

# **CITY OF BREA 2014-2021 HOUSING ELEMENT**

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**FINAL**

**Adopted November 5, 2013  
Resolution No. 2013-063**

**CITY OF BREA  
COMMUNITY DEVELOPMENT DEPARTMENT  
1 CIVIC CENTER CIRCLE  
BREA, CA 92821**



**KAREN WARNER ASSOCIATES**

## RESOLUTION NO. 2013-063

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BREA ADOPTING GENERAL PLAN AMENDMENT NO. GPA 13-01 FOR THE HOUSING ELEMENT OF THE CITY OF BREA, AS SET FORTH HEREIN

#### A. RECITALS:

(i) California Government Code Section 65353 and 65354 require that prior to the adoption of any proposed amendment to the General Plan, the Planning Commission shall first review, approve and recommend to the City Council the adoption of any such proposed amendment. On October 8, 2013, the Planning Commission of the City of Brea adopted Resolution No. PCR 13-16 and Resolution No. PCR 13-17, by not less than a majority of the total membership of the Commission recommending City Council adopt a Resolution to amend the City's General Plan Housing Element consistent with GPA 13-01.

(ii) On November 5, 2013, the City Council of the City of Brea conducted a duly noticed public hearing, as required by law, on General Plan Amendment No. GPA 13-01 and adoption of Addendum to Environmental Impact Report No. EIR 01-01, a request to amend the General Plan Housing Element document in accordance with State Law.

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

(iv) Attached hereto, marked as Exhibit A and incorporated herein by this reference, is a proposed amendment of the General Plan of the City of Brea consisting of a revised Housing Element and subsequent text changes titled "Summary of Changes" dated November 5, 2013.

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

**B. RESOLUTION:**

**NOW, THEREFORE,** be it is found, determined and resolved by the City Council of the City of Brea, as follows:

1. In all respects as set forth in Recitals, Part A, of this Resolution.
2. The City Council hereby finds that the environmental effects of the Housing Element 2014-2021 are within the scope as described within Program Environmental Impact Report No. EIR 01-01, which was prepared for the comprehensive update to the Brea General Plan and received certification in May 2003. Further, an Addendum to EIR 01-01 has been prepared for Housing Element 2014-2021 and both the previously certified Program Environmental Impact Report and Addendum referenced above will adequately cover this project. The City Council finds that no subsequent EIR is necessary on the basis that no substantial evidence exists, in the light of the whole record, regarding any substantial changes in the project, or the circumstances under which the project is undertaken, which would require major revisions of the previously certified Program EIR. City Council hereby certifies that the Program Environmental Impact Report No. EIR 01-01 and Addendum to EIR 01-01 was completed in compliance with the California Environmental Quality Act of 1972, as amended, and the Guidelines promulgated thereunder, and further that the City Council has reviewed and considered the information contained in said Program Environmental Impact Report No. EIR 01-01 and Addendum.
3. The City Council further finds, as follows:

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

Fact: The City of Brea adopted a comprehensive General Plan update and certified Final Program EIR No. 01-01 in 2003. Further, an Addendum to Final Program EIR No. 01-01 was prepared for the proposed Housing Element. The proposed Housing Element does not recommend any land use change or create additional housing units beyond those anticipated and analyzed by EIR 01-01 and Addendum to EIR 01-01.

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

Fact: The current Housing Element for Brea was adopted by the City Council in August 2008 for the time period of 2008-2013 and approved by the State on August 19, 2008. Brea has complied with the state mandate to update its Housing Element which has a target to update the element in October 2013 for the 2014-2021 time period. For the Southern California Association of Governments (SCAG) a 120 day extension was granted by State Department Housing & Community Development (HCD) to extend the deadline to February 12, 2014.

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

Fact: Public involvement has been completed which included the involvement of members of the Planning Commission, Human Services Commission, Senior Leadership Council, residents, local housing community, The Energy Coalition, several non-profit housing advocates, and key city staff. In addition, a Senior Housing Needs Survey was distributed and 61 responses were received. Study sessions were also held for the City Council and Planning Commission to consider final housing needs and goals and confirm overall policy direction of the updated Housing Element. Further, the Planning Commission conducted a public hearing on October 8, 2013.

d. Finding: The City Council finds that the update to the Housing Element was prepared in accordance with State Law and reviewed by the State office of Housing and Community Development as required by the California Government Code.

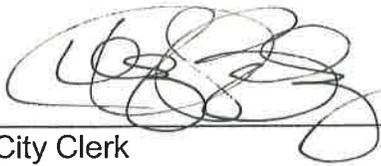
Fact: The City submitted a copy of the Draft Housing Element on August 14, 2013 to the California Department of Housing and Community Development (HCD) and received the State's compliance letter indicating the Housing Element meets of the requirements of State housing element law on October 9, 2013.

