

**Brea:
Progression,
Innovation,
Sustainability**

Brea

Redevelopment Agency



**Five-Year Implementation Plan
2010-2014**

CONTENTS

- ▶ INTRODUCTION..... 4
- ▶ PURPOSE 4
- ▶ REDEVELOPMENT BACKGROUND AND BENEFITS 4
- ▶ AGENCY AND PROJECT AREA BACKGROUND 5
- ▶ REDEVELOPMENT FINANCING 6
- ▶ AGENCY ACCOMPLISHMENTS 2005-2009 6
 - Redevelopment..... 6
 - Affordable Housing..... 12
 - Economic Development..... 15
- ▶ AGENCY MISSION AND GOALS FOR 2010-2014 16
- ▶ OBJECTIVES FOR 2010-2014 18
- ▶ PROPOSED REDEVELOPMENT PROGRAMS AND PROJECTS..... 19
 - Redevelopment..... 23
 - Affordable Housing..... 26
 - Economic Development..... 26
- ▶ AFFORDABLE HOUSING COMPLIANCE..... 27
 - Introduction 27
 - Overview of Affordable Housing Compliance 27
 - Brea Redevelopment Agency's Affordable Housing..... 28
 - Affordable Housing 28
 - Inclusionary Housing..... 29
 - Replacement Housing..... 32
 - The Agency's Housing Fund..... 32
 - Next Five Years (FY 2009-10 through 2010-14) 32
 - Previous Five Years (FY 2004-05 through 2008-09)..... 34
 - Expenditures by Household Type 34
- ▶ ATTACHMENT I: BREA REDEVELOPMENT PROJECT AREAS..... 36



▶ INTRODUCTION

Brea: Looking Towards the Future was adopted as the Agency's Five Year Implementation Plan spanning years 2005 through 2009. The plan established three overarching goals as well as specific objectives for each goal. The goals included:

- Redevelopment: The Elimination of Blight
- Housing: The Provision of Affordable Housing
- Economic Development: Help to Assure a Healthy Business Environment

The Agency has been committed to actively pursuing these goals and associated objectives and has made significant progress. As the Agency looks ahead to the next five years, numerous ongoing and new programs and projects are planned to continue to work toward accomplishing these goals. **Brea: Progression, Innovation, Sustainability** establishes the strategy for the time period January 1, 2010 through December 31, 2014.

▶ FIVE YEAR IMPLEMENTATION PLAN PURPOSE

In 1993, the State Assembly enacted AB 1290, the Community Redevelopment Law Reform Act. The bill included some of the most extensive changes in California Redevelopment Law in years. One of the significant provisions of the bill required that each redevelopment agency adopt an implementation plan every five years that explains how the goals, objectives and programs of the Agency will eliminate blight and provide for affordable housing.

The plan must contain four elements:

1. Specific redevelopment goals and objectives for the next five years
2. Specific programs, projects and expenditures planned for the next five years
3. Explanations of how the goals, objectives, programs, projects and expenditures will eliminate blight
4. Specific information about the Agency's affordable housing program, including plans for deposits to and expenditures from the 20% tax increment set-aside fund, and the means to achieve the Agency's project area housing production (inclusionary) and replacement obligations

▶ WHAT IS REDEVELOPMENT AND HOW DOES IT BENEFIT BREA?

The goal of redevelopment is to rebuild and improve blighted commercial districts and neighborhoods. By using existing infrastructure and focusing on "infill" development, redevelopment is inherently environmentally friendly. Redevelopment brings many benefits to the community, including improving Brea's neighborhoods, preserving and restoring historic buildings and neighborhoods, stimulating the City's economy, and supporting local businesses. Redevelopment also enables Brea to build or improve its roads, utilities and public facilities.

Additionally, redevelopment offers numerous benefits to Brea's citizens and businesses, including increased property values and the preservation of a positive and safe environment where residents can live, work and play. It also assists new development in the Project Areas, creates jobs and generates revenue for the City.

▶ ABOUT THE BREA REDEVELOPMENT AGENCY AND PROJECT AREAS

The Brea Redevelopment Agency was formed in 1972 to provide a tool to eliminate blighting conditions and ensure that the City's economic base would grow and remain healthy by providing new public improvements, commercial development, and affordable housing. Over the years, the Agency adopted and amended several project areas, resulting in numerous successful projects ranging from the Brea Mall and Civic & Cultural Center to office parks, Brea Downtown, retail centers, affordable workforce housing and public improvements.

Brea Redevelopment Agency Project Area History

- 1972 - Project Areas A and B were adopted which covered the industrial area on the west side of town and the property now containing the Brea Mall, Civic & Cultural Center and the Embassy Suites Hotel.
- 1976 - Project Area C was established which included the old Brea Olinda High School site, the property which now contains the Olen Pointe development and a small residential section between Lambert Road and Birch Street.
- 1981 - The industrial area south of Birch Street and north of the city limits on the east side of town was annexed into Project Area A. Project Areas A and B were merged to form Project Area AB.
- 1983 - Area AB Supplement was added to Project Area AB which included the commercial corridor along Brea Boulevard between Lambert Road and the south City limits as well as the older residential areas surrounding the historic downtown area and the Brea Junior High School site.

When the Agency adopted redevelopment plans for the project areas, certain legal limitations were set forth. The table below summarizes notable timeframes for each project area.

Area	Limit on Repayment of Indebtedness	Effectiveness of Plan	New Indebtedness	Limit on Eminent Domain Authority
Area A	7/24/2022	7/24/2012	7/24/2012	Not included
A Annex	5/18/2031	5/18/2021	5/18/2021	5/18/2021
AB Supplement	12/20/2033	12/20/2023	12/20/2023	Expired 8/6/2001
Area B	7/24/2022	7/24/2012	7/24/2012	Not included
Area C	11/30/2026	11/30/2016	11/30/2016	11/30/1995

Please refer to Attachment I for an aerial map of Brea's redevelopment project area boundaries.

► REDEVELOPMENT FINANCING

Redevelopment funding is separate and apart from the City of Brea's General Funds. Once the Agency implemented redevelopment plans for Project Areas AB and C, property values typically increased and continue to increase over time due to new construction, rehabilitation of older structures and property sales.

As property values increase, so do property taxes. This growth, known as "tax increment," generates income that is used to revitalize the neighborhoods, clean up the environment, make public improvements and build more affordable housing.*

Tax increment financing is the primary tool in California for paying the public costs of redeveloping areas that otherwise would not be improved without Agency assistance. When a new redevelopment area is formed, the county government determines the total assessed value of all properties within the project area. This amount is commonly called the "base assessed value" or "base year." Much of the tax money generated from the increase in value above this frozen base each year is transferred to the redevelopment agency so it can invest these public funds in the project areas for up to 45 years.*

An Agency cannot receive or spend tax increment funds until it has adopted a redevelopment plan and established debt. Debt is like a mortgage on a house. Entering into debt allows the agency to finance its activities to improve its project areas. The debt is the agency's sole responsibility to pay.* The typical debt established by redevelopment agencies, including Brea, is tax exempt or taxable bonds used for redevelopment and affordable housing.

*Source: CRA's Community Guide to Redevelopment

► REDEVELOPMENT ACCOMPLISHMENTS AND GOALS MET IN 2005-2009

In the years 2005-2009, the Brea Redevelopment Agency has seen significant progress meeting its goals in areas including community facilities and recreation, neighborhood enhancements, community education and sustainable development. The Agency's accomplishments are highlighted below.

Redevelopment

Community Facilities and Recreation:

Senior Center and Pioneer Hall

The Agency has assisted with making structural improvements to both the City's Senior Center and Pioneer Hall, located in Project Area AB, to create a more updated and safe location for senior activities. Made possible by over \$1.2 million in federal Community Development Block Grants (CDBG), redevelopment funds, and State grants, improvements include new paint, enhanced entry signage and creative tile work on the building exterior, as well as extensive interior improvements to both the Senior Center and Pioneer Hall. The courtyard between the two buildings has also been enhanced with a new shade canopy, updated landscaping and plants, and patterned concrete surfaces. The updated look also enhances the entire surrounding neighborhood.



■ 2005-2009 Redevelopment Objective met: "Improve blighting conditions affecting project area residents."

Sports Park

As noted in the 2005-2009 implementation plan *Brea: Looking Towards the Future*, the Agency worked with the Brea Olinda Unified School District to buy land to build a much-needed community sports park and school site. Since then, the park has been constructed, and in February 2009, the 26-acre complex was opened. The park includes a softball field, two baseball fields, a football/soccer field, practice field, two basketball courts, two overlay soccer fields, a loop running and walking path, tot lot, central quad, concession stand and restroom facilities. There are five batting cages with backstops and bullpens, grandstands and a passive park, which doubles as a water mitigation and storm water management area. The school district has not begun construction on the school site, but the land is available for that purpose once enrollment numbers and budget dictate moving forward.

Because the site was acquired from Union Oil Company, active wells were incorporated into the design. As a result, the Agency created interpretive sign panels for the park, describing Brea's rich oil history. The City of Brea receives revenue from the oil operations which helps off-set the cost of operating the park.

Many sustainable features were also incorporated, including: treatment and retention of on- and off-site storm water, sub drain fields that regenerate ground water, central control irrigation system that reduces water consumption, use of locally manufactured materials, and increased use of permeable surfaces to increase water percolation.

■ 2005-2009 Redevelopment Objective met: "Development of active park space to accommodate new higher density development."



Brea's Trails

The Agency has been actively working to acquire abandoned railroad rights of way to ultimately build a City-wide trail system. In addition to acquiring land, the Agency has made significant progress in the trail planning process. In 2006, a master plan conceptual document was completed, and an Initial Study and Mitigated Negative Declaration was adopted by the City Council in December 2007. The Agency plans to leverage Project Area C Bond funds in addition to continuously pursuing outside funding. Four grants have been received thus far, including \$80,150 from Caltrans for community outreach activities, \$1 million from Caltrans for acquisition costs, \$500,000 from the Orange County Transportation Authority for construction costs, and a technical assistance grant from the National Park Service.

An important component of the trail planning process is community outreach. The Agency formed a Trails Task Force in early 2009, representing various members of the community with an interest in trails. This task force meets monthly and is tasked with building interest in the trail project as well as determining the wants and needs of the community. The task force has actively engaged the community by distributing a brochure and trail survey, conducting presentations to local community organizations and hosting three community vision workshops to brainstorm trail design ideas. The Agency continues to progress on this project and anticipates the first phase of construction beginning in Fall 2010.

- 2005-2009 Redevelopment Objective met: "Actively pursue linkage projects that remove blight including: the acquisition of abandoned rail lines."
- 2005-2009 Redevelopment Objective met: "Development of connecting trails to accommodate new higher density development."

