the North SPA, which is comprised of the cities of Anaheim, Brea, Buena Park, Cypress, Fullerton, La Habra, La Palma, Los Alamitos, Orange, Placentia, Villa Park, Stanton, and Yorba Linda.[17] However, the City cannot rely on the Buena Park Navigation Center and should not rely on the Placentia Navigation Center to meet its emergency shelter need.

The table below shows the most recent 2019 Point-in-Time count for North SPA cities, totaling 2,728 people experiencing homelessness in the area.[18] The navigation center host cities have 197 unsheltered individuals (Buena Park, 142; Placentia, 55) within their jurisdictions, which would be given priority over the needs of surrounding cities.[19] This means that the limited remaining space in these navigation centers are expected to meet the needs of unsheltered individuals from surrounding cities. Given the limited amount of space, it is far from guaranteed that the 30 unsheltered homeless individuals in Brea will receive shelter from these navigation centers. Therefore, Brea should not rely on the neighboring navigation centers to accommodate their need for emergency shelters.

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[13] Cal. Gov. Code Section 65583(d)(3)(C).

[14] City of Brea, 2021–2029 Housing Element Draft, 3-35 (June 2021).

[15] Cal. Gov. Code Section 65583(d)(1).

[16] City of Brea, 2021–2029 Housing Element Draft, 3-35 (June 2021).

[17] City of Brea, 2021–2029 Housing Element Draft, 3-35 (June 2021); City of Buena Park, "North Orange County Service Planning Area (North SPA) Receives $12,062,300 in Homeless Emergency Aid Program (HEAP) Funding to Open Navigation Center in Buena Park and Placentia", http://www.buenapark.com/Home/Components/News/News/884/12 (Nov. 9, 2018); and Cal. Gov. Code Section 65583(a)(4)(C).

[18] County of Orange, *Everyone Counts 2019 Point In Time Summary*, 29 (July 2019).

[19] County of Orange, *Everyone Counts 2019 Point In Time Summary*, 29 (July 2019); City of Buena Park, *Navigation Center*, http://www.buenapark.com/city-departments/city-manager/navigation-center (last visited Jul. 27, 2021).

North SPA 2019 Unsheltered and Sheltered Homeless Persons Count[20]

City	Unsheltered	Sheltered	Total
Anaheim	694	508	1,202
Brea	30	0	30
Buena Park	142	145	287
Cypress	39	0	39
Fullerton	308	165	473
La Habra	45	0	45
La Palma	9	0	9
Los Alamitos	1	21	22
Orange	193	148	341
Placentia	55	108	163
Stanton	71	45	116
Villa Park	0	0	0
Yorba Linda	1	0	1
Total	**1,588**	**1,140**	**2,728**

Emergency Shelter Standards

Here, the element identifies the M-1 zone as the area where emergency shelters are permitted. However, the City's Zoning Code establishing the objective standards to regulate emergency shelters within the M-1 zone are so overly burdensome that the development of shelters is unlikely, if not impossible.[21] For example, shelter accommodation is on a first-come, first-served basis with admissions beginning at 5:00pm or 6:00pm, depending on daylight savings time.[22] This means that an unsheltered person with a job will have significantly reduced chances to get a bed for the night. Additionally, shelters within the M-1 zones shall be within ½ mile radius of an OCTA bus stop and at least 500 feet from any other emergency shelter, residentially zoned property, or public or private school.[23] Given the extremely limited public transportation system within the county, there are a limited number of parcels where emergency shelters can be placed. Further, the waiting area shall be a minimum of 10 square feet per bed

[20] County of Orange, *Everyone Counts 2019 Point In Time Summary*, 29 (July 2019).
[21] City of Brea, 2021–2029 Housing Element Draft, 3-86 (June 2021).
[22] City of Brea, 2021–2029 Housing Element Draft, 3-86 (June 2021).
[23] City of Brea, 2021–2029 Housing Element Draft, 3-87 (June 2021).

provided at the facility.[24] This means that a shelter with 30 beds would need a 300 square foot waiting area in addition to the space needed for the actual shelter facility, make it more difficult to find a parcel of an appropriate size, and make an appropriate parcel more expensive. Moreover, this massive waiting area cannot be adjacent to the public right-of-way and shall be visually separated from public view by either six feet of visually-screening, mature landscaping or a six-foot tall decorative masonry wall.[25] Any outdoor storage areas must be screened from public view in the same manner.[26] These additional decorative requirements unnecessarily raise the cost of constructing an emergency shelter. These burdensome requirements do not encourage or facilitate the development of emergency shelters and must be removed from the City's zoning code.[27]

Special Housing Needs

The element states that 107 of the 153 households receiving rental assistance are elderly residents[28] and of the 780 senior renter households in the City, 80 percent are lower income.[29] Although the City identifies fixed incomes and high costs of healthcare as concerns for elderly residents, the City only mentions residential care facilities without reference to income designation for these facilities other than some provide luxury units.[30] Considering the high number of senior residents receiving rental assistance, the City should provide more information on how it will meet future housing needs of low-income, elderly residents.

The element addresses services available to female-lead households with children but does not include a quantified analysis of female-lead household housing needs.[31] The element provides a brief and unsatisfactory observation that female-lead households need assistance with housing subsidies and accessible, affordable day care.[32] The element must include more information to help the public and non-profit support groups understand this group's special housing needs. This analysis is especially important since "female-headed households with children are most impacted by poverty, with 14 percent of this group living in poverty in Brea."[33]

Similarly, the element notes that large households lack adequately sized and affordable housing, but only includes resources for large households in general such as counseling, classes, and job searches.[34] The element must specifically address how the City will meet this group's housing needs.

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[24] City of Brea, 2021–2029 Housing Element Draft, 3-87 (June 2021).
[25] City of Brea, 2021–2029 Housing Element Draft, 3-87 (June 2021).
[26] City of Brea, 2021–2029 Housing Element Draft, 3-87 (June 2021).
[27] Cal. Gov. Code Section 65583(a)(4)(A).
[28] City of Brea, 2021-2029 Housing Element Draft, C-20 (June 2021).
[29] Cal. Gov. Code Section 65583(a)(7); City of Brea, 2021-2029 Housing Element Draft, 3-28 (June 2021).
[30] City of Brea, 2021-2029 Housing Element Draft, 3-28, 30 (June 2021).
[31] Cal. Gov. Code Section 65583(a)(7).
[32] City of Brea, 2021–2029 Housing Element Draft, 3-33 (June 2021).
[33] City of Brea, 2021-2029 Housing Element Draft, 3-23 (June 2021).
[34] Cal. Gov. Code Section 65583(a)(7).

Reducing RHNA By Units Built

The City has identified "several large residential projects in various stage[s] of entitlement [that] will contribute towards addressing Brea's housing needs."[35] The City specifies that "only those projects with occupancy in the 2021-2029 planning cycle are credited towards the sites inventory."[36] However, only units built between the start of the projection period and the deadline for adoption of the housing element can be counted toward the site inventory.[37] The City must specify which units will be built during this time period and adjust its site inventory accordingly. Then, the City must provide a description of the methodology for assigning those housing units to an income category based on actual or projected sales price, rent levels, or other mechanisms establishing affordability.[38]

No Net Loss Requirements

To ensure a jurisdiction can accommodate its entire RHNA throughout the planning period,[39] HCD recommends that jurisdictions include a buffer in the housing element inventory of at least 15 to 30 percent more capacity than required, especially for lower-income units.[40] Alternatively, jurisdictions may create a buffer by projecting capacity less than what is allowed from the maximum density in anticipation of reductions in density or rezoning additional sites above what is needed to accommodate the RHNA.[41]

HCD should suggest a larger low-income buffer. The City's 11.7% low-income buffer[42] falls below HCD's recommended fifteen to thirty percent recommendation.[43] Simultaneously, the City designates lower-income housing on two sites with vacant buildings, Focused Development Sites 2 and 3,[44] knowing that these sites may be bought for existing uses—not low-income housing development. Combine this with the City's eighty-percent-density assumption for low-income sites,[45] and the City risks a no-net-loss violation. Therefore, HCD should suggest that the City mitigate this risk.