4. The City Council has reviewed the proposed amendment to the General Plan attached hereto and hereby recommends to the City Council of the City of Brea the adoption of said amendment.

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

APPROVED AND ADOPTED this 5th day of November, 2013.

  
\_\_\_\_\_  
Mayor

ATTEST:   
\_\_\_\_\_  
City Clerk

I, Cheryl Balz, City Clerk of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the City Council of the City of Brea held on the 5th day of November, 2013, by the following votes:

AYES: COUNCIL MEMBERS: Marick, Moore, Simonoff, Murdock, Garcia

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

DATED: November 6, 2013

  
\_\_\_\_\_  
City Clerk

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# Chapter 3

## HOUSING ELEMENT

### 1. INTRODUCTION

#### A. COMMUNITY CONTEXT



Located along the 57 Freeway among rolling hills in northeast Orange County, Brea started as a small oil town and has grown to a community of over 41,000 residents. Although incorporated in 1917, the 1950s and 1960s brought an avalanche of housing and new businesses into Brea. During this time, the population more than doubled every ten years. Significant population and employment growth continued well into the 1970s and 1980s, with growth levels starting to slow in the 1990s as vacant land became increasingly scarce. Brea is again one of the fastest growing cities in California, largely fueled by residential development in Olinda Ranch, Blackstone, and La Floresta master planned communities.

As Brea continues to mature, the composition of its population and households is changing. In 2010, half of Breans were White, with Hispanics and Asians comprising 25 and 18 percent of the population, respectively. The City is experiencing a shift towards an older population, with over one-quarter of City's residents middle age (45-64), 13 percent seniors (65+), and a median age of 38.7 years. Brea continues to be attractive as a family-oriented community, with an increase in 500 families with children between 1990-2010.

Brea serves as an important retail and industrial center for the north Orange County area. It is home to numerous large corporations and offers an employment base of over 45,000 jobs. The City's new Downtown provides a mix of shopping, entertainment and housing within a village-style pedestrian promenade. Brea's strong tax base allows the citizens to enjoy a high level of public services and cultural amenities rarely found in a community of similar size.



**South Brea Lofts**

The City's strong employment base, high level of service, highly rated school system, and quality residential neighborhoods contribute to its attractiveness as a place to live, resulting in an ever tightening housing market. Housing costs in Brea continue to rank among the highest in north Orange County, second only to Yorba Linda and portions of Fullerton. The median price single-family home in Brea in 2012 was \$476,000, and condominium was \$305,000. Median rents ranged from \$1,520 to \$1,630 for one and two bedroom apartments, respectively.

Brea offers a mix of housing choices. Of the 15,300 units in the City, 65 percent are single-family homes, 29 percent are multi-family units, and 6 percent are mobile homes. The majority of housing is in good physical condition, and the City implements a housing rehabilitation program to assist income qualified households in making needed improvements to their homes.



**Downtown Collection**

A key feature of Brea's 2003 General Plan was the establishment of three mixed use districts in the older, more centrally located areas of town to provide opportunities for people to live, work, shop and recreate without having to use their cars. Residential densities of up to 50 units/acre are permitted, providing for nearly 2,000 additional units under General Plan buildout.

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



**Capriana Senior Living**

Brea has an active history of supporting affordable housing in its community. The City and its former Redevelopment Agency have facilitated the development and acquisition/rehabilitation of eighteen affordable and mixed income rental projects, providing nearly 800 rent-restricted units for lower and moderate income households. In addition, the City's inclusionary ordinance has resulted in over 140 affordable homeownership units integrated within market rate developments.

## B. ROLE OF THE HOUSING ELEMENT

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

Brea's Housing Element is an eight-year plan extending from 2014-2021, unlike other General Plan elements, which typically cover a minimum ten-year planning horizon. This Housing Element identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to housing development; 5) promoting equal housing opportunities; and 6) promoting sustainability and energy efficiency.

Brea's 2014-2021 Housing Element consists of the following major components:

- An analysis of the City's demographic, household and housing characteristics and related needs (Section 2).
- A review of potential market, governmental, environmental and infrastructure constraints to meeting Brea's identified housing needs (Section 3).
- An evaluation of residential sites, financial and administrative resources available to address Brea's housing goals, and resources for energy conservation (Section 4).
- The Housing Plan for addressing the City's identified housing needs, constraints and resources, including housing goals, policies and programs (Section 5).

## C. DATA SOURCES

In preparing the Housing Element, and the housing needs assessment in particular, data is compiled from a variety of sources. The following identifies the primary sources of information utilized, with the specific source referenced beneath each data table in the Element.