Museum Storage Building – Construction Plans

The Agency is working to design and construct a new climate-controlled museum storage building for the Brea Museum and Heritage Center. Brea's rich history is preserved at this museum via the efforts and programs of the Brea Historical Society. The museum provides a place for education, research, and gatherings for the community. The new storage building will be located along Elm Street, making the museum more visible from vantage points in the park and surrounding neighborhoods. It will beautify the park, while it draws attention to the museum and will also provide storage for City events in the park. Additionally, an expanded patio will be of great benefit to the museum and its events. Much of the planning and design work has been completed, and the construction is anticipated to be completed in mid-2010.

- 2005-2009 Redevelopment Objective met: "Improve blighting conditions affecting project area residents."

*Brea - Big Opportunities,
Small City Charm*

Neighborhood Enhancements

Neighborhood Enhancement Plan

In 1998, the Brea City Council adopted a Neighborhood Enhancement Plan which identified six "focus neighborhoods" that were showing signs of blighted conditions, deterioration, absentee landlords, overcrowding and lack of amenities. Neighborhood enhancement goals were developed for the six focus neighborhoods which include:

1. Acacia Apartments
2. Walnut, South of Imperial Highway
3. South of Laurel Walk/East Imperial Apartments
4. Pepperwood/Randolph/Birch Street Apartments

5. Olive Avenue/57 Freeway

6. Tamarack/Mariposa

Additionally, three sites were identified that required improvement and if improved, provided an opportunity for enhancing adjoining neighborhoods. Redevelopment funds are allocated to rehabilitate and beautify these designated focus neighborhoods, thus creating a safer and more attractive living environment.

Since 1998, the Agency has made significant progress toward meeting the goals of the Neighborhood Enhancement Plan. Accomplishments to date include conducting Beautification Days in the Mariposa, South Walnut and Pepperwood/Randolph neighborhoods; acquiring and rehabilitating the Acacia Apartments for households at the low and very-low income level; and reconstructing three alleys in the Walnut, South of Imperial focus neighborhood.

- 2005-2009 Housing Objective met: "Continue to promote the Neighborhood Enhancement Program to the identified areas to help stabilize neighborhoods that are showing early signs of deterioration."

Comprehensive Improvements to South Brea

The Agency has been proactive in improving South Brea Boulevard over the past few years with the preservation of the Brea Museum, and the South Brea Boulevard median work, as well as the recently completed and multi-award winning South Brea Lofts project. The acquisition of an obsolete Kentucky Fried Chicken restaurant and adjacent parcel – will allow the Agency to consider working with a developer or property owners through a request for proposal (RFP) process to provide for the highest and best use project, in accordance with zoning standards, to further enhance South Brea Boulevard.

Visible Gateways

Deteriorated fencing running along Lambert Road, one of the City's busiest thoroughfares, was replaced with new masonry walls.

- 2005-2009 Redevelopment Objective met. "Improve blighting conditions affecting project area residents, such as the replacement of deteriorating wall conditions along Lambert Road." Additionally, the South Brea Boulevard median project or "Edges" project enhanced landscape and signage along the boulevard.

- 2005-2009 Redevelopment Objective met: "Actively pursue linkage projects that remove blight, including: enhancement of South Brea Boulevard and Birch Street landscaping, traffic calming and pedestrian orientation."



Wayfinding

The Agency's wayfinding program and installation of new signs at Birch Street (Civic & Cultural Center), in the median at Brea Boulevard and future gateway signs at State College Boulevard and Lambert Road allow for a sense of "arrival" and consistent signature program.

- 2005-2009 Redevelopment Objective met: "Continue wayfinding program to include improved directional signage to support Economic Development/Redevelopment projects."

Alley Improvements

The Madrona, Walnut and Sievers alleys are three of the City's most visible alleys, as visitors to City Hall Park, Senior Center, Pioneer Hall, Arovista Park, Skate Park and the Boys and Girls Club all pass the entrance to these alleys. These deteriorated alleys were reconstructed using Federal Community Development Block Grant (CDBG) funds and enhanced further using redevelopment funds designated specifically to Neighborhood Enhancement Plan Focus Neighborhoods. Along the alleys, fences were painted, repaired or replaced using these redevelopment funds.

Continuous improvement to Brea's focus neighborhoods has been a strong commitment by the Agency. In addition to designated Neighborhood Enhancement Plan Focus Neighborhoods, other Project Area neighborhood improvements have been achieved.

Neighborhood Communication

In addition to the physical neighborhood enhancements, continuous outreach to communities through the Agency's Neighborhood Coordinator has proved beneficial for the past five years. Having a designated liaison between the Agency and the City's neighborhoods has helped ease and address the concerns of neighborhoods and residents affected by redevelopment projects.

- 2005-2009 Housing Objective met: "Continue to conduct Neighborhood Outreach meetings, facilitate discussion groups, and coordinate clean-up days in focus neighborhoods."

Community Communication and Education

Newsletter and Community Profile

The Agency's desire to keep open lines of communication with project area residents as well as residents city-wide prompted the creation of a new redevelopment newsletter entitled "Your Redevelopment Agency at Work." The first issue was mailed to all Brea residents and businesses in fall 2008, and other issues are in the works. The purpose of the publication is to keep residents informed on recent and upcoming redevelopment projects, as well as to provide a background on how redevelopment works and how it impacts the community.

The City of Brea Community Profile and Demographics contains important information regarding the City's characteristics, workforce strength, and lifestyle amenities. The full-color marketing piece is intended to promote Brea to new businesses and bring new development to the City. It is also an educational piece that discusses Brea's highly-rated schools, entertainment venues, top employers, housing opportunities and history.



Sustainability

In recent years, the Agency has been proactive with efforts to utilize sustainable practices in its projects. Green efforts in the areas of sustainable development and energy efficiency are two goals that the Agency has focused on in years 2005-2009.

The South Brea Lofts, a mixed-use development completed in 2007, received the 2008 California Redevelopment Agency Award of Excellence for Sustainable Development. Sustainable features of the development include:

- Each unit received a free Neighborhood Electric Vehicle – no emissions and ability to travel 30 miles on one battery charge
- Drought tolerant landscaping
- Energy Star rated appliances
- Oriented strand board ("OSB") plywood
- Concrete countertops
- Six bus routes within ½ mile

The City of Brea is a participating city in the Community Energy Partnership (CEP), a partnership among ten Southern California cities, Southern California Edison, The Gas Company and The Energy Coalition. Its mission is to build positive relationships among cities, energy consumers and their serving utilities, and to educate communities about sustainable and efficient energy practices. Through the CEP, cities and utilities collaborate to empower consumers to take responsibility for their energy use. The CEP provides targeted energy education and services throughout the ten cities to homeowners, renters, senior citizens, small business owners, schools, municipal employees and others.

Agency staff is heavily involved with this partnership and as a result, the following accomplishments have been achieved:

- Distributed approximately 5,000 compact fluorescent light bulbs, (CFLs) 800 faucet aerators, 100 low flow showerheads, and 600 "Efficiency First" packs to Brea residents free of charge.
- Installed new energy-saving lighting controls in the Downtown parking structures.
- Installed new energy-saving lights in the Acacia Street Apartments (16 units).
- Performed 972 Residential Tune-ups with a value of up to \$200 per household in single-family homes, apartments and mobile homes (Walnut Village, BREAL, Heritage Plaza, Brea Woods, Civic Center Apartments, Bandera Estates, Rancho Brea Mobile Estates, Lake Park Brea, Orange Villa, Hollydale, etc.). Residents received energy-saving items such as weather stripping, CFLs, faucet aerators, low flow shower-heads, set-back thermostats, table fans, etc.
- Provided \$10,000 worth of energy-saving measures at the Brea Museum and Heritage Center (Occupancy sensors, CFLs, tankless water heater).

In addition to the Community Energy Partnership, the City of Brea established an Energy Committee in September 2008 consisting of staff members from the Economic Development/Redevelopment Agency, Development Services and Maintenance Services departments. The Committee meets on a regular basis and is responsible for discussing energy-saving opportunities,

developing actionable plans for implementing activities, exploring and securing funding, and ultimately implementing selected activities. The Committee includes the City Manager who in turn communicates progress to the City Council.

The Agency's involvement in green initiatives is to ensure that all areas of environmental conservation are included in Agency projects and programs.

Affordable Housing

The Agency offers a number of ongoing affordable housing programs to Brea residents. A brief description of these programs follows.

Homebuyer Assistance Program

This program provides financial assistance to qualified applicants to purchase a home in Brea. The Agency provides no-interest loans recorded as a second mortgage on the property with no payments for the first five years and principal only payments in years six through 30. The homebuyer pays a fair equity share to the Agency when the home is sold.

Senior Subsidy Program

The Agency provides a direct subsidy to reduce the rent for 120 very-low-income seniors in Brea. A subsidy of \$254 is paid directly to the senior's landlord or apartment manager. Qualifying seniors must be 62 years of age or older.

Low & Moderate Income Rental Programs

The Agency has provided financial assistance to many housing developments in Brea in order to establish rent-restricted programs throughout the City. A waiting list has been established for each of these programs, with income and rent guidelines specific to each complex.

Paint Your Heart Out (PYHO)

Paint Your Heart Out, which began in 1991, is a non-profit organization developed to assist lower income homeowners refurbish the exteriors of their homes utilizing a volunteer workforce. In August of 2004, Brea entered into an Agreement with PYHOA to create a program in Brea. The Agency partners with this organization and provides support to paint Brea homes owned by low-income households. A total of 45 homes have been painted to date.

- 2005-2009 Housing Objective met: "Continue to promote the Neighborhood Enhancement Program to the identified areas to help stabilize neighborhoods that are showing early signs of deterioration."
- 2005-2009 Housing Objective met: "Administer and promote the City's newly-adopted Paint Your Heart Out Brea Program."

A more in-depth discussion of the Agency's housing programs and projects is presented in the Affordable Housing Compliance section of this plan.

Housing: Rehabilitation and New Construction

The Agency is proud of its progress and success in providing quality affordable housing to Brea families. The housing accomplishments in the past five years have enhanced the neighborhoods of Brea and will provide safe and quality affordable housing for many years to come.

South Walnut Bungalows

Completed in 2007, the South Walnut Bungalows rehabilitation and new construction project brought very low-income units to the South Brea neighborhood. The bungalows were identified in the Neighborhood Enhancement Plan in 1998 because of their blighted and deteriorated condition. When the opportunity arose, the Agency worked with the owner to redevelop the property for affordable housing. During construction, residents were relocated, and three qualifying households returned following construction. The combination of rehabilitation and new construction resulted in a total of nine long-term affordable rental units.

- 2005-2009 Housing Objective met: "Implement infill housing opportunities: South Walnut Avenue."