Constraints

Governmental Constraints

In addressing governmental constraints, the City identifies items including "[l]and use controls, site improvement requirements, building codes, fees, and other local programs" as potential constraints.[46] However, the City has consistently failed to fully analyze these

[35] City of Brea, 2021-2029 Housing Element Draft, 3-105 (June 2021).
[36] City of Brea, 2021-2029 Housing Element Draft, 3-105 (June 2021).
[37] Cal. Gov. Code Section 65583.1(d).
[38] Cal. Gov. Code Section 65583.1(d).
[39] Cal. Gov. Code Section 65863; HCD, Memorandum regarding No Net Loss Law, 4 (Oct. 2, 2019).
[40] HCD, Memorandum regarding No Net Loss Law, 5 (Oct. 2, 2019).
[41] HCD, Memorandum regarding No Net Loss Law, 5 (Oct. 2, 2019).
[42] City of Brea, 2021–2029 Housing Element Draft, Appendix D(June 2021).
[43] HCD, Memorandum regarding No Net Loss Law, 5 (Oct. 2, 2019).
[44] City of Brea, 2021–2029 Housing Element Draft, Appendix D (June 2021).
[45] City of Brea, 2021–2029 Housing Element Draft, 3-110 (June 2021).
[46] City of Brea, 2021-2029 Draft Housing Element Draft, 3-69 (June 2021).

constraints or demonstrate local efforts to remove constraints that hinder residential development.[47]

Land Use Controls and Residential Development Standards

The City explains how its land use policies operate within the city,[48] and provides an overview of its development standards for residential and mixed-use zones.[49] However, beyond initially identifying these items as "potential constraints,"[50] the City does not address how these items operate as constraints and the City does not demonstrate how it will remove them. The City must provide this analysis in its next draft.

Local Ordinances

Here, the City identifies three ordinances that "directly impact the cost and supply of residential development."[51] These include Condominium Conversions and Growth Management ordinances. First, the City claims that the Condominium Conversions ordinance is used to "preserve the affordable housing stock."[52] However, the City does not explain why requiring a conditional use permit to convert a condominium is at all related to affordable housing. Second, regarding the Growth Management Ordinance, the City claims that "[u]nlike growth control measures enacted by some jurisdictions, Brea's Growth Management Element does not… serve as a constraint to housing development."[53] The City does not justify this assertion, and should provide actual analysis regarding these ordinances.

Provision for Variety of Housing

The City explains how it provides housing for all income levels, including the types of housing identified in Section 65583(c)(1),[54] and for persons with disabilities.[55] However, the City does not acknowledge or address any potential or actual constraints on the development of varied housing. The City must provide detailed analysis regarding constraints on various types of housing, and housing for people with disabilities.

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[47] Cal. Gov. Code Section 65583(a)(5).
[48] City of Brea, 2021-2029 Draft Housing Element Draft, 3-69 (June 2021).
[49] City of Brea, 2021-2029 Draft Housing Element Draft, 3-71 to -75 (June 2021).
[50] City of Brea, 2021-2029 Draft Housing Element Draft, 3-69 (June 2021).
[51] City of Brea, 2021-2029 Draft Housing Element Draft, 3-76 (June 2021).
[52] City of Brea, 2021-2029 Draft Housing Element Draft, 3-78 (June 2021).
[53] City of Brea, 2021-2029 Draft Housing Element Draft, 3-78 (June 2021).
[54] "Housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing." Cal. Gov. Code Section 65583(c)(1).
[55] "'Developmental disability' means a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but shall not include other handicapping conditions that are solely physical in nature." Cal. Welfare and Institutions Code Section 4512; Cal. Gov. Code Section 65583(a)(7); City of Brea, 2021-2029 Draft Housing Element Draft, 3-79 to -88 (June 2021).

Site Improvements

Here, the City claims that the site improvements are the only means of "providing necessary infrastructure to the City's land parcels," and that the cost of the improvements is "necessary to meet the City's cost."[56] The City then describes its "Art in Public Places" program, where developers of high-value projects with five or more units must fund an outdoor sculpture.[57] However, the City does not address improvements' potential constraining impact. The City must address these issues.

Development and Planning Fees

The City describes various development and planning fees, and explains that the City waives "application processing fees for projects with a minimum of ten percent [extremely low income] units, provided the project is using funding sources… where prevailing wage is already factored into the project cost."[58] The City then provides a summary of development fees for prototypical single family and multi-family projects.[59] However, this chart does not include typical application fees; therefore, while we commend the City for waiving application processing fees for developments with extremely-low-income units, it is impossible to determine the impact of the City's offer to waive application fees. The City must provide further analysis regarding its attempt to mitigate any impacts on the development of housing caused by development and planning fees.

Building Codes and Enforcement

Here, the City explains that it uses the latest version of several California codes, and describes several local amendments in place to protect public health and safety.[60] The City explains that the hilly areas of the City are constrained by environmental factors,[61] but then asserts that since "several major hillside developments" have been completed in recent years, "the City's standards have not served as a constraint."[62] However, the City does not address the potential constraining effects on affordable development caused by any other codes, and must include this analysis.

Local Efforts to Remove Governmental Constraints

The City does not specifically address any steps it is taking to remove governmental constraints that hinder the City from meeting its share of the RHNA, and should provide this analysis in its next draft. Furthermore, the City describes how it provides housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters.[63] However, the City does not describe how it will remove governmental constraints that hinder the city from meeting the need for these types of housing.

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[56] City of Brea, 2021-2029 Draft Housing Element Draft, 3-89 (June 2021).
[57] City of Brea, 2021-2029 Draft Housing Element Draft, 3-89 (June 2021).
[58] City of Brea, 2021-2029 Draft Housing Element Draft, 3-90 to -92 (June 2021).
[59] City of Brea, 2021-2029 Draft Housing Element Draft, 3-93 (June 2021).
[60] City of Brea, 2021-2029 Draft Housing Element Draft, 3-94 (June 2021).
[61] City of Brea, 2021-2029 Draft Housing Element Draft, 3-94 (June 2021).
[62] City of Brea, 2021-2029 Draft Housing Element Draft, 3-95 (June 2021).
[63] City of Brea, 2021-2029 Draft Housing Element Draft, 3-82 to -88 (June 2021).

Nongovernmental Constraints

In addressing nongovernmental constraints, the City discusses factors including construction costs, land costs, and availability of mortgage and rehabilitation financing.[64] However, the City's analysis does not address local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing.[65]

First, the City explains that construction costs constitute a significant part of overall development cost, and claims that these costs can be mitigated by reducing amenities and "the quality of building materials."[66] However, compromising on building materials for affordable units, and potentially creating unsafe environments with lesser-quality materials, is not an appropriate way to mitigate this constraint. Additionally, these mitigation suggestions would only apply for 100% affordable housing developments. Developments with affordable units set-aside would not be able to reduce amenities or reduce the quality of building materials for a those units and likely attempting to do so for only the affordable units would violate California and federal law. The City must describe alternative methods to remove this constraint.

Second, the City explains that land costs are a constraint, but claims they are removing this constraint by approving higher-density residential projects.[67] However, the City should also address additional avenues to remove this constraint, such as subsidizing land costs or identifying City-owned property for the development of affordable housing.

Third, the City admits that "patterns of high mortgage loan denial rates" raise concerns regarding the availability of financing.[68] However, the City's solution for this issue is to inform the Orange Council Fair Housing Council of this issue and include a housing element program to monitor.[69] This solution is inadequate because it does not include any concrete steps that are likely to remove the constraint or remedy any inequitable effects resulting from the high mortgage loan denial rates.

Site Inventory

The housing element must include an inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level.[70] A jurisdiction may identify sites by a variety of methods, such as redesignating property to a more intense land use category, increasing the density allowed within one or more categories, and identifying sites for accessory dwelling units ("ADUs").[71]

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[64] Cal. Gov. Code Section 65583(a)(6).
[65] Cal. Gov. Code Section 65583(a)(6).
[66] City of Brea, 2021-2029 Draft Housing Element Draft, 3-64 (June 2021).
[67] City of Brea, 2021-2029 Draft Housing Element Draft, 3-64 to -65 (June 2021).
[68] City of Brea, 2021-2029 Draft Housing Element Draft, 3-66 (June 2021).
[69] City of Brea, 2021-2029 Draft Housing Element Draft, 3-66 (June 2021).
[70] Cal. Gov. Code Section 65583(a)(3); Cal. Gov. Code Section 65583.2(a).
[71] Cal. Gov. Code Section 65583.1(a).