- Demographic and housing data is derived from the 2010 Census, 2006-2010 American Community Survey, and the Southern California Association of Governments' (SCAG) Existing Housing Needs Statement;
- SCAG's 2008-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast provides population, housing and employment projections;
- Household income data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD;
- 2012 housing market information is obtained through REAL FACTS rent surveys, and DataQuick sales transactions;
- Employment data by industry type and commuting patterns are provided through the Census 2012, OnTheMap Application;
- SCAG's 2013-2021 Regional Housing Needs Assessment (RHNA) provides information on projected housing needs;
- Local and County public and nonprofit agencies are consulted for information on special needs populations, the services available to them, and gaps in the system; and
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database.

## D. PUBLIC PARTICIPATION

Opportunities for residents and community stakeholders to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the City's housing needs. The City of Brea has made an effort to involve the public in the update of its Housing Element and has solicited input from the public throughout the year-long Housing Element process: during development of the draft Element; during public review of the draft Element; and during the adoption process.



Initial public outreach, during the early stages of the Element preparation, involved conducting a community stakeholder's workshop with groups and individuals involved with housing issues in Brea and the broader Orange County region. The purpose of this workshop was to first provide stakeholders with information on the community's housing needs and current program efforts, and then to solicit input regarding the City's options to address key needs. The stakeholders offered several policy and program suggestions for the Housing Element update, including:

- Evaluate site opportunities for increased residential densities for Brea's workforce, seniors and special needs populations
- Promote range of housing options for Brea's growing senior population, including housing designed to allow seniors to age in place
- Need for affordable, supportive housing for persons with developmental disabilities
- Promote options for second unit housing on existing single family residential lots
- Expand sustainable and energy efficiency policies in the Housing Element

A complete summary of the Stakeholder's Workshop agenda, comments and attendees is included in Appendix A.

In addition to the Stakeholder's Workshop, the City also directly solicited input from Brea's seniors on their housing needs and preferences. A brief postcard survey was distributed at the Brea Senior Center, with 61 surveys completed and returned to the

City, summarized as follows (refer to Appendix A for complete results):

- 77% of respondents indicated that they would like to have other family members live in Brea but the family members cannot afford to rent or buy here.
- 95% of respondents indicated they plan to stay in their current home well into the foreseeable future.
- If faced with the challenge of leaving their home, among the 83% of respondents who indicated they would envision relocating in Brea, 42% indicated they would look for housing which is more affordable, 28% would pursue housing easier to maintain, and 20% would look for housing smaller in size.
- 50% of respondents living in a single-family home indicated they would potentially be interested in providing a small second unit on their property to house a family member or caregiver, and/or to provide rental income.

The housing needs and issues raised in the Stakeholder's Workshop and Senior Housing Survey are addressed within the Housing Element's policies and programs. For example, the Element includes program actions to: 1) evaluate expanded site opportunities for mixed use development; 2) evaluate creating a higher density residential zone district; 3) re-evaluate current second unit standards to better facilitate; and 4) pursue supportive housing funding for persons with developmental disabilities.

During development of the draft Housing Element, the City's Development Committee, Planning Commission and City Council each conducted public study sessions to provide policy direction for the Element. In addition, City staff provided a presentation to the Rotary Club on the Housing Element update, and based on the input received, confirmed the business community's interest in workforce housing needs.

Upon completion of the draft Housing Element, the City circulates a Notice of Availability to a variety of interested organizations. The Notice defines a 60 day review and comment period, and identifies locations for review of the draft document, including the local libraries, the Brea Community Center, the Brea Senior Center, and Civic & Cultural Center (City Hall). In addition, the draft Housing Element is placed on the City's website at [www.cityofbrea.net](http://www.cityofbrea.net). The draft is also sent to the State

Department of Housing and Community Development (HCD) for review and comment.

Public hearings are held on the Housing Element before both the Planning Commission and City Council. Notification is published in the local newspaper in advance of each hearing, and direct notices are mailed to interested groups and individuals. Public hearings are televised, allowing greater access to individuals unable to attend in person.

## E. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The 2003 City of Brea General Plan consists of the following five chapters:

- **Community Development Chapter** – Land Use, Circulation, Infrastructure, Urban Design, Economic Development, Growth Management
- **Housing Chapter**
- **Community Resources Chapter** – Resource Conservation, Parks and Open Space, Historic Resources
- **Community Services Chapter** – Human Services, Recreational Programs, Educational Services, Library Services, Cultural Arts
- **Public Safety Chapter** – Emergency Services, Hazards, Wildland Fires, Flooding, Geology, Noise