Imperial Park Apartments

The Agency partnered with an affordable housing developer to rehabilitate two apartment buildings by providing a loan to the developer. The project involved Imperial Park and Imperial Terrace apartment communities, collectively renamed Imperial Park I and II, and included interior and exterior updating and enhancements. The project resulted in 73 affordable units being added to the Agency's program, bringing the total affordable unit count in both complexes to 91.

- 2005-2009 Housing Objective met: "Continue to promote programs that will provide more very-low and low-income housing, including rental units and three-bedroom units to accommodate larger families."



Acacia Street Apartments

The Agency purchased four 4-plex apartment buildings (16-units) built in the mid-1960s on Acacia Street to rehabilitate for very-low and low-income housing. The buildings will eventually be sold to a non-profit organization for long-term management. This project provides quality workforce housing to Brea residents, including 12 two-bedroom and four three-bedroom apartments. Improvements include adding craftsman-style architectural elements to the exteriors, new windows and window coverings, improved landscaping and courtyards, fresh exterior and interior paint, new doors, resurfaced asphalt driveways and carport areas, remodeled kitchens, and bathrooms, and new carpet and flooring.

- 2005-2009 Housing Objective met: "Consider purchasing existing apartment units to establish affordable rent requirements and then sell to non-profit. Examine apartments within the Neighborhood Enhancement Plan area."
- 2005-2009 Housing Objective met: "Continue to promote programs that will provide more very-low and low-income housing, including rental units and three-bedroom units to accommodate larger families."



South Brea Lofts

In 2007, the Agency introduced a mixed-use residential/commercial project, the South Brea Lofts, bringing a new concept to the historic, quaint section of Brea. Located on Brea Boulevard between Alder Street and Elm Street, the lofts include 47 for-sale units (10 units sold at affordable pricing for moderate-income households) and offer a unique lifestyle. Most units have 600 square feet of commercial space, and an additional 7,500 square feet of separately-owned retail space is located on the ground floor. Some of the many amenities include polished concrete counters, frameless European-style cabinets and a Neighborhood Electric Vehicle (NEV) included with each home. The historic architecture and charm of Brea is preserved in the exterior of the lofts as the architect was inspired by the buildings in City Hall Park.



- 2005-2009 Housing Objective met: "Assist in the development of mixed-use housing, both ownership and rental housing."
- 2005-2009 Housing Objective met: "Continue to eliminate blight on North and South Brea Boulevard through redevelopment of mixed-use housing, office and retail projects."

South Brea Lofts was awarded the 2008 California Redevelopment Association Award, Category of Sustainable Development.

Mirada Stoneyard – Stone Valley Townhomes

In early 2008, the Agency acquired the property located at 124 Orange Avenue, which was the site of a family business that manufactured artificial stone. As this is in a residential neighborhood, the incompatible use led the Agency to acquire and relocate the owners of the Mirada Stoneyard to a more appropriate location for their business. In 2009, the Agency entered into a Disposition and Development Agreement with a local Brea developer to build 22 affordable for-sale condominiums. The project, now called the Stone Valley Townhomes, is located just a few steps away from the popular Brea Downtown, which features over 450,000 square feet of retail, restaurants, shopping, and entertainment, including the 22-screen Edwards Theatre. The project is anticipated to begin construction in early 2010.

More Housing...

Additional housing accomplishments in 2005-2009 include the Olen Pointe Affordable Housing Agreement to make 26 units of 260 total units affordable, now under construction, and the completion of financing in 2009 for the 94-unit Tonner Hills Apartments. The projects are expected to be completed by 2010 and 2011 respectively.

Economic Development

The Agency's economic development efforts and programs are vital to maintaining a strong and vibrant economy for Brea. During the course of the recent economic downturn, the Agency has strived to grow and maintain the City's economy through its ongoing and newly-adopted programs.

Business Retention

Retaining local businesses is an important focus for the Agency. Regular business outreach visits are conducted by Agency staff along with the City Manager and Brea Chamber of Commerce staff. The goal is to maintain relationships with local business owners while proactively addressing any concerns. The Agency seeks to schedule at least one meeting per month, and continuously works to meet with a variety of representative businesses and industries.

The Business-to-Business Online Directory (www.breab2bdirectory.com) continues to be a tool to assist in promoting sales between Brea businesses, especially taxable sales.

Business Attraction and Expansion

Community Profile

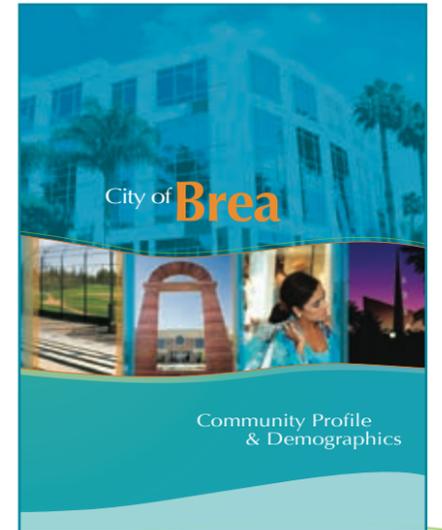
In summer of 2009, the Agency completed the City of Brea Community Profile and Demographics, which contains important information regarding the City's demographics, workforce strength, and lifestyle amenities. The full-color marketing piece is intended to promote Brea to new businesses and bring new development to the City. It is also an educational piece that discusses Brea's highly-rated schools, entertainment, top employers, housing and history. The profile is available in the Economic Development Department and on the City's website. In these tough economic times, it is very important to continue marketing Brea to attract top employers and retailers to maintain and grow the City's local economy.

- 2005-2009 Economic Development Objective met: "Maintain Brea's position as a premier organization."

Business Attraction

The Agency proactively assists new businesses looking to relocate to Brea. As a result, the Agency helped attract retailer Target to the Brea Marketplace in 2009. The Agency also coordinated meetings and assisted Beckman Coulter in the expansion of its facility and retained Jade Range, a commercial kitchen manufacturer.

- 2005-2009 Redevelopment Objective met: "Assist in the recruitment of viable restaurants and businesses for available sites."



- 2005-2009 Economic Development Objective met: "Continue supporting a proactive and cooperative approach to plan review utilizing convenient and cost-effective "screen check" meetings."

Healthy Business Environment/Stimulate Local Economy

Shop Brea

The Agency has partnered with the City's Communications and Marketing Division to develop the "Shop Brea" campaign to educate residents on the value of keeping their sales tax dollars in their own community. New sales tax will not only help maintain the City's economy, but will also help the City to continue to provide high quality public services. The campaign was launched in early 2009, and thus far efforts have included a newspaper ad during the holiday shopping season, water bill inserts, community outreach events, City-wide newsletter articles, electronic sign messages, and free reusable shopping bags with the "Shop Brea" logo.



- 2005-2009 Economic Development Objective met: "Maintain Brea's position as a premier organization."

Brea Marketplace Redevelopment

The reconfiguration and reconstruction of the Brea Marketplace Center has met one of the Agency's 2005-2009 plan goals. The Agency helped finalize agreements with the Brea Olinda Unified School District and finalize entitlements to redevelop the Brea Marketplace with Target as the anchor store. Other new businesses in the Brea Marketplace include Sprouts Farmers Market and Rubio's Fresh Mexican Grill. The Rubio's building is the first mixed-use development in the Marketplace, containing retail on the first floor and office space on the second level.

- 2005-2009 Redevelopment Objective met: "Brea Marketplace development opportunity: promote center to entice new retail establishments, facilitate development of vacant parcels."

Sunset Magazine names Brea as one of the top places to live in the west in 2005

Brea: Progression, Innovation, Sustainability Implementation Plan Goals

The following goals formulate the overall strategy for this Implementation Plan and will serve as a guide for the Agency's activities over the next five years.



ACCESS: The assembly of land into parcels suitable for modern development with improved pedestrian and vehicular circulation in the Project Area. Includes the provision of adequate land for parking and open spaces.



CLEAN: The elimination of blight and environmental deficiencies in the Project Area. The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements that provide unity and integrity to the entire Project Area.



COLLABORATE: Encourage the cooperation and participation of residents, businesses, public agencies, and community organizations in the redevelopment and revitalization of the Project Area.



PRESERVE: To foster the development of a sense of community identity within the Project Area. To improve the visual image of the City and specifically the Project Area, by reinforcing existing assets and by expanding the potential of the Project Area.



GROW: The replanning, redesign, and development of undeveloped areas that are stagnant or improperly utilized. To improve employment opportunities, economic stability and productivity and to increase public revenues within the Project Area to strengthen retail and other commercial functions. To encourage the use of local resources in the development of the Project Area whenever economically feasible.



INVEST: To eliminate environmental deficiencies by achieving a coordinated pattern of commercial, industrial and public land uses in the Project Area with adequate public improvements, including but not limited to streets, utilities and flood control improvements.



LIVE: To preserve and improve residential neighborhoods in the Project Area. To promote the rehabilitation of existing housing stock. Increase, improve and preserve the supply of housing affordable to very-low, low and moderate-income households.



SHOP: To strengthen retail and other commercial functions in the Project Area.



WORK: To create jobs and promote local job opportunities and economic development.

AGENCY MISSION AND GOALS FOR 2010-2014

The Brea Redevelopment Agency seeks to preserve and enhance the quality of life for the entire community through the elimination of blight, provision of quality affordable housing and the assurance of a healthy business environment.

The Redevelopment Plans for Project Areas AB and C established a variety of goals that frame the near-term redevelopment objectives for the Implementation Plan period. These goals are listed below:

- Redevelopment: The Elimination of Blight
- Housing: The Provision of Affordable Housing
- Economic Development: Help to Assure a Healthy Business Environment

These goals are the foundation of the Agency's focus and guide staff in developing the shorter-term objectives of future programs and projects.

► OBJECTIVES FOR 2010-2014

The Agency has established objectives for the next five years, including:

- Create a mixed-use district that incorporates housing, public, and recreational activities in the Project Area. Develop a “Developer Handbook” for mixed-use opportunity sites within the Project Areas, including the former Kentucky Fried Chicken site, Brea and Elm site, South and North Brea sites and Orange Avenue site.
- Preserve the historic scale and character of community facilities by revitalizing City Hall Park and the Brea Museum and Heritage Center museum storage building.
- Encourage and foster community collaboration by expanding the City’s internal Collaborative Leadership Model to servicing the public.
- Provide a high-quality urban environment in Brea’s Downtown Superblock I with the development of 16 residential units, 8,000 square feet of commercial space, a new parking structure to accommodate growth and a public use facility as funding dictates.
- Establish sustainable practices City-wide by pursuing more sustainable development and increasing energy efficiency through the Agency’s partnership with the Energy Coalition.
- Provide a high-quality recreational and transportation venue by acquiring abandoned railroad rights of way and establishing an agreement with the Orange County Flood Control District to develop a pedestrian and bicycle trail.
- Provide high quality affordable housing through the development of new rental and for-sale units through the Tonner Hills Apartments, Stone Valley Townhomes, Olen Pointe Apartments, La Floresta development, and other opportunities as they present themselves.
- Stimulate economic development and reinvestment on South Brea Boulevard by promoting entrepreneurs and “mom and pop” shops (local small businesses).
- Stimulate the local economy by continuing to promote the City’s “Shop Brea” campaign.
- Strengthen relationships with the local business community by implementing a new business survey to stay apprised of the trends of Brea’s economy and industries.
- Support local businesses by continuing to build partnerships with business organizations/associations in order to provide resources to Brea businesses.