Site Inventory

The City provides a number of maps that provide close-up views of development sites.[72] However, these sites are sometimes comprised of multiple parcels listed on the City's site inventory. To better assess the suitability of the parcels included in the site inventory, the City must identify each individual parcel on these maps.[73]

Lower Income Sites

If a jurisdiction designates sites that have been previously identified, sites smaller than half an acre, or sites larger than ten acres to accommodate its lower income housing needs, the sites must satisfy extra criteria.[74]

Previously Identified Sites

The City has indicated the following lower-income sites were identified in previous housing elements:

- 296-301-01;
- 296-301-03;
- 296-301-04;
- 296-301-05;
- 296-332-16;
- 319-233-03;
- 319-233-04;
- 319-104-12;
- 319-104-13;
- 319-104-02; and
- 319-104-04.[75]

For these sites to be deemed appropriate for lower-income housing, the City must zone the sites at an appropriate density[76] and create a program in the housing element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20% of the units are affordable to lower-income

[72] City of Brea, 2021–2029 Housing Element Draft, Appendix D (June 2021).
[73] Cal. Gov. Code Section 65583.2(b)(7).
[74] Cal. Gov. Code Section 65583.2(c).
[75] City of Brea, 2021–2029 Housing Element Draft, Appendix D (June 2021).
[76] The United States Census Bureau determines whether a county is a metropolitan county, nonmetropolitan county, and nonmetropolitan county with a micropolitan area. Cal. Gov. Code Section 65583.2(d). Orange County is a metropolitan county within the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area. U.S. Census Bureau, https://www2.census.gov/geo/maps/metroarea/us_wall/Mar2020/CBSA_WallMap_Mar2020.pdf (last visited Mar. 16, 2021); Employment Development Department of State of California, https://www.labormarketinfo.edd.ca.gov/definitions/metropolitan-statistical-areas.html (last visited Mar. 16, 2021). For jurisdictions within Orange County whose population is less than 25,000, the jurisdiction is considered suburban. Cal. Gov. Code Section 65583.2(f). The appropriate residential density would be at least 20 units per acre. Cal. Gov. Code Section 65583.2(c)(3)(B). For jurisdictions within Orange County whose population exceeds 25,000, the jurisdiction is considered metropolitan. Cal. Gov. Code Section 65583.2(f). The appropriate residential density would be at least 30 units per acre. Cal. Gov. Code Section 65583.2(c)(3)(B).

units.[77] Without meeting these requirements, these sites cannot be included in the City's site inventory for lower-income housing.

Site Size

The City has identified the following sites that are smaller than half an acre:

- 396-301-02;
- 296-301-03;
- 296-301-04;
- 296-301-05;
- 296-332-16;
- 296-332-17;
- 319-291-36;
- 296-362-27;
- 296-362-26;
- 296-333-10; and
- 284-243-04.

To be deemed adequate for lower-income housing, the City must demonstrate that sites of equivalent sizes were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or provide other evidence to HCD that the site is adequate to accommodate lower-income housing.[78]

Calculating the Number of Lower Income Units

When determining the number of lower-income units that will be allocated to each site, the City must (1) provide an analysis demonstrating how the adopted densities accommodate this need, including, but not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower-income households;[79] or (2) fall into a density deemed appropriate to accommodate housing for lower-income households.[80] The sites are currently zoned at 12.1 - 50.0, 6.1 - 40.0, 6.1 - 18.0, and 1 - 6 dwelling units per acre.[81] However, based on the City's population of 45,629 as of 2020,[82] is a metropolitan jurisdiction and sites should be zoned as at least 30 units per acre.[83] For its next draft, the City must provide the requisite analysis or rezone lower-income sites at the appropriate minimum density. This further analysis is particularly necessary because the City lists multiple sites with high estimates for lower-income units and few moderate and above moderate income units.

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[77] Cal. Gov. Code Section 65583.2(c).
[78] Cal. Gov. Code Section 65583.2(c)(2).
[79] Cal. Gov. Code Section 65583.2(c)(3)(A).
[80] Cal. Gov. Code Section 65583.2(c)(3)(B).
[81] City of Brea, 2021–2029 Housing Element Draft, Appendix D (June 2021).
[82] City of Brea, 2021–2029 Housing Element Draft, 3-13 (June 2021).
[83] Cal. Gov. Code Section 65583.2(f); Cal. Gov. Code Section 65583.2(c)(3)(B).

Nonvacant Sites

The City fails to address the requisite factors to justify nonvacant sites. In the Housing Resources section, the City describes regulatory incentives and successful projects in mixed-use zones.[84] Also, the City has a "narrative description of factors supporting development," which contains a brief summary of a site's current use and, for some sites, development trends or the market demand for the current use.[85] However, neither the "narrative description[s]" nor the Housing Resources section systematically covers every required factor.[86] Consequently, the City never discusses market conditions or existing leases and, for most nonvacant sites, omits development trends and market demand for existing uses. Until the City's methodology to determine development potential analyzes each factor for each site, the City's site inventory fails to comply with Government Code Section 65583.2(g)(1).

Nonvacant Sites for 50% or More of Housing Need

The City's methodology for nonvacant sites needs further explanation. The City relies on nonvacant sites to accommodate more than fifty percent of its lower-income housing need.[87] Thus, the City must demonstrate that "the existing use . . . does not constitute an impediment to additional residential development."[88] Nevertheless, for most sites, the City does not address the sites' existing uses except for stating the existing use.[89] For example, Pacific Western Bank currently occupies site 296-333-09, but the City only reports that the site "is proposed for rezoning to MU-I."[90] Since Pacific Western Bank can oppose new development on site 296-333-09 even if the City rezones it, rezoning does not "demonstrate" why Pacific Western Bank's occupancy "does not constitute an impediment to additional development."[91] Because the City has not shown how residential units and Pacific Western can cohabitate on this site, or whether Pacific Western will leave the site, nothing suggests that site 296-333-09 can accommodate housing.

Consider also Focus Development Site 3, which houses numerous commercial tenants at the Brea Marketplace.[92] The City indicates that "this site is part of the Brea Core Plan" and has a favorable improvement-to-land ratio. Also, the City discloses that the "property owner has engaged in discussions . . . regarding . . . housing."[93] However, these facts do not suggest that the site's current use will not impede more development. The "Brea Core Plan" and the site's improvement-to-land ratio only suggest why the City and developers may want this site for housing, not why the Brea Marketplace does not impede development. The Brea Marketplace could impede residential development notwithstanding the City's and developers' desire to build housing. Additionally, without further details, it is unclear how the property owner has engaged

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[84] City of Brea, 2021–2029 Housing Element Draft, 3-108 to -109 (June 2021).
[85] City of Brea, 2021–2029 Housing Element Draft, 3-112, Appendix D (June 2021).
[86] Cal. Gov. Code Section 65583.2(g)(1).
[87] City of Brea, 2021–2029 Housing Element Draft, Appendix D (June 2021).
[88] Cal. Gov. Code Section 65583.2(g)(2).
[89] City of Brea, 2021–2029 Housing Element Draft, Appendix D (June 2021).
[90] City of Brea, 2021–2029 Housing Element Draft, Appendix D, Focused Development Site 7 (June 2021).
[91] Cal. Gov. Code Section 65583.2(g)(2).
[92] City of Brea, 2021–2029 Housing Element Draft, Appendix D, Focus Development Site 3 (June 2021).
[93] City of Brea, 2021–2029 Housing Element Draft, Appendix D, Focus Development Site 3 (June 2021).

in discussions regarding housing. It is quite possible Brea Marketplace's property owner could have engaged the City "regarding . . . housing" because it disapproves of residential development at Brea Marketplace and being included in the site inventory. For these reasons, the City does not demonstrate that the Brea Marketplace "does not constitute an impediment to additional residential development."[94] Until the City further evidences that the Brea Marketplace does not represent an impediment to development, the City's methodology is insufficient.