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

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

## 2. HOUSING NEEDS ASSESSMENT



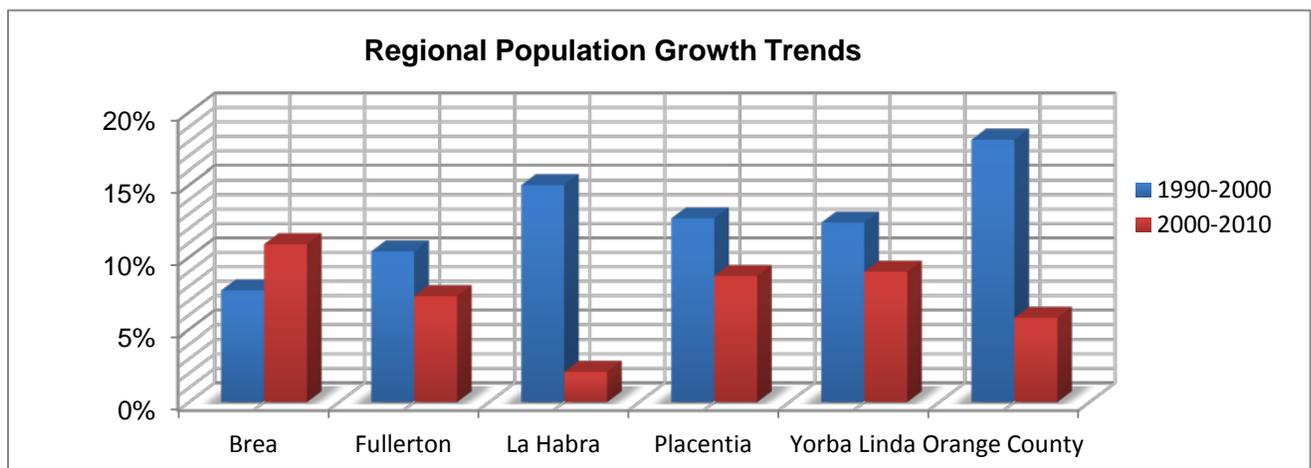
This section of the Housing Element discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. A variety of housing maps are presented based on census data; Figure 1 depicts the 2010 census block group boundaries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

### A. DEMOGRAPHIC PROFILE

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

#### 1. Population Growth Trends

Table HE-1 presents population growth trends in Brea and the Orange County region from 1990-2010. This Table illustrates the high level of population growth in Orange County during the 1990s, with growth levels in the more established north Orange County communities somewhat lower than the countywide average. Since 2000, growth levels in Brea have been among the highest in the County. The 2010 Census documents Brea's population at 39,282, representing a 10.9 percent increase over the decade and the addition of nearly 4,000 residents. A significant amount of Brea's recent population growth is a result of development in the eastern hillside areas.



**Table HE-1: Regional Population Growth Trends**

Jurisdiction	1990	2000	2010	2013	Percent Change		
					1990-2000	2000-2010	2010-2013
<b>Brea</b>	<b>32,873</b>	<b>35,410</b>	<b>39,282</b>	<b>41,394</b>	<b>7.7%</b>	<b>10.9%</b>	<b>5.4%</b>
Fullerton	114,144	126,003	135,161	138,251	10.4%	7.3%	2.3%
La Habra	51,266	58,974	60,239	61,202	15.0%	2.1%	1.6%
Placentia	41,259	46,488	50,533	51,776	12.7%	8.7%	2.5%
Yorba Linda	52,422	58,918	64,234	66,437	12.4%	9.0%	3.4%
Orange County	2,410,556	2,846,289	3,010,232	3,081,804	18.1%	5.8%	2.4%