► PROPOSED REDEVELOPMENT PROGRAMS AND PROJECTS

Revitalization of existing properties will remain an important dynamic for Brea. Development concepts now in place honor the past through preservation of historically relevant resources, while still encouraging more efficient infrastructure and improved buildings to handle expanding needs. Exciting infill projects, as well as sustainable development will continue to be a cornerstone of economic development and Agency activity for the City.

Over the next five years, the Agency plans to implement the following redevelopment projects and programs. The matrices below describe the projects proposed, what blighting conditions would be eliminated, approximate costs, and the Redevelopment Plan goals that would be achieved. A more descriptive narrative follows the matrices.

It should be noted that the success and funding of future Agency projects is dependent on the State’s actions to take away funding from California redevelopment agencies. The recent budget crisis has caused the State to seek other mechanisms for mitigating their budget deficit, including the takeaway of millions of dollars in redevelopment funds. The Brea Redevelopment Agency has not only expended funds on legal fees for litigation against the State to support the California Redevelopment Association (CRA) lawsuit, it has also anticipated delay or cancellation of projects if these takeaways are implemented.

The result of projects not moving forward would be completely counter to achieving economic recovery statewide as these funds are a catalyst for construction and creating jobs. The amount anticipated to be taken by the State from Brea for 2009-2011 is \$10.8 million. If this takeaway is successful, many of the projects described in this report will not be implemented.

REDEVELOPMENT: THE ELIMINATION OF BLIGHT

Proposed Redevelopment Projects and Programs				
2010 through 2014				
Project Name	Description	Anticipated Completion	Anticipated Expenditure	Redevelopment Goal Achieved
Mixed-use development "Developer Handbook"	The Agency will develop a handbook for developers containing four identified mixed-use opportunity sites consistent with the City's Zoning Code of Mixed-use I, II and III designations.	2010	\$24,000	
South Brea Enhancements	The Agency will revitalize City Hall Park enhancing the pedestrian experience, landscaping, lighting, and signage.	2010	\$1,110,000	
Brea Museum & Heritage Center – museum storage building	The Agency will construct a new museum storage building to replace the current deteriorated metal shed. The new building will house the museum's artifacts and treasures.	2010	\$400,000	
Superblock I Parking Structure	The Agency will construct a parking structure that will include a two-level deck and surface level parking for Brea's Downtown, 8,000 square feet commercial/public space, and housing on Orange Avenue (subject to funding availability - State "Take Away").	2010-2011	\$5,300,000	
Brea's Trails	Acquisition of abandoned railroad rights of way and agreement with the County Flood Control District to ultimately build a City-wide trail system traveling through Project Areas AB and C.	2010-2014	\$11,000,000	
City entry signs	The Agency is creating new City entry signs on the raised medians along State College Boulevard near Elm Street and along Lambert Road near Pioneer Street.	2010	\$130,000	
Median Enhancement Program	The Agency is working with the City's Development Services Department to finance enhancements to medians located on Birch Street and Imperial Highway (subject to funding availability - State "Take Away").	2010-2011	\$3,300,000	
Community Facilities - Birch Hills Golf course and Superblock I	The Agency will finance and develop two new community facilities, including one at the Birch Hills Golf course (which will be reconfigured to include a public facility) and a public space along Birch Street in Downtown's Superblock I. (subject to funding availability - State "Take Away").	2010-2011	\$4,000,000	
Neighborhood Enhancement Program	The Agency has identified six focus neighborhoods in its Neighborhood Enhancement Plan, adopted by City Council in 1998. The Agency will continue to improve these neighborhoods that show signs of blighted conditions, deterioration, absentee landlords, overcrowding and lack of amenities.	Ongoing	\$500,000	
Sustainable Development	The Agency will help to develop a "green" building code while taking into account the cost to businesses.	Ongoing	\$1,000	
Energy Efficiency	The Agency will continue its partnership with the Energy Coalition as well as helping develop a City-wide Energy Strategic Plan.	Ongoing	\$25,000	
TOTAL			\$25,790,000	

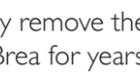
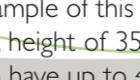
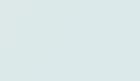
Source of above funds: Redevelopment Funds

HOUSING: THE PROVISION OF AFFORDABLE HOUSING

2010 through 2014				
Project Name	Description	Anticipated Completion	Anticipated Expenditure	Redevelopment Goal Achieved
Senior Subsidy Program	The Senior Subsidy program began in 1989 and provides 120 very-low-income seniors with a monthly rental subsidy. The program allows seniors to apply the subsidy to the dwelling of their choice. This program is very popular with Brea's citizens.	Ongoing	\$1,925,000	
Housing Rehabilitation Program	The Agency administers a single-family rehabilitation program using both federal and housing set-aside funds. The program provides deferred loans to low income families to correct code violations, eliminate overcrowding, and enhance everyday living conditions. In addition to families, this program is very popular with seniors living in mobile homes.	Ongoing	\$750,000	
Homebuyer Assistance Program	The Agency offers the Homebuyer Assistance Program to provide up to \$225,000 in down payment assistance to low and moderate income homebuyers. The loans have a 30-year term and are deferred for the first five years. If the property is sold or no longer owner-occupied, then the loan is due and payable with an equity share provided to the Agency.	Ongoing	\$5,000,000	
Rental Rehabilitation Program	The Agency uses both housing set-aside funds and federal HOME funds to implement its Rental Rehabilitation loan program. During the previous five years, the program accomplished the rehabilitation of the 16-unit Acacia Street Apartments, the 92-unit Imperial Park Apartments, and Brea Senior Apartments. The program requires the property owner to set aside a number of units for very-low and low-income tenants at affordable rents for 55 years.	Ongoing	\$50,000	
One-Time Housing Assistance	The purpose of the One-Time Housing Assistance program is to provide one-time subsidies to eligible very-low and low-income persons in order to stay evictions, assist in an extreme financial crisis, or pay initial move-in costs. The program is very beneficial to families in need of emergency assistance.	Ongoing	\$75,000	
Affordable Housing Incentives	This fund is available for developer proposals which meet the Agency's affordable housing goals throughout the five year plan period.	Ongoing	\$500,000	
Acacia Street Apartments	Rehabilitation has been completed on the four blighted four-plexes that were purchased by the Agency in 2008. The 16 units in Project Area AB will be sold to a non-profit to be rented to very-low-income tenants.	2010	\$0	
Stone Valley Townhomes	The Stone Valley Townhomes project is presently in the planning stage and will consist of 22 new construction units in Project Area AB. All will be for sale to and affordable to moderate-income families.	2011	\$862,000	
Tonner Hills Apartments	The 94-unit Tonner Hills Apartments project will be located outside of the project areas. It is currently in the early planning stages and will consist of a total of 65 very-low income units 28 low-income units and one management unit. However, the Agency will receive credit for only 32 very-low-income units and 14 low-income units.	2011	\$1,200,000	
La Floresta Apartments	La Floresta Apartments is a potential project in Project Area AB that would result in 115 units, 70 very-low income, 44 low-income, and one management unit.	2012	\$1,450,000	
Olen Pointe Apartments	Olen Pointe Apartments are under construction in Project Area C and consists of 26 units affordable to moderate-income households of a total 260 unit project.	2011	\$888,000	
TOTAL			\$12,700,000	

Source of above funds: Housing Funds

ECONOMIC DEVELOPMENT: HELP TO ASSURE A HEALTHY BUSINESS ENVIRONMENT

Proposed Economic Development Projects and Programs				2010 through 2014
Project Name	Description	Anticipated Completion	Anticipated Expenditure	Redevelopment Goal Achieved
California Manufacturing Technology Consulting Partnership	The Agency will continue its partnership with CMTC to offer the Small Manufacturers Advantage Program free of charge to all Brea small manufacturers under \$15 million in annual sales.	Ongoing	\$0	
Promote small, family-owned mom and pop shops	The Agency will focus future efforts on recruiting and supporting small entrepreneurial shops, particularly with planned mixed-use development along South Brea Boulevard.	Ongoing	\$0	
Partnership with Chamber of Commerce	The Agency will continue to partner with the Chamber to provide resources, as well as teaming up to offer events, business outreach and educational seminars to the local business community.	Ongoing	\$25,000	
New business survey	The Agency will create a new business survey in order to stay apprised of the attitudes, concerns and needs of the business community.	2010	\$2,000	
Shop Brea campaign	The Agency will continue to develop the "Shop Brea" campaign to educate residents on the value of keeping their sales tax dollars within the City. Future efforts include social networking and local advertising.	Ongoing	\$2,000	
Workforce development partnerships	The Agency will continue its partnership with the North Orange County Partnership and explore new opportunities for partnerships.	Ongoing	\$0	
Business resources	The Agency will continue to offer resources to local businesses, including Orange County One Stop and the Santa Ana Regional Small Business Development Center.	Ongoing	\$0	
TOTAL			\$29,000	

Source of above funds: Redevelopment Funds

Redevelopment

South Brea Investment

The South Brea Boulevard neighborhoods will not only see mixed-use development, but also improvements to community facilities. Brea's historic City Hall Park will see enhancements such as replacing and upgrading sidewalk, curb bump out in front of the park, new park monument sign, perimeter lighting, benches with trellis along Brea Boulevard, enhanced landscaping and tree grates. Additionally, the Agency is working with a mosaic artist to create a unique artistic landmark for the park.

The Brea Museum and Heritage Center, housing Brea's rich historic artifacts, will see construction and completion of a new state-of-the-art museum storage building. The current storage facility is a deteriorated metal shed that is not functioning to preserve the museum's artifacts and treasures. The new storage facility will allow for a controlled climate and will show sensitivity to the historical buildings on site and in the area. The new building will not only remove the current blighted conditions but will provide the city with additional park storage and safeguard the history of Brea for years to come.

The mixed use development plans will be explored in a developer handbook which will provide design ideas for projects in the Mixed-Use III area. One example of this zoning is the South Brea Lofts project at 18 units per acre, mix of ground floor commercial with housing above, height of 35 feet and no more than a one-to-one (1:1) floor area ratio. This allows a one acre site (43,560 square feet) to have up to 43,560 square feet of building area.