Presumption of Impeding Additional Residential Development

The City does not adequately validate choosing nonvacant sites. As explained above, more than half of the City's lower-income sites are nonvacant.[95] For each of these sites, the existing use is "presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued."[96] Nonetheless, the City, at most, notes that property owners and developers have interest in a site or that "the City is engaged in discussions with the property owner" about a site, but does not specify whether the existing use is likely to discontinue or the outcomes of discussions with property owners.[97] Therefore, the City has not, with substantial evidence, shown that any nonvacant site's existing use will discontinue during the planning period. As a result, the City's site inventory falls short of California law.

Accessory Dwelling Units

To estimate the number of ADUs that will be developed in the planning period, a jurisdiction must generally use a three-part approach addressing (1) development trends, (2) anticipated affordability, and (3) resources and incentives.[98]

Development Trends

The City states that it has issued 21 permits for ADUs in 2019 and 2020, which would mean the City has issued an average 11 units a year.[99] The City then estimates that 160 ADUs will be built over the upcoming planning period.[100] HCD has previously stated that jurisdictions can estimate ADU production by averaging ADU applications from 2018, multiplied by eight. However, using this approach would only yield 88 ADUs for the 6th Cycle. The City must reduce its anticipated ADU production by half or justify this estimate with detailed commitments to boost ADU production.

Anticipated Affordability

The City says that SCAG's affordability assumptions are "the basis for assigning affordability to projected ADUs in Brea's Housing Element Update."[101] HCD permits jurisdictions to use SCAG's affordability assumptions to demonstrate the level of affordability of

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[94] Cal. Gov. Code Section 65583.2(g)(2).
[95] City of Brea, 2021–2029 Housing Element Draft, Appendix D (June 2021).
[96] Cal. Gov. Code Section 65583.2(g)(2).
[97] City of Brea, 2021–2029 Housing Element Draft, Appendix D (June 2021).
[98] HCD, ADU Handbook, 19 (December 2020).
[99] City of Brea, 2021-2029 Draft Housing Element Draft, 3-114 (June 2021).
[100] City of Brea, 2021-2029 Draft Housing Element Draft, 3-114 (June 2021).
[101] City of Brea, 2021-2029 Draft Housing Element Draft, 3-47 (June 2021).

ADUs.[102] However, the City does not provide separate data regarding the number of projected ADUs that will be affordable to extremely-low-income versus very-low-income households, as required by the SCAG affordability assumption.[103] Instead, the City projects that 40 out of 160 ADUs, or 25%, will be affordable to very-low-income households, and does not address whether any ADUs will be affordable to extremely-low-income households.[104] In its next draft, the City must provide quantities of projected ADUs for extremely-low- and very-low-income households.

Resources and Incentives

The City attempts to justify its extreme overestimate by stating that the City has a "growing track record in producing ADUs" and noting that there are "streamlined processing procedures, including electronic application submittals," a "Frequently Asked Questions handout" and a design consultant that will prepare "ADU Design Guidelines, easy-to-follow development standards and possibly construction plans that could be pre-approved for building permit approval."[105] However, the Program does not sufficiently explain how these efforts actually incentivize and promote the creation of ADUs that can offer affordable rents for very-low-, low-, or moderate-income households.

First, the City claims that its "current streamlined ADU processing procedures, including electronic application submittals and a Frequently Asked Questions handout" incentivize and encourage affordable ADUs.[106] However, the City does not explain how these procedures have incentivized affordable ADU creation, and without further detail, it is unconvincing that these procedures will actually result in increased ADU production.

Second, the City explains that it will adopt "ADU Design Guidelines" by 2022, which will include "easy-to-follow development standards," and also "possibly" include pre-approved construction plans.[107] However, a promise to "possibly" create prototype plans demonstrates a lack of confidence that this measure will actually promote the creation of affordable ADUs. Additionally, the City claims that these Guidelines will serve as an "educational tool." However, the City does not state any plans to provide robust education to the public about ADUs at large. The City should create more educational resources, such as brochures or webinars describing the benefits of ADUs for property owners and renters and provide stronger commitments to the development of pre-approved, prototype plans.

Third, the City explains that it will "[a]nnually monitor" ADU production to ensure its RHNA needs are being met.[108] However, the City provides no details regarding how this monitoring will occur, or how the City will amend its ADU program if it is falling short of its RHNA goals. The City must provide this information in its annual monitoring program.

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[102] HCD, ADU Handbook, 19 (December 2020); SCAG, 6th Cycle Housing Element Update Technical Assistance – ADU Affordability Analysis Presentation, 9 (August 27, 2020).
[103] City of Brea, 2021-2029 Draft Housing Element Draft, 3-115 (June 2021).
[104] City of Brea, 2021-2029 Draft Housing Element Draft, 3-115 (June 2021).
[105] City of Brea, 2021-2029 Draft Housing Element Draft, 3-114, 3-154 to -155 (June 2021).
[106] City of Brea, 2021-2029 Draft Housing Element Draft, 3-154 (June 2021).
[107] City of Brea, 2021-2029 Draft Housing Element Draft, 3-154 to -155 (June 2021).
[108] City of Brea, 2021-2029 Draft Housing Element Draft, 3-155 (June 2021).

Programs

The housing element must include programs that allow the jurisdiction to achieve its stated housing goals and objectives. Programs must set forth a schedule of actions during the planning period, each with a timeline for implementation.[109] The jurisdiction may recognize that certain programs are ongoing that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element, but such "ongoing" programs must ensure that there will be beneficial impacts of the programs within the planning period,.[110] The jurisdiction may implement programs through the administration of land use and development controls, the provision of regulatory concessions and incentives, the utilization of appropriate federal and state financing and subsidy programs when available, and the utilization of moneys in a low- and moderate-income housing fund, if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law.[111]

To make adequate provision for the housing needs of all economic segments of the community, the programs shall address housing issues such as inadequate site inventories, meeting lower income housing needs, removing constraints, maintaining affordable housing, promoting affirmatively furthering fair housing, preserving assisted housing developments, encouraging accessory dwelling units, and facilitating public participation. To make these programs most effective, HCD recommends jurisdictions include the following: definite time frames for implementation; an identification of agencies and officials responsible for implementation; a description of the local government's specific role in program implementation; a description of the specific action steps to implement the program; proposed measurable outcomes; demonstration of a firm commitment to implement the program; and an identification of specific funding sources, where appropriate.[112]

Addressing Constraints

The City does not address nongovernmental constraints in its programs.[113] However, the City identifies several programs to address governmental constraints: Objective Development Standards and Administrative Approval Process, Updated Parking Standards, Zoning Text Amendments for Special Needs Housing, and CEQA Exemptions for Infill Projects.[114] Unfortunately, these programs are insufficiently detailed and do not adequately address and, where appropriate and legally possible, remove constraints to housing development.[115]

The purpose of the Objective Development Standards and Administrative Approval Process program is to "[e]stablish objective development standards and ministerial processing procedures to streamline the housing review process."[116] However, the City fails to explain how

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[109] Cal. Gov. Code Section 65583(c).
[110] Cal. Gov. Code Section 65583(c).
[111] Cal. Gov. Code Section 65583(c).
[112] HCD, Building Blocks: A Comprehensive Housing-Element Guide, *Program Overview and Quantified Objectives*, https://hcd.ca.gov/community-development/building-blocks/program-requirements/program-overview.shtml (last visited Apr. 4, 2021).
[113] Cal. Gov. Code Section 65583(c)(3).
[114] City of Brea, 2021-2029 Draft Housing Element Draft 3-156 to -158 (June 2021).
[115] Cal. Gov. Code Section 65583(c)(3).
[116] City of Brea, 2021-2029 Draft Housing Element Draft, 3-156 to -157 (June 2021).

streamlining this process meaningfully contributes to eliminating constraints. Similarly, the City does not explain how its Updated Parking Standards program will mitigate constraints.[117] Moreover, the City does not describe how the Zoning Text Amendments for Special Needs Housing program removes constraints to special needs housing, beyond bringing the City's Zoning Code in line with current State requirements.[118] Lastly, the City states that the objective of its CEQA Exemptions for Infill Projects program is simply to continue utilizing CEQA exemptions.[119] The City does not explain how these existing exemptions remove constraints.