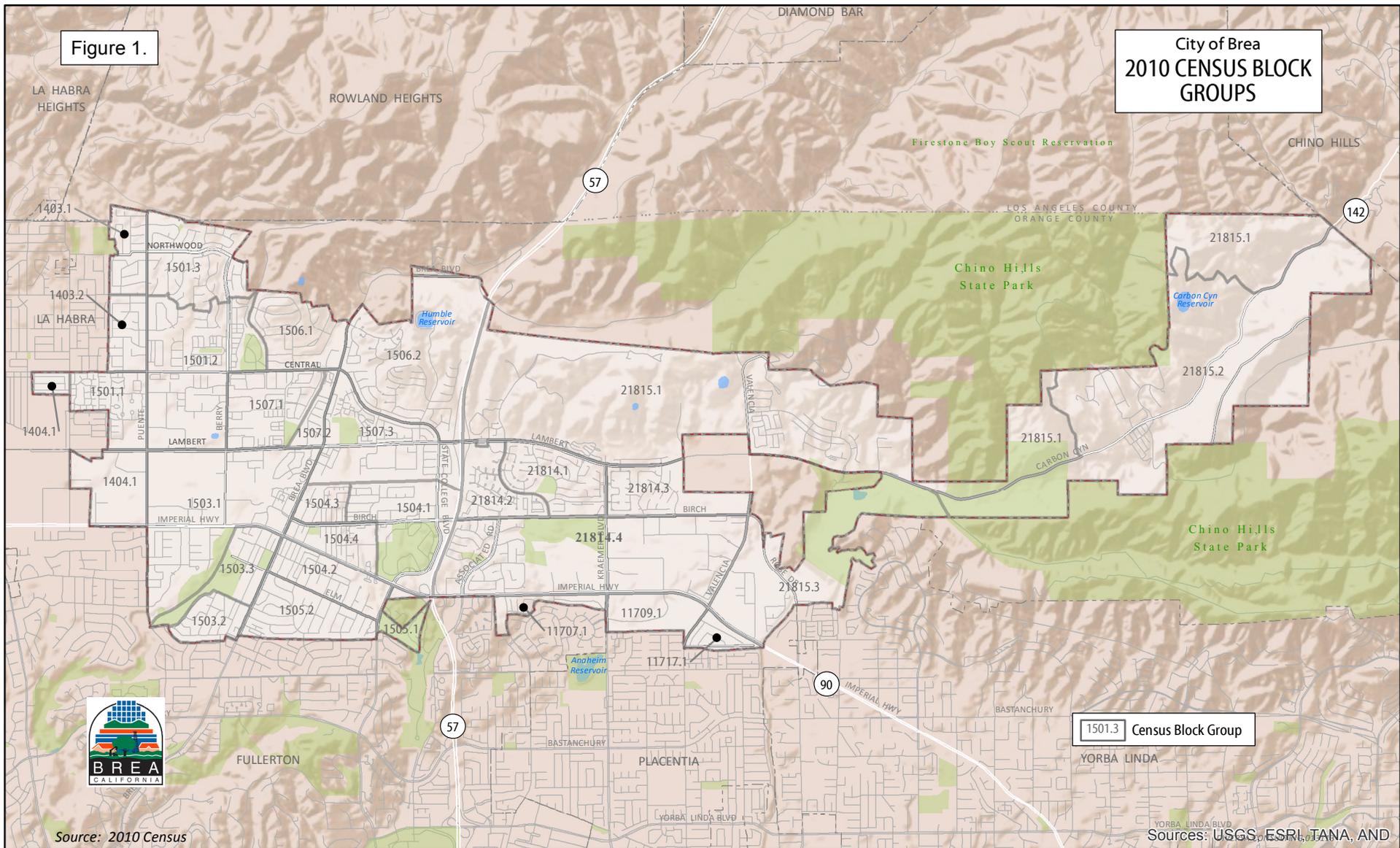
Source: 1990, 2000 and 2010 Census; 2013 Dept. of Finance E5 Population and Housing Estimates.

In terms of future growth trends, Orange County Projections (OCP) 2010 forecast an even more rapid growth rate in Brea over the coming decade. OCP 10 depicts a 20 percent increase in Brea's population between 2010-2020, for an estimated 2020 population of approximately 48,000 residents by 2020; in contrast, the county is projected to grow by nine percent during this period. OCP Projections show a slowing in Brea's population growth after this time, with a negligible one percent increase in population forecasted between 2020-2030.

The State Department of Finance population estimates for 2013 confirm the Orange County Projections 2010 forecast of robust population growth in Brea. As depicted in Table HE-1, Brea's population had already grown by 5.4 percent between 2010-2013, compared to just 2.4 percent countywide.

Figure 1.

# City of Brea 2010 CENSUS BLOCK GROUPS



1501.3 Census Block Group

Source: 2010 Census

Sources: USGS, ESRI, TANA, AND

## 2. Age Characteristics

Table HE-2 displays the age distribution of the City's population in 1990 and 2010, and compares this with Orange County. As indicated, 22 percent of Brea's population in 2010 was comprised of children under the age of 18, fairly comparable to the 24 percent children Countywide. Over the past two decades, the City proportion of school age children (5-17 years), has remained constant at 17 percent; school enrollment in the Brea-Olinda Unified School District has remained relatively stable during the 1990s and 2000s as well, with 6,069 students reported in 1990 and 5,927 students in 2010.

The biggest change to Brea's age profile occurred in the young adult (25-44 years) and middle age (45-64 years) groups. The proportion and number of young adults declined significantly over the last two decades, from 36 to 27 percent and dropping by over 1,000 residents. Conversely, the City's middle age population increased by over 4,000 residents and now comprises 28 percent of the population. Factors contributing to this shift in the age structure include an aging in place of young adults into the middle age bracket, and the limited number of new young adults and families moving into the community due in part to high housing costs. In addition to a growing middle age population, the senior population increased by nearly 2,000 residents. The aging of Brea's population is borne out by an increase in the median age from 33.5 years in 1990 to 38.7 years in 2010, now above the County's median age of 36.2 years.