South Brea Lofts



Brea City Hall Park Museum Storage Building

Los Angeles / Calabrese Associates

Continued Investment in Downtown Brea

The Downtown continues to be a major attraction for residents and visitors and is the single most intensive redevelopment project undertaken by the Agency. The redevelopment of this active section of Brea is continuing as the Agency will consider several investments in the Downtown: an infill parking structure on Superblock 1 that would include a two-level deck above surface level parking providing over 370 parking spaces (over 190 net gain over surface lot); a 8,700 square foot commercial or public space along Birch Street and a housing component along Orange Avenue yielding between 13-16 townhomes. Orange Avenue would be reduced to a one-way street to allow for the new development footprint. The Agency goal for this section of Brea Boulevard is to work with private property owners interested in creating a “restaurant row” concept to add to Taps, Yard House, and other restaurants currently located in this section of the Downtown. If the State of California loses its illegal takeaway of Brea Redevelopment Agency funds, estimated at \$10.8 million for 2009-11, then this project will proceed as planned.

In addition to this redevelopment project, Agency staff will bring several new enhancement projects to the Agency Board for consideration. Based on a Brea Downtown Owners Association consultant report, the Downtown is lacking a clear identifiable entry and the branding of the Downtown could be stronger. Agency staff, in cooperation with the property owner of the Tower Records building, will design entry signage to be placed on top of the tower element and look at other opportunities for “gateway” branding in the Downtown.

Brea's Trails

Agency staff is currently working with owners to acquire abandoned blighted railroad rights of way to construct a City-wide pedestrian and bicycle trail. As previously discussed, the acquisition of these abandoned rights of way will eliminate blighted vacant land across the City. The ultimate goal is to create a trail that will travel east-west through the City for recreation and to connect users to retail, entertainment and jobs. This alternative to vehicular transportation will also enhance the community by creating a way for children to safely walk or ride their bikes to school as well as providing a healthy means of exercise for all ages. The project will not only involve abandoned railroad rights of way traveling through Project Area AB and Area C, but will also utilize portions of County flood control channels. The trail will likely be developed and completed in phases, dependent on the funding available for both the acquisition and construction. The first phase of construction is anticipated to begin in Fall 2010. This project will also reduce dependence on automobiles and thus reduce carbon emissions within the City.

Community Engagement

The City of Brea has a long history of reaching out to the community and collecting public input for its services and projects. The Agency would like to strengthen the City's outreach to include not only collecting community input, but collaborating with the residential and business community on Agency projects.

Planning-related activities that encourage community engagement and consensus building through active public participation are currently underway for Brea's Trails project. A citizen Trails Task Force is successfully spearheading citizen involvement and engaging the community's imagination in the planning phase of the project. Composed of a cross-section of the community and potential trail users, the Task Force is also obtaining ideas via a survey and by hosting three Community Vision Workshops and documenting resulting ideas to be used by the architect for the trail design. The outreach for this project will continue into 2010, and the Agency will take this similar collaborative approach to future redevelopment projects.

Sustainability

Years 2005-2009 saw Brea's movement toward more sustainable development principles. The next five years will continue to focus on sustainable development and energy efficiency through the Agency's partnership with the Energy Coalition.

Future efforts of the partnership will include:

- Evaluating solar power possibilities
- Assisting with administering the Energy Efficiency Conservation Block Grant
- Assisting with Energy Star Portfolio Manager and benchmarking (reducing SCE rates by being energy efficient within City buildings)
- Creating a “green” building code for Brea while taking into account the cost to businesses

In addition, an Energy Efficiency and Conservation Block Grant award of \$191,000 from the Department of Energy will allow the City to develop an Energy Strategic Plan to guide energy reduction efforts and reduction of carbon gas for both the City and Agency for years to come.

Affordable Housing Programs and Projects

The development of affordable housing will continue to be a high priority of the Agency. In addition to the Agency's ongoing housing program described in detail in the Housing Compliance section of this plan, the next five years will see the development of a number of new affordable communities.

The Tonner Hills Apartments is a planned 94-unit one, two, and three bedroom garden-style development with tuck under and on-grade parking. Tonner Hills Apartments will provide much-needed affordable housing, as 7,500 jobs are located within a mile and a half of the site. The design elements of the project reflect a fully-amenitized development with a swimming pool, club house, and a computer learning center to serve the target population of very-low and low-income families and large families. The Tonner Hills development will be part of a much larger future development of market-rate for-sale units. The affordable apartments will be developed by Jamboree Housing Corporation, and construction is anticipated to begin in 2010.

The Stone Valley Townhomes project is an infill development that will bring 22 moderate-income for-sale condos to the area near Downtown Brea. The project is anticipated to begin construction in early 2010 and be completed and occupied by 2011.

Located in Project Area C, the 260-unit Olen Pointe Apartments will include a mid-rise building of four stories with two levels of parking and recreation amenities in a central courtyard space. The housing component will include 26 rental units at the moderate-income level. These new upscale apartments are within the existing Olen Pointe office campus which includes several restaurants and offices, making this site a true horizontal mixed-use development. Construction is anticipated to be completed in 2010.

The La Floresta Apartments development is a proposal to develop two independent sites as one project. The first site is located at Imperial Highway and Valencia Avenue and will include a mixed-use development with up to 1,110 residential units in a variety of configurations (single-family detached, single-family attached, townhomes, and assisted living, 45,000 square feet of office building and 111,300 square feet of commercial uses, including market, drug store and restaurants.) The second site is the Birch Hills Golf Course site at Kramer Boulevard and Birch Street, which will include 247 attached units in two products: 132 for-sale condominiums and 115 for-rent apartments at the affordable level to be developed by Jamboree Housing Corporation.

In addition to new affordable housing developments, the Agency will continue to be active in meeting the needs of low- to moderate-income households through its ongoing housing programs. As discussed earlier, the Agency offers a comprehensive housing program to those in need of affordable workforce housing. These programs include Homebuyer Assistance, Senior Subsidy, Low and Moderate Income Rental and senior housing units.

Economic Development

In addition to recruiting new businesses and larger employers to stimulate the City's economy, the Agency strongly believes in celebrating the accomplishments of the entrepreneur and local-based businesses. The Agency will focus future efforts promoting smaller, family-owned "mom and pop" shops. In particular, mixed-use development along South Brea Boulevard will combine new mixed-use design with preservation and the opportunity for small local businesses to succeed.

In mid-2009, the Agency partnered with California Manufacturing Technology Consulting as a part of its continuing efforts to provide value-added small business assistance. The program offers assistance to selected businesses by 1) adding value to their products; 2) increasing speed to market; and 3) improving productivity and profitability. The Small Manufacturers Advantage Program is offered free of charge to manufacturers, assemblers and job shops with \$100,000 to \$15 million in annual sales. Participating businesses receive a company assessment, personalized planning and self-implementation tools to

help meet their goals. The Agency will continue with this partnership in years 2010-2014.

To stay informed and strengthen relationships with the local business community, the Agency will continue its partnership with the Chamber of Commerce and anticipates working closely with the Chamber on many areas, including business expos, business outreach, and educational seminars. Additionally, the Agency and Chamber will continue to share resources in order to stay apprised of the attitudes, concerns and needs of the business community.

The Agency strives to be proactive and accessible to all of Brea's local businesses. To stay in touch with business and apprised of the trends of Brea's economy, the Agency will be implementing a new business survey to assess the needs, wants and concerns of Brea businesses. This survey will be distributed by both the Agency and Chamber of Commerce to collect information about Brea's businesses in order to better respond to changes in the marketplace.

The Agency will continue its efforts with promoting and developing the City's "Shop Brea" campaign, created in 2009, in order to promote local shopping. Future strategies include an online restaurant guide and publicity on the many Brea businesses that offer coupons and other types of discounts. Additional promotional methods continue to be explored, including social networking and local advertising.

The Agency has formed several workforce development partnerships with various organizations and plans to continue with these and explore new opportunities for partnerships. One in particular is the North Orange County Partnership (NOCP) that was formed to ensure that the region fully participates in the economic growth of the County and the greater Southern California metropolitan area. The NOCP consists of economic development professionals from the cities of Brea, Buena Park, Fullerton, La Habra, Placentia, Yorba Linda and Cypress.

Additionally, many local resources are made available to Brea businesses, including Orange County One Stop and the Santa Ana Regional Small Business Development Center. Orange County One Stop has two locations which provide no-cost, customized business assistance and recruitment services to businesses located in Brea and surrounding areas. The Santa Ana Regional Small Business Development Center (SBDC) is a leader in providing consulting, training, and technical assistance to the small business community. The SBDC program supports the growth and development of the Orange, Riverside and San Bernardino County economies by assisting in job creation and business expansion. Both of these agencies are listed on Brea's web page under Economic Development.

▶ AFFORDABLE HOUSING COMPLIANCE

Introduction

Overview of Affordable Housing Compliance

California Redevelopment Law (CRL) requires agencies to identify how they will achieve their affordable housing obligations for their redevelopment project areas. The resulting document is referred to as a housing compliance plan, or compliance plan, and must be reviewed and, if necessary, amended at least every five years in conjunction with the cyclical preparation of the jurisdiction's housing element or the agency's five-year implementation plan. This section addresses specific requirements in the CRL with respect to prior affordable housing activities and the anticipated housing program for the current 10-year period (2005 through 2014). This section also evaluates the Agency's anticipated affordable housing obligations and activities for the next 10 years (2010 through 2019) and the remaining life of the Redevelopment Plans. Because the Redevelopment Plan for Project Area AB expires between 2012 and 2023 and the Redevelopment Plan for Project Area C expires in 2016, there is significant overlap between the next 10 years and the remaining life of the Redevelopment Plans.

The Agency is required to allocate at least 20 percent of the tax increment revenue it receives from its Project Areas to increase and improve the supply of housing affordable to very-low, low, and moderate-income households. The housing fund has been established for this revenue. The Agency has the authority to expend housing funds either inside or outside the Project Areas and aggregate its housing production activities among both Project Areas to more effectively meet affordable housing objectives. At the public hearing to consider adopting the implementation plan, the Agency will consider aggregating its new and substantially-rehabilitated housing units among both of its Project Areas. It is anticipated, based upon the evidence provided, the Agency will find this aggregation is of benefit to the Project Areas and the community, and aggregation will not cause or exacerbate racial, ethnic, or economic segregation.