The City should include further details regarding how these programs will remove constraints, how the programs will result in actual, beneficial impacts during the planning period, and how the City will measure the programs' success, in its next draft.

Affirmatively Furthering Fair Housing

Housing elements must incorporate the obligation to affirmatively further fair housing in the following areas: (1) outreach, (2) assessment of fair housing, (3) site inventory, (4) identification and prioritization of contributing factors, and (5) goals, policies, and actions. Each section is addressed below.[120]

Outreach

The City does not describe adequate public participation. First, the City held only one meeting with key stakeholders and does not evidence additional stakeholder participation.[121] One meeting does not constitute "frequent" or "ongoing" participation, even if the meeting was "meaningful."[122] Second, the City labels its key stakeholders as "the business and faith-based community, school district, healthcare professionals, and housing advocates."[123] But the City does not name the organizations that it consulted, which it must do.[124] Third, after the City documents and summarizes comments received during public participation,[125] the City fails to articulate how it "considered and incorporated" these comments.[126] Lastly, the City must explain the lack of participation.[127] Only fourteen stakeholders joined the February workshop, and just

[117] City of Brea, 2021-2029 Draft Housing Element Draft, 3-157 (June 2021).
[118] City of Brea, 2021-2029 Draft Housing Element Draft, 3-157 to -158 (June 2021).
[119] City of Brea, 2021-2029 Draft Housing Element Draft, 3-158 (June 2021).
[120] HCD, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, 21 (April 2021).
[121] City of Brea, 2021–2029 Housing Element Draft, C-2 (June 2021).
[122] HCD, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, 22 (April 2021).
[123] City of Brea, 2021–2029 Housing Element Draft, C-2 (June 2021).
[124] HCD, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, 22 (April 2021).
[125] City of Brea, 2021–2029 Housing Element Draft, C-2 to -3, Appendix E (June 2021).
[126] HCD, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, 22 (April 2021).
[127] HCD, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, 22 (April 2021).

thirty-four members of the public attended the March one.[128] Notwithstanding this paltry turnout, the City overlooks lack of participation, even "by people with protected characteristics."[129] For these reasons, the City's outreach section does not comply with HCD's standards.

Assessment of Fair Housing

The City's discussion of fair housing enforcement and outreach capacity cuts necessary elements. Whereas the City reveals patterns and trends, using regional data along with local data and knowledge,[130] the City neglects "other relevant factors" "beyond data that identifies and compares concentrations of groups with protected characteristics."[131] Moreover, the City's historical foray in the "Key Data and Background Information"[132] cannot satisfy this requirement, because it does not specifically relate to fair housing enforcement and outreach capacity. Hence, the City's fair housing enforcement and outreach capacity section needs improvement.

The City must bolster its R/ECAPs and RCAAs section. While the City evaluates R/ECAPs at both a local and regional level, the City does not mention RCAAs. Until the City discusses RCAAs, the City's fair housing assessment is insufficient.

The City inadequately analyzes disparities in access to opportunity. The City identifies low- and moderate-income census tracts, analyzes them, and then ignores the rest of the City.[133] This strategy flouts HCD's admonition that access to opportunity involves "supporting mobility and access to 'high resource' neighborhoods," not just "improving the quality of life for residents of low-income communities."[134] This means that a complete analysis considers both high- and low-resource areas. Because the City dismisses high-resource areas, it overlooks pertinent information about the relationship between high-resource areas and access to opportunity. Next, while the City proffers statistics regarding every required area of analysis,[135] the City does not answer several questions that the City "should, at minimum," analyze.[136] For these reasons, the City's disparities in access to opportunity section does not satisfy State law.

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[128] City of Brea, 2021–2029 Housing Element Draft, C-2 to -4 (June 2021).
[129] HCD, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, 22 (April 2021).
[130] City of Brea, 2021–2029 Housing Element Draft, C-13 to -15 (June 2021).
[131] HCD, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, 25, 62 (April 2021).
[132] City of Brea, 2021–2029 Housing Element Draft, C-5 (June 2021).
[133] City of Brea, 2021–2029 Housing Element Draft, C-21 to -25 (June 2021).
[134] HCD, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, 34 (April 2021).
[135] City of Brea, 2021–2029 Housing Element Draft, C-22 to -23 (June 2021).
[136] HCD, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, 35 (April 2021).

The City wrongly completed its analysis of disproportionate housing needs. Whereas HCD dictates that the City "must, at minimum," analyze "cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions," the City elects not to tackle overcrowding for persons with protected characteristics and homelessness. If the City did so, it would find what Exhibits 1 and 2 spotlight—overcrowding occurs in the City's only majority-Hispanic area.[137] Thus, the City has not identified "areas . . . that experience the greatest disproportionate housing needs and any coincidence with protected groups."[138] Only after the City faces these problems can the City's housing element comply with HCD's guidance.

Finally, the City does not conclude and summarize fair housing issues for any of the analyses. Because the City did not explicitly include summaries of issues, the City's summaries cannot "be detailed and comprehensive enough so that later in the Assessment of Fair Housing it is clear what it would take for an action or program to not only address, but overcome and undo, the identified fair housing issues."[139] Consequently, each section of the City's assessment of fair housing requires a conclusion and summary of issues before the City's housing element comports with California law and HCD's standards.

Site Inventory

In its section that relates fair housing to its site inventory, the City reiterates its site selection decisions then lists some observations connecting fair housing with selected sites.[140] The City does not, however, do the following analysis: connect each component of the fair housing assessment to the site inventory; regionally analyze sites; differentiate sites by income group; or conclude and summarize fair housing issues. HCD mandates each of these components.[141] Thus, the City must incorporate this additional information before completing its discussion of affirmatively furthering fair housing through site selection.

Identification and Prioritization of Contributing Factors

The City did not successfully undertake its identification and prioritization of contributing factors. Because the City did not summarize fair housing issues in the previous sections, the City cannot "better identify and prioritize contributing factors to fair housing

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[137] HCD, AFFH Data Mapping Resources, https://affh-data-resources-cahcd.hub.arcgis.com/ (choose "Click Here to Access the Map") (last visited July 1, 2021).
[138] Cal. Gov. Code § 65583.2(a); HCD, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, 40 (April 2021).
[139] HCD, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, 25 (April 2021).
[140] City of Brea, 2021–2029 Housing Element Draft, C-29 to -32 (June 2021).
[141] HCD, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, 45, 62 (April 2021)

issues."[142] Moreover, although the City catalogues its goals,[143] it does not "discuss strategic approaches to inform and strongly connect to goals and actions."[144] In order to comply with State law, the City needs to explicitly base fair housing issues on the previous sections of the assessment of fair housing and discuss strategic approaches.

Goals, Policies, and Actions

A majority of the City's actions lack satisfactory deadlines, timelines, metrics, and milestones.[145] For example, the City commits to "create a targeted improvement plan for portions of west Brea," but fails to fix a timeline and deadline to create and complete this plan.[146] Consider also the City's action to "reach out to landlords of low-income apartment complexes."[147] Because the City does not have a metric showing when the City will fulfill this action, a single email to a few landlords would suffice. Since a mere email cannot alone generate a "beneficial impact," this goal lacks a definitive objective.[148] The City must, in order to meet California law's standards, ensure that all its goals and actions have definite timelines, deadlines, metrics, and milestones.

Preserving Assisted Housing Developments

The housing element shall include a program to preserve for lower income households the assisted housing developments identified pursuant to Section 65583(a)(9).[149] The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in Section 65583(a)(9), except where a community has other urgent needs for which alternative funding sources are not available.[150] The program may include strategies that involve local regulation and technical assistance.[151]

The City has omitted Walnut Village Apartments, an at-risk development currently subsidized under Section 42 of the Internal Revenue Code, from its Preservation of Assisted Housing program.[152] The City should ensure that this program includes Walnut Village Apartments.