**Table HE-2: Age Distribution 1990 – 2010**

Age Group	1990		2010		Orange Co. %
	Persons	Percent	Persons	Percent	
Preschool (<5 yrs)	2,176	6%	2,156	5%	6%
School Age (5-17 yrs)	5,449	17%	6,786	17%	18%
College Age (18-24 yrs)	3,583	11%	3,769	10%	10%
Young Adults (25-44 yrs)	11,791	36%	10,669	27%	28%
Middle Age (45-64 yrs)	6,822	21%	10,952	28%	26%
Seniors (65+ years)	3,052	9%	4,950	13%	12%
<b>TOTAL</b>	<b>32,873</b>	<b>100%</b>	<b>39,282</b>	<b>100%</b>	<b>100%</b>
<b>Median Age</b>	<b>33.5 years</b>		<b>38.7 years</b>		<b>36.2 years</b>

Source: U.S. Census 1990 and 2010.

### 3. Race and Ethnicity

Table HE-3 displays the racial/ethnic composition of Brea’s population in 1990 and 2010, and compares this with the countywide distribution. White residents continue to comprise the vast majority of the City’s population, although the proportion of Whites in Brea decreased from approximately three-quarters to just over half the population over the past two decades. In contrast, Hispanic residents increased from 15 to 25 percent and Asians increased from 6 to 18 percent. Despite Brea’s increasing diversity, the City remains less ethnically diverse than Orange County as a whole.

**Table HE-3: Racial and Ethnic Composition 1990 – 2010**

Racial/Ethnic Group	1990		2010		
	Persons	Percent	Persons	Percent	Orange County %
White	25,359	77%	20,690	53%	44%
Hispanic	5,078	15%	9,817	25%	34%
Asian/Pacific Islander	1,957	6%	7,130	18%	18%
African American	332	1%	499	1%	1%
American Indian	115	<1%	90	<1%	<1%
Other Race	32	<1%	1,056	3%	3%
<b>TOTAL</b>	<b>32,873</b>	<b>100%</b>	<b>39,282</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Census 1990 and 2010.



## 4. Employment

The recent economic recession had a significant impact on job growth in Orange County, with the loss in over 100,000 jobs between 2005-2010. Similarly, the number of jobs in Brea fell from approximately 48,800 in 2008 to 45,700 in 2010, representing a six percent decrease.<sup>1</sup> Since that time, the economy has begun to turn around, with the Orange County Business Council reporting an increase in 35,000 private sector jobs in the County during 2012, and projected continued job growth in 2013 and 2014.<sup>2</sup> Within Brea, employment is projected to grow to 49,000 jobs by 2020, bringing the City's employment base back to pre-recessionary levels (OCP-10). Table HE-4 presents the distribution of jobs by industry type in Brea as documented by the Census.

**Table HE-4: Primary Jobs by Industry Sector 2010**

<b>Industry Sector</b>	<b># Jobs</b>	<b>% Total Jobs</b>
Finance, Insurance and Real Estate	8,027	18.3%
Retail Trade	6,039	13.8%
Manufacturing	6,016	13.7%
Accommodation and Food Services	3,907	8.9%
Wholesale Trade	3,696	8.4%
Administration & Support, Waste Mgmt and Remediation	3,608	8.2%
Construction	2,613	6.0%
Professional, Scientific and Technical Services	2,224	5.1%
Management of Companies and Enterprises	1,798	4.1%
Health Care and Social Assistance	1,285	2.9%
Educational Services	1,224	2.8%
Transportation and Warehousing and Utilities	945	2.2%
Public Administration	742	1.7%
Other Services (excluding Public Administration)	731	1.7%
Information	693	1.6%
Arts, Entertainment and Recreation	163	0.4%
Oil and Gas Extraction, Agriculture, Forestry, Fishing	84	0.2%
<b>TOTAL</b>	<b>43,795</b>	<b>100%</b>

Source: U.S. Census 2010. OnTheMap Application. <http://onthemap.ces.census.gov/>

<sup>1</sup> Orange County Projections (OCP) 2006 and 2010. OCP forecasts are consistent with SCAG's Regional Transportation Plan/Sustainable Communities Strategy.

<sup>2</sup> 2012 Orange County Workforce Housing Scorecard, Orange County Business Council.

As depicted in Table HE-4, the Census identifies approximately 44,000 primary jobs in Brea in 2010.<sup>3</sup> Finance/insurance/real estate is the most dominant employment sector (18.3%), followed by retail trade (13.8%), and accommodations/food services (13.7%). Approximately one-third of Brea's primary employment is in lower paying retail, hospitality, construction and service-related industries, with wages generally below the level necessary to afford to live in the City. The Census documents that over 90 percent of the 44,000 persons employed within Brea commute in from outside the City limits, reflective of the fact that Brea is "jobs rich" and has more jobs than housing units, but also indicative of the shortage of local affordable housing opportunities for the community's workforce.