Affordable housing obligations generally fall into three categories:

- **Inclusionary Housing:** Based on the number of housing units constructed or substantially rehabilitated over the 10-year period, a redevelopment agency is to ensure that a percentage of these units are affordable to very-low, low, and moderate-income households.
- **Replacement Housing:** Redevelopment agencies must ensure that any housing units removed or destroyed as a result of an agency redevelopment project are replaced within four years.
- **Expenditures by Household Type:** Specific requirements on the proportion of housing funds an agency must spend over the 10-year period on housing affordable to very-low-income households, low-income households, and housing for residents under the age of 65.

Brea Redevelopment Agency's Affordable Housing Policy and Goals

The Agency has a long track record of providing affordable housing at a variety of income levels. The Agency has assisted with new construction of family rental and ownership units, acquisition and rehabilitation of apartment buildings, acquisition of a mobile home park by a non-profit for affordable housing, homebuyer assistance loans, one-time housing assistance grants, and rental subsidies for senior citizens. The commitment to assisting its workforce achieve housing is evidenced by the fact that Brea is only one of four cities in Orange County to adopt an inclusionary housing ordinance. Brea's ordinance has been in place since 1993.

The Brea Redevelopment Agency seeks to preserve and enhance the quality of life for the entire community through the elimination of blight, provision of quality affordable housing, and the assurance of a healthy business environment. Specific housing goals include:

- Preserve and improve residential neighborhoods in the Project Areas
- Promote the rehabilitation of the existing housing stock
- Increase, improve, and preserve the supply of housing affordable to very-low, low, and moderate-income households

Affordable Housing Compliance

The housing compliance plan serves as a blueprint for current and future Agency activities within the Project Areas and outlines how the Agency will eliminate blight and meet its very-low, low, and moderate-income housing obligations. This

document presents a summary of the Agency's inclusionary and replacement housing programs as required by CRL Sections 33413(b)(4) and 33490(a)(2) and (3). Specifically, it presents a forecast of the number of affordable housing units that may be required over the 10-year period and assesses the Agency's plans to facilitate the creation of the required number of affordable housing units within this timeframe.

Affordable Housing Units		
Brea Redevelopment Agency		
	Total Affordable Units	Very Low Income Units
2005 through 2009	120	22
Projected from 2010 through end of Redevelopment Plans	383	171
Total Affordable Units Created	503	193

Table 1 above shows the total number of affordable units that have been or are anticipated to be created. All existing affordable units have documented covenants appropriate to the year in which they were created.

Inclusionary Housing

Since 1976, redevelopment agencies have been required to assure that at least 30 percent of all new or rehabilitated units developed by an agency are available at affordable costs to households of very-low, low, or moderate-income. Of this 30 percent, not less than 50 percent are required to be available at affordable costs to very-low-income households. Further, for all new or rehabilitated units developed in a redevelopment project area by entities other than an agency, the CRL requires that at least 15 percent be affordable to very-low, low, or moderate-income households. Of these, not less than 40 percent are required to be available at affordable costs to very-low-income households. These requirements are applicable to housing units as aggregated, and not on a project-by-project basis to each dwelling unit created or rehabilitated unless so required by an agency.

Table 2 on the following page shows the number of affordable units that are or will be counted as inclusionary housing units. The numbers in this table differ from Table 1 because affordable housing units that have been counted as inclusionary units cannot also be used as replacement housing units. Therefore, Table 2 shows only the number of affordable housing units counted as inclusionary units.

Inclusionary Housing Units		
Brea Redevelopment Agency		
	Total Affordable Units ¹	Total Very Low Income Units ¹
2005 through 2009	95	20
Projected from 2010 through end of Redevelopment Plans	383	171
Total Inclusionary Units Created	478	191

¹ Does not include affordable units used for replacement purposes.

From 2005 to the end of 2009, there have been 95 inclusionary units created, with 20 units affordable to and occupied by very-low-income households. From 2010 through the end of the Redevelopment Plans, it is projected that 383 inclusionary units will be created, with 171 units affordable to very-low-income households. Therefore, throughout the remaining life of the Redevelopment Plans, the Agency anticipates creating 478 inclusionary units with 191 units affordable to very-low-income households.

The Agency's inclusionary obligation is determined by 1) the number of housing units constructed and substantially rehabilitated by the Agency and 2) the number of housing units constructed and substantially rehabilitated in the Project Areas. The following analysis takes into account all residential construction or substantial rehabilitation that occurred within the Project Areas since their adoptions and includes projections for the number of additional dwelling units to be constructed or substantially rehabilitated during the remainder of the 10-year period, the next 10 years, and over the remaining life of the Redevelopment Plans. Because the Agency has not constructed or substantially rehabilitated any dwelling units, nor does it intend to, Table 3 below summarizes the number of housing units that were constructed or substantially rehabilitated in the Project Areas by entities other than the Agency.

All Housing Units Constructed and Substantially Rehabilitated in the Project Areas				
Brea Redevelopment Agency				
	Project Area AB	Project Area C	TBD	Total
2005 through 2009	66	0	0	66
Projected from 2010 through end of Redevelopment Plans	1,360	260	137	1,757
Total	1,426	260	137	1,823

The Reconciliation of Inclusionary Units table on the following page (Table 4) summarizes the inclusionary goals over various time periods as required by the CRL. The number of affordable units required is based on statutory thresholds prescribed by the CRL and described above, and the Agency is responsible for ensuring that the appropriate number of affordable units is created during the 10-year period. In addition, the judgment in the case of Un Hogar Nuestro versus the Brea Redevelopment Agency resulted in a requirement of 204 inclusionary housing units, which must include 40 percent for very-low-income

households. Therefore, as a result of the judgment, the Agency has an obligation to create an additional 82 very-low-income units and 122 low and moderate-income units. Pursuant to the terms of the judgment, the Agency must meet this obligation by the end of fiscal year 2011-12. New obligations will be met within the 10-year period.

Reconciliation of Inclusionary Units			
Brea Redevelopment Agency			
Timeframe	Units Privately Created	Total Inclusionary Units	Very Low Units
January 2005 - December 2014 (Second 10 Year Period)			
Pursuant to Judgment (Obligation)		(204)	(82)
January 2005 - December 2009 (First 5 Years) - Actual			
Actual Substantial Rehabilitation/New Construction and (Obligation)	66	(10)	(4)
Actual Inclusionary Units Produced/Restricted		95	20
January 2010 - December 2014 (Second 5 Years) - Projected			
Estimated Substantial Rehabilitation/New Construction and (Obligation)	419	(63)	(25)
Estimated Inclusionary Units Produced/Restricted (details by year below)		248	94
2010		42	16
2011		108	45
2012		47	33
2013		51	0
2014		0	0
Total Substantial Rehabilitation/New Construction and (Obligation)	485	(277)	(111)
Total Inclusionary Units Produced/Restricted		343	114
Status of Inclusionary Obligation (2005 through 2014)		66	3
January 2015 - December 2024 (Third 10 Year Period)			
January 2015 - December 2019 (First 5 Years) - Projected			
Estimated Substantial Rehabilitation/New Construction and (Obligation)	1,300	(195)	(78)
Estimated Inclusionary Units Produced/Restricted		114	70
Status of Inclusionary Obligation (2015 through 2019)		(81)	(8)
Remaining Plan Term			
Estimated Substantial Rehabilitation/New Construction and (Obligation)	38	(6)	(2)
Estimated Inclusionary Units Produced/Restricted		21	7
Status of Inclusionary Obligation (Remaining Plan Term)		15	5
Total Surplus/(Deficit) - 2005 through Duration of Redevelopment Plans		0	0

The redevelopment plan for Project Area AB expires from 7/4/2012 to 12/20/2023. The redevelopment plan for Project Area C expires 11/30/2016.

Table 4 shows the Agency has created and will create sufficient inclusionary units (292 units from 2005 through 2012) to satisfy the judgment. In addition, the Agency has created and will create sufficient very-low-income units (114 units). The judgment requirement, development over the past five years (2005 through 2009), and projected development for the remaining five years of the 10-year period (2010 through 2014) will generate a need for a total of 277 inclusionary units, with 111 affordable to very-low-income households. The Agency has created or will create a total of 343 inclusionary units, with 114 affordable to very-low-income households, which will result in a surplus of 66 inclusionary units and three very-low-income units.

Projected affordable housing development is estimated to generate an inclusionary obligation of 201 units, with 80 affordable to very-low-income households. Along with the Agency's surplus from the current 10-year period, the Agency expects to create sufficient inclusionary and very-low-income units to satisfy this obligation.

Replacement Housing

The CRL requires that whenever housing occupied by very-low, low, or moderate-income households is removed or destroyed as part of an agency project, the agency is responsible for ensuring that an equivalent number of replacement units are provided. An agency may replace these units by new construction, substantial rehabilitation, or covenant purchase. Replacement units must provide at least the same number of bedrooms removed and, as of 2002, 100 percent of the replacement units must be affordable to the same income categories (i.e. very-low, low, and moderate) or lower as those removed. The Agency receives full credit for replacement units created inside or outside redevelopment project areas. Table 5 below summarizes the units that have been removed and subsequently replaced.

	Total Units	Total Bedrooms	Very Low Units	Low Units	Moderate Units
2005 through 2009					
Removed ¹	6	7	1	4	1
Replaced	6	7	1	5	0
Surplus/(Deficit)	0	0			

¹ Two units were removed during this period. Due to the judgment, four additional one-bedroom low income units are required to be replaced.

Based on the Un Hogar judgment, the Agency has an obligation to create four low-income replacement units. The judgment did not specify the bedroom size requirement, so it was agreed in settlement discussions that the four units would be considered one-bedroom units.

As noted in Table 5, from 2005 through 2009, the Agency removed two units. Due to the judgment, four additional one-bedroom low-income units are required to be replaced, resulting in a replacement obligation of six affordable units and seven bedrooms. As Table 5 shows, the Agency has successfully met its replacement obligations from 2005 through 2009.

The Agency does not anticipate removing units that house very low, low, or moderate income households for the remainder of the 10 year period, or the duration of the Redevelopment Plans.

The Agency's Housing Fund

Next Five Years (FY 2009-10 through FY 2013-14)

The Agency's primary source of funding for housing projects and programs is the annual deposit of at least 20 percent of its tax increment revenue into a Low and Moderate Income Housing Fund. The CRL requires these funds to be used to increase, improve, and preserve the community's supply of housing available, at affordable housing cost, to persons and families of very-low, low, and moderate-incomes. Other sources of housing fund revenues include interest earnings and other miscellaneous revenue. The following Tables 6A and 6B present the Agency's projected housing fund cash flows over the next five years for Project Area AB and Project Area C, respectively, and is included to assist the Agency with planning for future affordable housing projects and programs.