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[142] HCD, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, 49–51, 62 (April 2021).
[143] City of Brea, 2021–2029 Housing Element Draft, C-33 to -36 (June 2021).
[144] HCD, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, 49 (April 2021).
[145] HCD, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, 53 (April 2021).
[146] City of Brea, 2021–2029 Housing Element Draft, C-34 (June 2021).
[147] City of Brea, 2021–2029 Housing Element Draft, C-35 (June 2021).
[148] HCD, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, 52 (April 2021).
[149] Cal. Gov. Code Section 65583(c)(6).
[150] Cal. Gov. Code Section 65583(c)(6).
[151] Cal. Gov. Code Section 65583(c)(6).
[152] City of Brea, 2021–2029 Housing Element Draft, 3-149 (June 2021).

Public Participation

The City does not include a program that demonstrates a diligent effort to achieve public participation, as required by the state of California and HCD.[153] As discussed earlier, the City provided only limited outreach opportunities that were unlikely to reach a representative sample of the community.[154] Additionally, the City did not hold in-person meetings across the jurisdiction to ensure outreach is accessible to different communities.[155] It also appears that the City did not hold meetings at different times of the day and different days of the week, to accommodate varying employment and childcare schedules.[156] In this case, while the City did not provide meeting times for each of its virtual participation opportunities in the draft, the City did note that the March 23, 2021 Housing Element Update Community Meeting was held at 5:00 p.m.[157] If this meeting time is representative of the majority of participation opportunities, it indicates that the city was unwilling to accommodate people who work during the evenings.

The City must include a robust public participation program in its next draft. This program should describe increased outreach, including non-digital outreach, detailed information regarding stakeholder participation, and analysis regarding how the City will incorporate public comments into its draft. The City should also greatly increase the number of meetings and other participation opportunities available to the public, and should hold in-person meetings if state health guidance permits.

Conclusion

The housing element process is an opportunity for jurisdictions to meet the needs of California's residents, including needs for housing that is accessible to seniors, families, and workers and the needs of extremely-low-, very-low-, and low-income families for affordable housing. We look forward to working with HCD and the City of Brea to ensure that its Housing Element adequately addresses the needs of these communities.

Sincerely,
THE PUBLIC LAW CENTER, BY:

Richard Walker, Housing and Homelessness Prevention Unit, Senior Staff Attorney
Alexis Mondares, Housing and Homelessness Prevention Unit, Legal Fellow
Adam Snider, Housing and Homelessness Prevention Unit, Summer Clerk
Shannon Talbot, Housing and Homelessness Prevention Unit, Summer Clerk
Lana Rayan, Housing and Homelessness Prevention Unit, Summer Clerk

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[153] Cal. Gov. Code Section 65583(c)(9); HCD, Building Blocks: A Comprehensive Housing-Element Guide, *Public Participation*, https://hcd.ca.gov/community-development/building-blocks/getting-started/public-participation.shtml (last visited Mar. 17, 2021).
[154] City of Brea, 2021-2029 Draft Housing Element Draft, 3-8 (June 2021).
[155] City of Brea, 2021-2029 Draft Housing Element Draft, 3-6 (June 2021); HCD, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, 10 (April 2021).
[156] HCD, Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, 10 (April 2021).
[157] City of Brea, 2021-2029 Draft Housing Element Draft, 3-6 (June 2021).

Exhibits

Exhibit 1

7/1/2021, 11:03:13 AM

City/Town Boundaries

(R) Predominant Population - Hispanic Majority Tracts

- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)
- Predominant (gap > 50%)

1:36,112

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

Exhibit 2

7/1/2021, 11:05:03 AM

City/Town Boundaries

(R) Overcrowded Households (CHHS) - Tract

- ≤ 8.2% (Statewide Average)
- 8.3% - 12%
- 12.01% - 15%
- 15.01% - 20%
- > 20%

1:36,112

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

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VIA E-MAIL

August 13, 2021

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RE: City of Brea Draft 2021-2029 Housing Element Update

To Whom It May Concern,

On behalf of the Southwest Regional Council of Carpenters ("**Commenter**" or "**Southwest Carpenters**"), my Office is submitting these comments on the City of Brea's ("**City**" or "**Lead Agency**") draft 2021-2029 update to the City's General Plan Housing Element ("**Draft HEU**" or "**Project**").

The Southwest Carpenters is a labor union representing more than 50,000 union carpenters in six states and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest Carpenters live, work, and recreate in the City and surrounding communities and would be directly affected by the Project's environmental impacts.

Commenters expressly reserve the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenters expressly reserve the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenters incorporate by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v City of Woodland* (2014) 225 Cal. App. 4th 173, 191 (finding that any party who has objected to the Project's environmental documentation may assert any issue timely raised by other parties).

Moreover, Commenters request that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act ("**CEQA**"), Cal Public Resources Code ("**PRC**") § 21000 *et seq*, and the California Planning and Zoning Law ("**Planning and Zoning Law**"), Cal. Gov't Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

The City should require the use of a local skilled and trained workforce to benefit the community's economic development and environment. The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program or who are registered apprentices in an apprenticeship training program approved by the State of California.

Community benefits such as local hire and skilled and trained workforce requirements can also be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note:

> [A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

> . . . labor should be considered an investment rather than a cost – and investments in growing, diversifying, and upskilling California's workforce can positively affect returns on climate mitigation efforts. In other words, well trained workers are key to delivering emissions reductions and moving California closer to its climate targets.[1]

Local skilled and trained workforce requirements and policies have significant environmental benefits since they improve an area's jobs-housing balance, decreasing the amount of and length of job commutes and their associated greenhouse gas emissions. Recently, on May 7, 2021, the South Coast Air Quality Management District found that that the "[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component" can result in air pollutant reductions.[2]

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to "promote local hiring . . . to help

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[1] California Workforce Development Board (2020) Putting California on the High Road: A Jobs and Climate Action Plan for 2030 at p. ii, *available at* https://laborcenter.berkeley.edu/wp-content/uploads/2020/09/Putting-California-on-the-High-Road.pdf.

[2] South Coast Air Quality Management District (May 7, 2021) Certify Final Environmental Assessment and Adopt Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions Program, and Proposed Rule 316 – Fees for Rule 2305, Submit Rule 2305 for Inclusion Into the SIP, and Approve Supporting Budget Actions, *available at* http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10.

achieve a more positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions."[3]

In fact, the City of Hayward has gone as far as to adopt a Skilled Labor Force policy into its Downtown Specific Plan and municipal code, requiring developments in its Downtown area to requiring that the City "[c]ontribute to the stabilization of regional construction markets by spurring applicants of housing and nonresidential developments to require contractors to utilize apprentices from state-approved, joint labor-management training programs, . . ."[4] In addition, the City of Hayward requires all projects 30,000 square feet or larger to "utilize apprentices from state-approved, joint labor-management training programs."[5]

Locating jobs closer to residential areas can have significant environmental benefits. As the California Planning Roundtable noted in 2008:

> People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.[6]

In addition, local hire mandates as well as skill training are critical facets of a strategy to reduce vehicle miles traveled. As planning experts Robert Cervero and Michael Duncan noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions since the skill requirements of available local jobs must be matched to those held by local residents.[7] Some municipalities have tied local hire and skilled and trained

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[3] City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, *available at* https://www.hayward-ca.gov/sites/default/files/documents/General_Plan_FINAL.pdf.

[4] City of Hayward (2019) Hayward Downtown Specific Plan at p. 5-24, *available at* https://www.hayward-ca.gov/sites/default/files/Hayward%20Downtown%20Specific%20Plan.pdf.

[5] City of Hayward Municipal Code, Chapter 10, § 28.5.3.020(C).

[6] California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, *available at* https://cproundtable.org/static/media/uploads/publications/cpr-jobs-housing.pdf

[7] Cervero, Robert and Duncan, Michael (2006) Which Reduces Vehicle Travel More: Jobs-Housing Balance or Retail-Housing Mixing? Journal of the American Planning Association 72 (4), 475-490, 482, *available at* http://reconnectingamerica.org/assets/Uploads/UTCT-825.pdf.

workforce policies to local development permits to address transportation issues. As Cervero and Duncan note:

> In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing." The city's First Source program encourages businesses to hire local residents, especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When needed, these carrots are matched by sticks, since the city is not shy about negotiating corporate participation in First Source as a condition of approval for development permits.

The City should consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.