### **Workforce Housing Scorecard**

In December 2012, the Orange County Business Council published the results of its second Workforce Housing Scorecard. This report provides a comprehensive evaluation of the current and future state of Orange County's housing supply and demand, and its effect on business competitiveness. The initial Workforce Scorecard published in 2008 identified the significant shortage of housing for the County's growing workforce, and its impact on the ability of employers to attract and maintain key workforce talent. The challenge for young families to afford housing in Orange County is apparent, with over 50,000 residents aged 20 to 34 leaving the County between 2000-2010 while the more affordable Inland Empire and San Diego regions experienced a 21 percent increase in this same age group.

Of the 34 cities in Orange County, the Workforce Housing Scorecard ranked Brea 25th over the past two decades (1991-2010) in generating new jobs and the supply of housing appropriate to house these new workers. However, Brea's expansion of areas for higher density and mixed use housing through its General Plan has contributed to a significant improvement in the City's Scorecard ranking, moving up to 2<sup>nd</sup> in the County for the 2010-2020 period.

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<sup>3</sup> The Census defines a "primary job" as the highest paying job for a worker for the year, but excluding self-employed or "informally employed" workers. The 43,795 primary jobs in Brea in 2010 are approximately four percent below the 45,700 total jobs identified by OCP-10.

## B. HOUSEHOLD PROFILE

Household type and size, income levels, and the presence of special needs populations all affect the type of housing needed by residents, discussed in detail in the following section.

### 1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, as are single persons living alone, and “other” non-family households. Group quarters, such as convalescent homes, are not considered households.



The 2010 Census documents 14,266 households in Brea, with an average household size of 2.75 persons (refer to Table HE-5). This represents a relatively stable household size from 1990 (2.68), with trends of an aging population with smaller households offset by development of larger single-family homes and a significant increase in the Asian and Hispanic population which on average tend to have larger household sizes.

Families comprise 73 percent of Brea’s households, and families without children remain the predominant family type. Over the past two decades, the City saw an increase in over 1,200 families without children, compared to an increase in just 500 families with children, reflecting an aging of young families with adult children moving out from their parents’ homes, and fewer young families moving into the community. Figure 2 depicts the locations of family households with children by census tract.

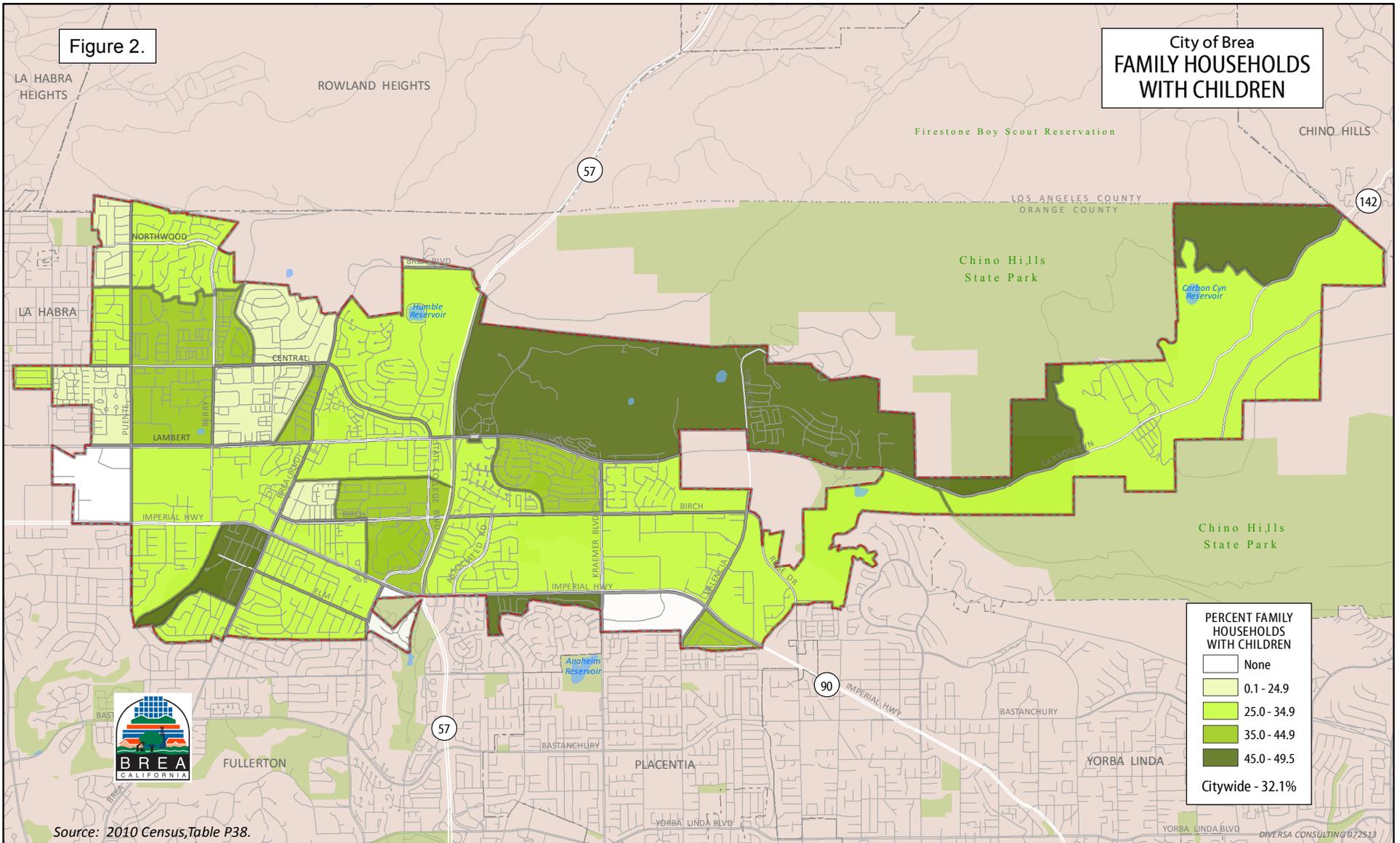
**Table HE-5: Household Characteristics 1990 – 2010**