	Projected					Projected 5 Year TOTAL
	1 2009-10	2 2010-11	3 2011-12	4 2012-13	5 2013-14	
Beginning Balance	3,962,000	2,052,100	1,430,130	1,515,900	807,465	
Resources						
Tax Increment (20%)	3,800,000	3,800,000	3,800,000	3,800,000	3,800,000	19,000,000
Other Income	3,014,000	594,000	1,344,000	594,000	594,000	6,140,000
Interest Earnings	91,100	54,030	34,770	14,565	5,985	200,450
Total Resources	6,905,100	4,448,030	5,178,770	4,408,565	4,399,985	25,340,450
Expenditures						
Administration	1,542,000	1,145,000	1,168,000	1,191,000	1,191,000	6,237,000
Debt Service	3,111,000	2,375,000	2,375,000	2,376,000	2,376,000	12,613,000
Affordable Housing Projects	4,162,000	1,550,000	1,550,000	1,550,000	1,550,000	10,362,000
<i>Senior Subsidy</i>	385,000	385,000	385,000	385,000	385,000	
<i>Housing Rehabilitation</i>	150,000	150,000	150,000	150,000	150,000	
<i>Home Buyers Assistance Program</i>	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	
<i>Rental Rehabilitation</i>	50,000	-	-	-	-	
<i>One Time Housing Assistance</i>	15,000	15,000	15,000	15,000	15,000	
<i>Affordable Housing Incentives</i>	500,000	-	-	-	-	
<i>Stone Valley Townhomes</i>	862,000	-	-	-	-	
<i>Tonner Hills Apartments</i>	1,200,000	-	-	-	-	
<i>La Floresta Apartments*</i>	-	-	-	-	-	
Total Expenditures	8,815,000	5,070,000	5,093,000	5,117,000	5,117,000	29,212,000
Ending Balance	2,052,100	1,430,130	1,515,900	807,465	90,450	

*Unfunded until contract is signed
Source: City of Brea Update October 2009

	Projected					Projected 5 Year TOTAL
	1 2009-10	2 2010-11	3 2011-12	4 2012-13	5 2013-14	
Beginning Balance	2,715,000	1,631,230	1,865,000	1,089,290	289,100	
Resources						
Tax Increment (20%)	900,000	900,000	900,000	900,000	900,000	4,500,000
Other Income	-	-	-	-	-	-
Interest Earnings	64,230	49,770	40,290	15,810	6,330	176,430
Total Resources	964,230	949,770	940,290	915,810	906,330	4,676,430
Expenditures						
Administration	-	-	-	-	-	-
Debt Service	716,000	716,000	716,000	716,000	716,000	3,580,000
Affordable Housing Projects	1,332,000	-	1,000,000	1,000,000	-	3,332,000
<i>Mixed-Use Opportunity Sites</i>	-	-	1,000,000	1,000,000	-	
<i>Olen Pointe Apartments</i>	1,332,000	-	-	-	-	
Total Expenditures	2,048,000	716,000	1,716,000	1,716,000	716,000	6,912,000
Ending Balance	1,631,230	1,865,000	1,089,290	289,100	479,430	

Source: City of Brea Update October 2009

Due to the State's effort to take redevelopment funds to balance the State budget, the Agency may be required to make Supplemental Educational Revenue Augmentation Fund ("SERAF") payments during the next five years. Within the legislation is a provision that allows redevelopment agencies to suspend the 2009-10 housing fund contributions in order to assist the SERAF shift in that year; however, the loan would need to be repaid by June 30, 2015. If the Agency elects this option, the loan could potentially delay the housing programs and projects anticipated over the next five-year period.

Previous Five Years (FY 2004-05 through FY 2008-09)

The CRL requires a recap of the housing funds used to assist extremely low, very-low, and low-income units over the previous five years. The CRL also requires a recap of the number, location, level of affordability, and the amount of housing funds expended on family (versus senior) housing projects. Table 7 below summarizes these statistics:

Brea Redevelopment Agency								
Project	Very Low Income		Low Income		Moderate Income		Total	
	Units Assisted	Housing Funds Spent	Units Assisted	Housing Funds Spent	Units Assisted	Housing Funds Spent	Units Assisted	Housing Funds Spent
Family Projects								
Acacia Street Apts (Incentive Program)	16	\$4,605,547	0	\$0	0	\$0	16	\$4,605,547
Acacia Street Apts (Rental Rehab)		\$897,735		\$0		\$0		\$897,735
Homebuyer Assistance Program	0	\$0	3	\$427,171	6	\$867,286	9	\$1,294,457
Housing Rehab Loan Program	6	\$194,942	1	\$32,490	1	\$32,490	8	\$259,923
Imperial Park Apts (Incentive Program)	11	\$349,305	81	\$2,561,567	0	\$0	92	\$2,910,872
Imperial Park Apts (Rental Rehab)		\$23,983		\$175,874		\$0		\$199,857
Laurel Creek Phase 2	0	\$0	0	\$0	2	\$3,000	2	\$3,000
One-Time Housing Assistance	28(VL) / 15 (EL)	\$37,043	12	\$9,261	0	\$0	55	\$46,304
South Brea Lofts (Homebuyer Assistance)	0	\$0	0	\$0	10	\$1,523,245	10	\$1,523,245
South Brea Revitalization		\$0		\$0		\$4,473,021		\$4,473,021
South Walnut Bungalows	9	\$989,506	0	\$0	0	\$0	9	\$989,506
Stone Valley Townhomes	0	\$0	0	\$0	22	\$2,943,472	22	\$2,943,472
Subtotal Family Projects	42	\$7,098,061	97	\$3,206,364	41	\$9,842,515	223	\$20,146,939
Senior Projects								
Brea Woods Senior Apartments	0	\$0	1	\$648	0	\$0	1	\$648
Breal Senior Apartments (Rental Rehab)	30 EL	\$60,001	0	\$0	0	\$0	30	\$60,001
Housing Rehab Loan Program	5	\$87,946	0	\$0	0	\$0	5	\$87,946
Senior Subsidy	27(VL) / 93(EL)	\$1,672,575	0	\$0	0	\$0	120	\$1,672,575
Subtotal Senior Projects	155	\$1,820,522	1	\$648	0	\$0	156	\$1,821,170
Total - Projects	197	\$8,918,583	98	\$3,207,012	41	\$9,842,515	379	\$21,968,109

Source: City of Brea Detail Expenditure Status Reports July 2009; Annual Housing Activity Reports.

Table 7 above breaks down housing fund expenditures from the past five years by project and age group. Table 7 also identifies the number of units assisted and income category of all units assisted. As Table 7 shows, \$20,146,939 (92 percent) was spent on family projects during the previous five years and \$1,821,170 (8 percent) was spent on senior projects. Similarly, \$8,918,583 (41 percent) was spent on very-low (including extremely-low) income projects; \$3,207,012 (15 percent) was spent on low-income projects, and \$9,842,515 (44 percent) was spent on moderate-income projects.

Expenditures by Household Type

Expenditure of housing funds is subject to certain legal requirements. At a minimum, the Agency's housing funds are to be expended in proportion to the community's need for very-low and low-income housing, as well as the proportion of the low-income population under the age of 65. New legal requirements took effect in 2006 that modified the previous limitation of spending housing funds on households under the age of 65. Previously, CRL Section 33334.4(b) required an agency to spend its housing funds "in at least the same proportion as the population under age 65 bears to the total

population based on the most recent census." The new language provides a higher level of specificity to spend "in at least the same proportion as the number of low-income households with a member under age 65 bears to the total number of low-income households of the community as reported in the most recent census."

The community's proportionate need is based on the Regional Housing Needs Assessment (RHNA) from the Southern California Association of Governments, used by local government to meet state requirements for affordable housing by category, and the US Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) allocation numbers. However, as data relating to low-income persons under the age of 65 is not readily available from the US Census, the metric that most closely approximates it is from the CHAS database, which represents data of low-income persons below the age of 62.