I. THE PROJECT FAILS TO PROVIDE THE INFORMATION AND ANALYSES REQUIRED OF ALL HOUSING ELEMENTS

A. Background Concerning Housing Elements

Housing Elements of General Plans are the planning tools through which local governments ensure they make "adequate provision for the existing and projected housing needs" as determined through the share of the Regional Housing Needs Allocation ("**RHNA**") process. *See* Gov. Code § 65580(d). As specified in Gov. Code § 65580 *et seq*., Housing Elements must include particular information and analyses related to existing and projected housing needs, constraints relative to meeting those needs, and the local government's specific plans to help fulfill those needs. Housing Elements that fail to provide required information and analyses may be deemed by the state or courts to be out of compliance with the law and the local government may be subject to substantial consequences. *See* Gov. Code §§ 65754, 65754.5, and 65755.

B. The City's Draft Housing Element Update Fails to Provide Required Information and Analyses

The City's Draft HEU is missing critically important information and analyses required by law. Those deficiencies include:

- The failure to describe diligent efforts to include all economic segments of the community in the development and update of the housing element and a summary of the public input received and a description of how it will be considered and incorporated into the housing element, Gov. Code, § 65583(c)(8);

- Failure to evaluate employment trends, to quantify the need for housing affordable to extremely low-income households, and to analyze household characteristics, Gov. Code, § 65583(a);

  - The Draft HEU fails to analyze employment trends beyond a general description of the current employment market by job category in the City, and the City does not attempt to quantify the need for affordable housing units beyond actions the City has taken to incentivize or provide additional affordable housing units.

- Inadequate analysis of governmental and non-governmental constraints on housing development, such as development fees, local permitting time, and land use controls, Gov. Code, § 65583(a)(5);

- Inadequate identification and analysis of the special housing needs in the City, including the housing needs of people with disabilities and large families, Gov. Code, § 65583(a)(7);

  - More specifically, the Draft HEU does not specify housing needs for special needs populations beyond a general description of those populations, general needs, and statistical counts. (See Draft HEU, 3-28~35.) The City does not attempt to analyze what the actual housing needs are for these populations within the City.

- Inadequate programs to remove constraints to the development of housing for lower-income households and people with disabilities, Gov. Code, § 65583(c);

  - The City fails to describe any specific programs or policies to increase housing units for persons with disabilities. Furthermore,

the City's Affordable Housing Ordinance (AHO) has not demonstrated that it will be able to produce any meaningful number of affordable housing units below the moderate income level. (See Draft HEU, 3-134.) The Ordinance is also subject to an analysis of project feasibility provided by the applicant which more likely than not drives down the number of available units for below moderate income households.

- Absence of appropriate programs to make sites available to accommodate the RHNA during the planning period, Gov. Code, § 65583(c)(1);
- Failure to identify the agencies and officials responsible for the implementation of the various program actions, Gov. Code, § 65583(c)(8); and
  - The Draft HEU does not identify agencies or officials responsible for implementation of its program actions.
- Lack of meaningful actions to promote fair housing and to affirmatively further fair housing, Gov. Code, § 65583(c)(5).

These deficiencies in the City's Draft HEU must be addressed to fulfill the City's obligations and avoid noncompliance with the housing element law.

i. *The Proposed Housing Element Fails to Include an Adequate Program to Affirmatively Further Fair Housing.*

For housing elements updated after January 1, 2021, the program to affirmatively further fair housing must include all of the following pursuant to Gov. Code § 65583(b)(10)(A)(i)–(v)):

- A summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction's fair housing enforcement and fair housing outreach capacity;
- An analysis of available federal, state, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to

opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk;

- An assessment of the contributing factors for the fair housing issues identified under the foregoing analysis;
- An identification of the jurisdiction's fair housing priorities and goals, giving highest priority to those factors identified in the foregoing assessment that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance, and identifying the metrics and milestones for determining what fair housing results will be achieved; and
- Strategies and actions to implement those priorities and goals, which may include (but are not limited to) enhancing mobility strategies and encouraging development of new affordable housing in areas of opportunity, as well as place-based strategies to encourage community revitalization, including preservation of existing affordable housing, and protecting existing residents from displacement.

For purposes of Gov. Code §65584(d)(5), "affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. Gov. Code §65584(e).

Here, the Draft HEU does not meet the above requirements. The Draft HEU does not adequately summarize, analyze, identify, or assess fair housing issues as required by Gov. Code §65583(c)(10)(A)(i)–(v). HCD has published guidance on Affirmatively Furthering Fair Housing for use by public entities for drafting housing elements.[8]

[8] California Department of Housing and Community Development, Affirmatively Furthering Fair Housing, Guidance for All Public Entities and for Housing Elements ("HCD

That guidance states that state housing law requires that jurisdictions conduct jurisdiction-specific analysis that is comprehensive enough to adequately characterize fair housing issues in that locality such they could be addressed by specific actions.[9]

The City has not developed or incorporated any substantive programs to address fair housing issues in the Draft HEU, HCD's Guidance is clear that specific goals and actions are required, such as:

- Enhancing mobility strategies and promoting inclusion for protected classes;
- Encouraging development of new affordable housing in high-resource areas;
- Implementing place-based strategies to encourage community revitalization, including preservation of existing affordable housing; and
- Protecting existing residents from displacement. [10]

The policies and programs proposed in the "Contributing Factors, Goals and Actions" portion of Appendix C do not provide the meaningful action required by Gov. Code § 65583(b)(10)(A)(i)–(v). This section merely points to the Element's previously developed Housing Element goals or policies. More importantly, the AFFH schedule of actions appear to do little to address the housing needs of minority City residents at or below moderate income levels. For example, the City describes undertaking information campaigns, or reaching out to landlords. Otherwise, little concrete action is proposed that will meaningfully address AFFH issues in the City beyond what is already included in the Draft HEU. (See Draft HEU, Appendix C.) This is inadequate and needs to be addressed in an amended Draft HEU.

The Draft HEU needs to include a meaningful analysis of Fair Housing issues in the City and needs to implement concrete steps which are included in the Housing Element to address Fair Housing as required by Gov. Code § 65583(b)(10)(A)(i)–(v). The Draft HEU should be revised to implement specific goals and policies that address the proactive mandates of the AFFH statute.

Guidance") (Apr. 2021). Available at https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

[9] See, e.g., *id.* at 11-12.

[10] HCD Guidance at p. 13

ii. *The Proposed Housing Element Includes an Inadequate and Flawed Inventory of Sites Available for Housing Development.*

The purpose of a housing element's site inventory is to identify and analyze specific sites that are available and suitable for the residential development necessary to accommodate the jurisdiction's housing needs as determined through the RHNA process. Gov. Code § 65583.2(a). Only sites that meet specific criteria listed at Gov. Code § 65583.2(a) may be considered "suitable for residential development" and included in the site inventory. An inventory made up only of sites meeting that criteria is critical to accurately determining whether a jurisdiction currently has sufficient sites available to fulfill its housing needs or must implement new plans to make new sites available. Gov. Code § 65583(c)(1).

Commenters are particularly concerned about a number of issues with the Draft HEU, including:

1. A failure to assess in the sites inventory any parcel's *likelihood* of development or redevelopment to satisfy RHNA requirements;
2. Vacant sites are identified to satisfy RHNA requirements which may not be suitable for development; and
3. The City relies on ADU production to satisfy affordable housing requirements which likely will never come to fruition or will not be available to rent.

The City's process for selecting sites and assessing their capacity seemingly fails to account for any parcels' likelihood of development or redevelopment, and its draft site inventory includes parcels where housing development or redevelopment may or could be extremely unlikely.

First, while the inventory may or may not account for all or most APNs with a preliminary analysis of capacity, it does not adequately analyze the likelihood that any of these parcels would be developed or redeveloped to increase the number of available housing units in the City. The inventory also does not analyze whether any of the available sites would improve or exacerbate fair housing conditions in the City.

More in-depth analysis of the likelihood of development is required. The City's inventory of nonvacant sites fails to comport with Gov. Code § 65583(g). It must demonstrate the potential and likelihood of additional development based on the extent to which existing uses may constitute an impediment to additional residential

development; the City's past experience with converting existing uses to higher density residential development; the current market demand for existing uses on the identified nonvacant sites; any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development; and development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites. Gov. Code § 65583(g). The Draft HEU's analysis of non-vacant sites is silent on many of the aforementioned factors.