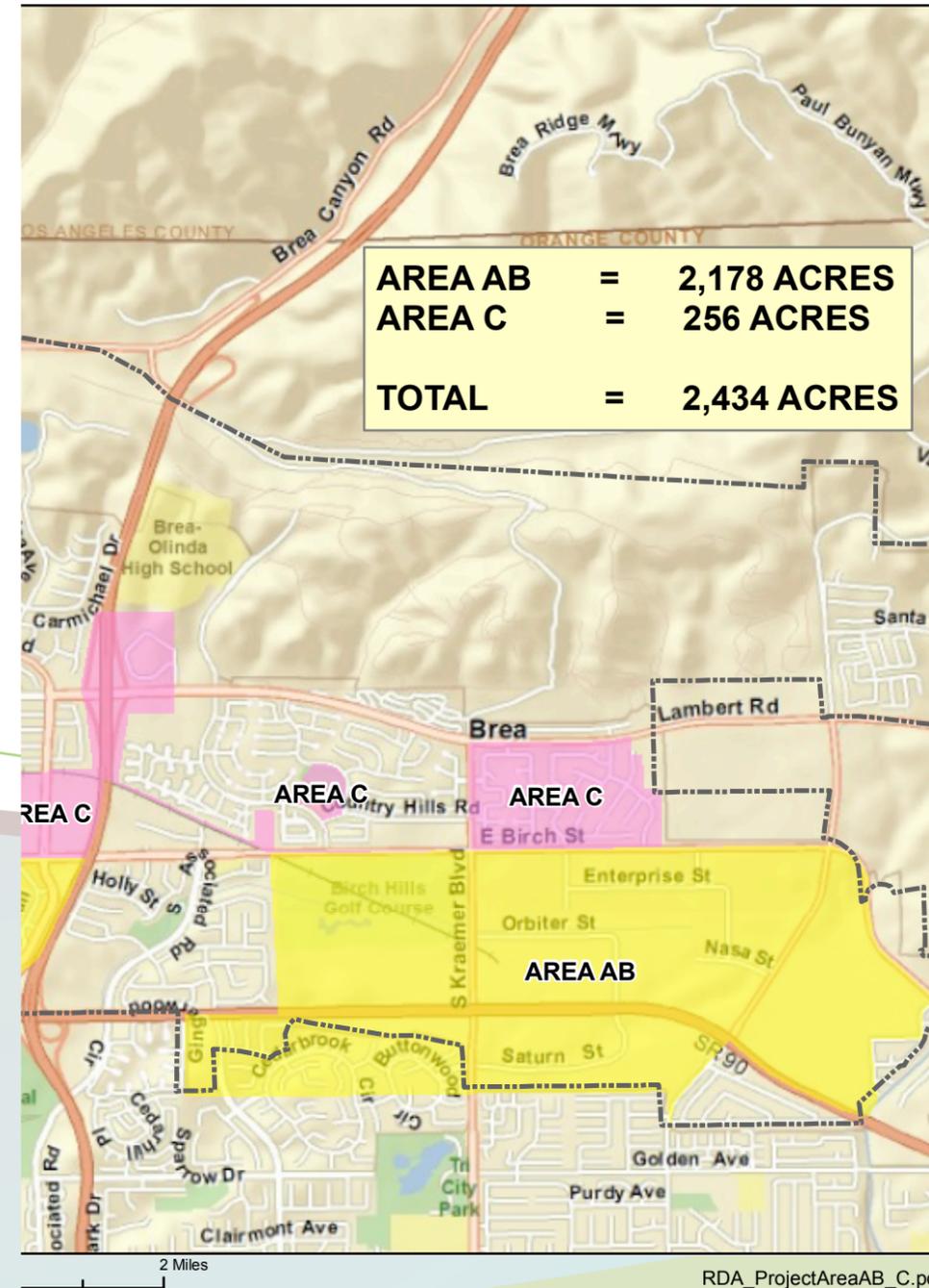
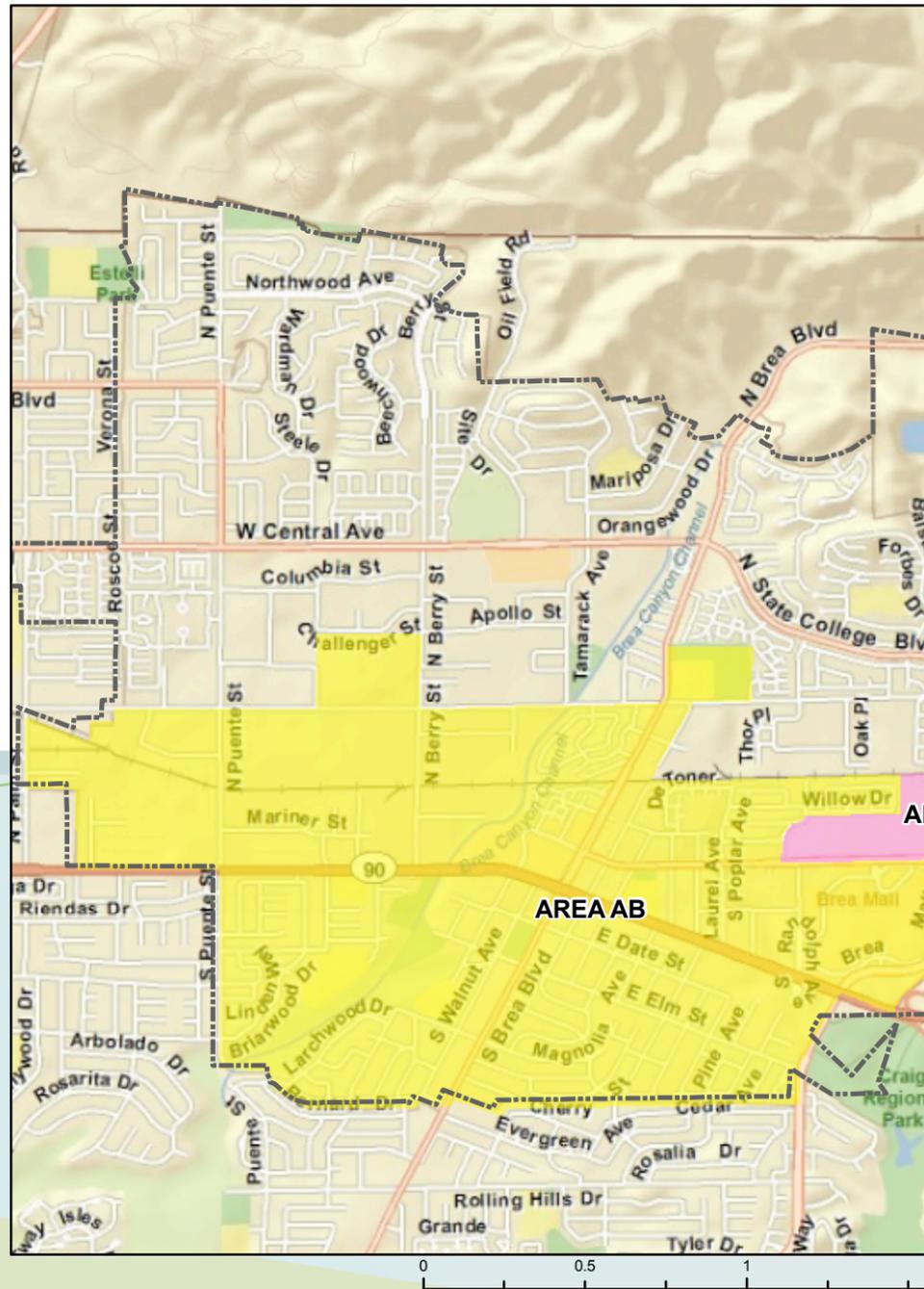
Table 8 below represents the minimum housing fund expenditures for very-low and low-income, as well as the minimum housing expenditures for family households over the term of the 10-year period. Table 8 also summarizes the Agency's housing fund expenditures during the first five years of the 10-year period and projects expenditures during the remaining five years. The Agency anticipates meeting its housing fund targeting requirements by the end of the 10-year period.

Brea Redevelopment Agency								
Income Level	RHNA Allocation (Units) ¹	Targeting Requirement (% of Total)	2004-05 to 2008-09		2009-10 to 2013-14		2004-05 to 2013-14	
			Actual Expenditure	%	Estimated Expenditure	%	Estimated Expenditure	%
Very Low (minimum)	437	36.7%	\$8,918,583	40.6%	\$4,111,358	30.4%	\$13,029,940	36.7%
Low (minimum)	353	29.7%	\$3,207,012	14.6%	\$7,318,318	54.2%	\$10,525,330	29.7%
Moderate/Unrestricted	400	33.6%	\$9,842,515	44.8%	\$2,084,204	15.4%	\$11,926,719	33.6%
	1,190		\$21,968,109		\$13,513,880		\$35,481,989	
Age Category (Income Restricted)	CHAS Allocation (Households) ²	Targeting Requirement (% of Total)	2004-05 to 2008-09		2009-10 to 2013-14		2004-05 to 2013-14	
			Actual Expenditure	%	Estimated Expenditure	%	Estimated Expenditure	%
Family (minimum)	5,141	76.7%	\$20,146,939	91.7%	\$7,078,868	52.4%	\$27,225,807	76.7%
Senior (maximum)	1,559	23.3%	\$1,821,170	8.3%	\$6,435,012	47.6%	\$8,256,182	23.3%
	6,700		\$21,968,109		\$13,513,880		\$35,481,989	

¹ City of Brea Regional Housing Needs Assessment (RHNA) final 2007
² Data of low income households under the age of 65 is not readily available from the Census. The nearest metric for such Census data represents households under the age of 62, available via the Comprehensive Housing Affordability Strategy at <http://socds.huduser.org/chas/index.htm>.

The Agency expended the majority of its housing funds on very-low and family projects during the first five years of the 10-year period (2004-05 through 2008-09). The Agency has projected \$13.5 million of housing funds available for projects and programs for the remainder of the 10-year period (2009-10 through 2013-14). Future housing fund expenditures will be expended in the proportions detailed in Table 8 above to ensure that housing fund targeting requirements are met. Pursuant to CRL Section 33334.10, the housing fund must be expended in a timely manner to avoid penalties due to the Agency incurring an excess surplus in the housing fund.

REDEVELOPMENT PROJECT AREA AB & C MAP



Terms Used in Redevelopment

Adaptive Reuse:

The rehabilitation of older properties for a new purpose.

Affordable Housing:

Housing that is affordable to households earning at or below 120% of area median income (AMI) as defined in California law.

Assessed Value (AV):

The amount used by the county tax assessor to value real property for tax purposes. Assessed value multiplied by the tax rate determines property tax.

Base Year:

The year in which the redevelopment plan is adopted.

Base Year Assessed Value, Base Value or Frozen Base:

The total assessed value of property within a project area in the year in which the redevelopment plan is adopted.

Blighted Areas:

Areas that exhibit substantial and prevalent adverse physical, and economic conditions requiring redevelopment assistance.

California Community Redevelopment Law:

Redevelopment law contained in California Health and Safety Code, Division 24, Part 1 (Section 33000 et seq.).

Economic Development:

A general term indicating projects to stabilize and enhance an area's economy and create or maintain jobs.

Eminent Domain:

Authority of a government agency to acquire property for public purposes, with payment of just compensation. "Public purposes" include the elimination of blight in the case of redevelopment agencies. Also known as condemnation.

Housing Production/Inclusionary Housing:

Within a redevelopment project, a specified percentage of housing units built or substantially rehabilitated, required by law to be available at an affordable housing cost to very low-, low- and moderate-income persons. Within cities or counties, a specified percentage of new housing that is required to be affordable pursuant to ordinance or policy.

Infrastructure:

Public improvements which support development, including street improvements, lighting, sewers, flood control facilities, water lines, and gas lines.

Market Value:

What a willing seller could reasonably expect to receive if he/she were to sell his/her property on the open market to a willing buyer.

Mixed-Use Project:

Developments that combine uses, such as retail on the ground floor and residential above.

Negotiated Sale:

When the price to be paid for land and improvements is mutually agreed upon by the buyer and seller.

Project Area:

The area that is designated in the redevelopment plan for redevelopment and revitalization.

Project Area Committee (PAC):

Elected committee composed of project area residents, businesspersons and representatives of organizations who consult with and advise the agency.

Property Tax:

The amount of tax which a property owner pays on the assessed value of his/her property. The tax is calculated by multiplying the assessed value of the property by the tax rate, which is one percent plus any voter-approved rate.

Redevelopment:

Planning, development, redesign, site preparation and improvement, reconstruction and/or rehabilitation of all or part of a project area.

Redevelopment Agency Board:

The governing body created to designate redevelopment project areas, supervise and coordinate planning for a project area and implement the revitalization program.

Redevelopment Plan:

Plan for revitalization and redevelopment of land within the project area in order to eliminate blight and remedy the conditions which caused it.

Rehabilitation:

To improve, alter, modernize and/or modify an existing structure to make it safer and healthier; bring it up to building code standards and create more usable space.

Relocation:

The provision of new housing and/or business locations for residents, businesses or organizations that must move as a result of redevelopment activities.

Relocation Assistance:

Aid for those who relocate, including assistance in finding and paying for a new location, payments to cover moving costs, and additional payments for certain other costs.

Tax Allocation Bond:

A bond or financial obligation issued by the agency in order to generate funds to implement the redevelopment plan. The bond is repaid with tax increment revenues flowing to the agency.

Tax-Exempt Bond:

A bond on which the interest payments are not subject to federal taxation.

Tax Increment:

The increase in property taxes within the redevelopment project area that result from increases in the project area assessed value that exceed the base year assessed value.

Source: California Redevelopment Association (www.calredevelop.org)



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