Because the City is relying on nonvacant sites to account for more than fifty percent of their lower income housing need, Government Code, section 65583.2, subdivision (g)(2) mandates that the City "demonstrate that the existing use… does not constitute an impediment to additional residential development during the period covered by the housing element." Further, the City must make findings based on substantial evidence that the use is likely to be discontinued during the planning period. (*Id.*)

The Draft HEU should also include information about the methodology utilized to analyze or determine site capacity and any site-specific constraints that might apply to particular APNs. All of this is required pursuant to Government Code, section 65583, subdivision (a)(3), and section 65583.1.

An accurate assessment of the site inventory's housing capacity is necessary in order for the housing element to achieve sufficient housing production. The site capacity estimate should account for the following two factors:

1. What is the likelihood that the site will be developed during the planning period?
2. If the site were to be developed during the planning period, how many net new units of housing are likely to be built on it?

The portion of the jurisdiction's RHNA target that a site will realistically accommodate during the planning period is:

(likelihood of development) × (net new units if developed) = realistic capacity[11].

<u>Recommendations:</u>

[11] See HCD June 10, 2020 Memo re Housing Element Site Inventory Guidebook Gov. Code Sec. 65583.2, available at https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf.

1. Provide a quantitative estimate of parcels' development probabilities, and incorporate this factor into the estimate of sites' realistic capacity.
2. Report the proportion of sites in the previous housing element's inventory that were developed during the planning period.
3. Remove parcels from the site inventory where redevelopment is unlikely to occur during the 6th Cycle.
4. Commit to a mid-cycle review to verify Planning's assumptions about development probabilities. If it turns out that sites within a tier, or category, were developed at a lower-than-expected rate during the first half of the cycle, then the city should rezone for additional capacity or make other appropriate adjustments for the second half of the planning period.
5. Identify sufficient sites to provide a 15-30% No Net.

Secondly, it appears that Planning may have counted vacant sites towards specific income RHNA targets, despite their potential unsuitability for housing production. Planning must not include "vacant" sites that have no realistic chance of being developed. As with the Suitable Sites inventory, these sites must be discounted by their likelihood of development. Since the likelihood of development for some of these sites could effectively be zero, they should be excluded from Planning's list of vacant sites after further review.

Recommendations:

1. Exclude all vacant parcels that are unsuitable for residential development due to size, shape, gradient, location, and lack of street access.
2. Provide a quantitative estimate of parcels' development probabilities, and incorporate this factor into the estimate of sites' realistic capacity.

Lastly, the City should not rely on an overly optimistic forecast of future ADU production which is unlikely to be achieved. There is also no evidence that ADU production in the City is appreciably adding to the housing stock. There is a difference between an ADU that is put on the rental market and one that is merely used being

put to use by the owner. SCAG's affordability analysis calculations rely heavily upon evidence from outside jurisdictions because SCAG admits there is a lack of data available for the Southern California ADU market.[12]

Perhaps more importantly, the SCAG study also admits that many ADUs are "non-rented" ADUs and there is *no reliable data* on how many ADUs are actually put on the rental market versus used internally by the owner, e.g., for family member use.[13] In the Bay Area, it is estimated that approximately half of ADUs are non-rented.[14] Thus, the City cannot make any assumptions that 600 ADUs, even if they were produced, will be available to meet the City's RHNA obligations.

C. The City Should Consider Incorporating Programs and Policies Designed to Achieve the Additional Production of Housing Units Under the Sixth Cycle RHNA Requirements

The City has failed to characterize the adequacy of its response to its 5th Cycle Housing Element obligations to build additional housing units in Rancho Cucamonga. Conveniently, the City has cherry picked goals and objectives from its previous Housing Element to analyze past performance, many of which do not relate to the state mandate to build more housing. (Draft HEU, Appendix A.)

The Draft HEU also fails to undertake a schedule of actions that will achieve SCAG's Sixth Cycle RHNA allocation for the City. The City is not planning to implement any programs, plans, policies, or the like that will come anywhere close to achieving that mandate. The Draft HEU's Housing Plan only contains vague goals without any specific plan to implement the necessary changes.

HCD has suggested that effective programs contain the following items[15]:

- Definite time frames for implementation (e.g. annually during the planning period, upon adoption of general plan amendment, by June 2020, etc.).

[12] SCAG ADU Affordability Analysis, available at https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527.
[13] *Id.* at 10.
[14] *Id.*
[15] See https://www.hcd.ca.gov/community-development/building-blocks/program-requirements/program-overview.shtml.

- Identification of agencies and officials responsible for implementation (e.g., planning department, county community development department, city building official, housing manager, public housing authority, etc.).
- Description of the local government's specific role in program implementation (e.g. a description of how the city will market the availability of rehabilitation funds).
- Description of the specific action steps to implement the program.
- Proposed measurable outcomes (e.g., the number of units created, completion of a study, development of a homeless shelter, initiation of a rezone program, preservation of at-risk units, etc.).
- Demonstration of a firm commitment to implement the program (e.g., the city will apply for HOME funds by June 2009).
- Identification of specific funding sources, where appropriate (e.g., dollar amounts of annual funding entitlements or allocations — Community Development Block Grants; Emergency Solutions Grants; Housing Opportunities for Persons with AIDS; continuum of care; redevelopment successor agency's low- to moderate-income housing funds; bond proceeds; tax credit allocations; and other federal, state and local resources).

The Draft HEU should be amended to consider more effective and definite plans and policies to achieve the City's 6th Cycle RHNA obligations.

II. CONCLUSION

Commenters request that the City consider the aforementioned issues raised. Please contact my Office if you have any questions or concerns.

Sincerely,

Mitchell M. Tsai
Attorneys for Southwest Regional
Council of Carpenters

FW: Brea Housing Element Public Comment

Mendoza, Kathyren@HCD <Kathyren.Mendoza@hcd.ca.gov>
on behalf of
Housing Elements@HCD <HousingElements@hcd.ca.gov>
Tue 7/6/2021 7:19 AM

To: Lee, Chelsea@HCD <Chelsea.Lee@hcd.ca.gov>

Good morning,

Here is a 3rd party comment for the Brea housing element.

Thanks.

Kathyren Mendoza | Division of Housing Policy Development
Office Technician
California Department of Housing & Community Development
2020 W. El Camino Avenue, Suite 500 | Sacramento, CA 95833
Phone (916) 694-2607

From: Josh Albrektson <joshraymd@gmail.com>
Sent: Tuesday, July 6, 2021 5:40 AM
To: Housing Elements@HCD <HousingElements@hcd.ca.gov>
Subject: Brea Housing Element Public Comment

Brea produced 10 ADUs per year in 2019 and 2020. They should not be able to claim 20 ADUs per year.

Sites

1- This is sites with multiple owners and should be considered separate. Also each site is under 0.5 Acres and cannot be used for housing.

2- It is a functional business. It needs owner interest to be included.

3 - This is a popular well functioning malls with no vacancies.... It is no longer functional if most of the parking is taken away. Target, Old Navy, and every business not included is not functional without it. This is also over 10 Acres and cannot be counted for affordable housing.

4- Both of these buildings are almost fully leased. They are 34 years old and are not "older." One building has only 12,000 sq ft for lease and the other has 5,000 sq ft for lease. This is out of a total of 322,000 sq ft in the buildings. So a vacancy rate of about 6%. These buildings will never be housing.
https://www.loopnet.com/Listing/120-S-State-College-Blvd-Brea-CA/17391119/ [loopnet.com]

7- Is a well maintained building with functional businesses.

8- Brea Central Business Park. This is a business park with multiple tenants and multiple different leases. The chances this will redevelop into housing is almost zero. If you look at the google maps street view of this complex all of the businesses are active and most of the parking spots are filled. Also above 10 acres.

9 - Different owners and should be considered as separate sites. each site is under 0.5 acres and will not have low income units on these sites.

13- This has 9-10 different owners, all of which are under 0.5 acres

14 - North building has different owner than south ones. It shouldn't be included

15 - Less than 0.5 acre

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Josh Albrektson MD
Neuroradiologist by night
Crime fighter by day