Household Type	1990		2010		
	Households	Percent	Households	Percent	Orange County %
Families	8,624	70%	10,369	73%	71%
<i>With children</i>	4,073	33%	4,578	32%	34%
<i>With no children</i>	4,551	37%	5,791	41%	37%
Singles	2,656	22%	3,070	22%	21%
Other non-families	944	8%	827	6%	8%
<b>Total Households</b>	<b>12,224</b>	<b>100%</b>	<b>14,266</b>	<b>100%</b>	<b>100%</b>
Average Household Size	2.68		2.75		2.99

Source: U.S. Census 1990 and 2010.

Figure 2.

### City of Brea FAMILY HOUSEHOLDS WITH CHILDREN



## 2. Household Income

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

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

**Table HE-6: State Income Categories**

Income Category	% County Area Median Income (AMI)	2012 Orange County Income Limits			
		1 person household	2 person household	3 person household	4 person household
Extremely Low	0-30% AMI	\$20,250	\$23,150	\$26,050	\$28,900
Very Low	0-50% AMI	\$33,750	\$38,550	\$43,350	\$48,150
Low	51-80% AMI	\$53,950	\$61,650	\$69,350	\$77,050
Moderate	81-120% AMI	\$71,650	\$81,900	\$92,100	\$102,350
Above Moderate	120%+ AMI	> \$71,650	> \$81,900	> \$92,100	> \$102,350

Source: California Department of Housing and Community Development, 2012 Income Limits.

Table HE-7 presents the distribution of household income in Brea by income category. While above moderate income households (>120% AMI) are the most dominant at 44 percent, Brea does have its share of lower income households, with 35 percent of households earning lower incomes (<80% AMI), compared to 40 percent lower income households Countywide.

**Table HE-7: Household Income Distribution 2010**

Income Level	Households	Percent	Orange County %
Extremely Low Income	1,455	10%	12%
Very Low Income	1,393	10%	11%
Low Income	2,085	15%	17%
Moderate Income	2,960	21%	18%
Above Moderate Income	6,231	44%	42%
<b>TOTAL</b>	<b>14,124</b>	<b>100%</b>	<b>100%</b>

Source: SCAG Existing Needs Statement, July 2011 (as derived from 2005-2009 ACS).

The federal government publishes national poverty thresholds that define the minimum income level necessary to obtain the necessities of life. For example, the 2009 U.S. poverty threshold for a family of four was \$21,954. As indicated in Table HE-8, the level of poverty in Brea has remained fairly consistent over the past two decades, with five percent of individuals living in poverty in 2009, and three percent of family households (with and without children). As a group, female-headed households with children are most impacted by poverty, with 22 percent of this group living in poverty in Brea, and 24 percent Countywide.

**Table HE-8: Poverty Status 1989 - 2009**

Groups in Poverty	1989		1999		2009		
	Persons/ Families	Percent	Persons/ Families	Percent	Persons/ Families	Percent	Orange County %
Individuals	1,160	4%	1,874	5%	1,920	5%	10%
<i>Children (under 18)</i>	297	4%	603	7%	486	6%	13%
Families	146	2%	318	3%	331	3%	7%
<i>Female-Headed w/ Children</i>	57	12%	92	14%	180	22%	24%

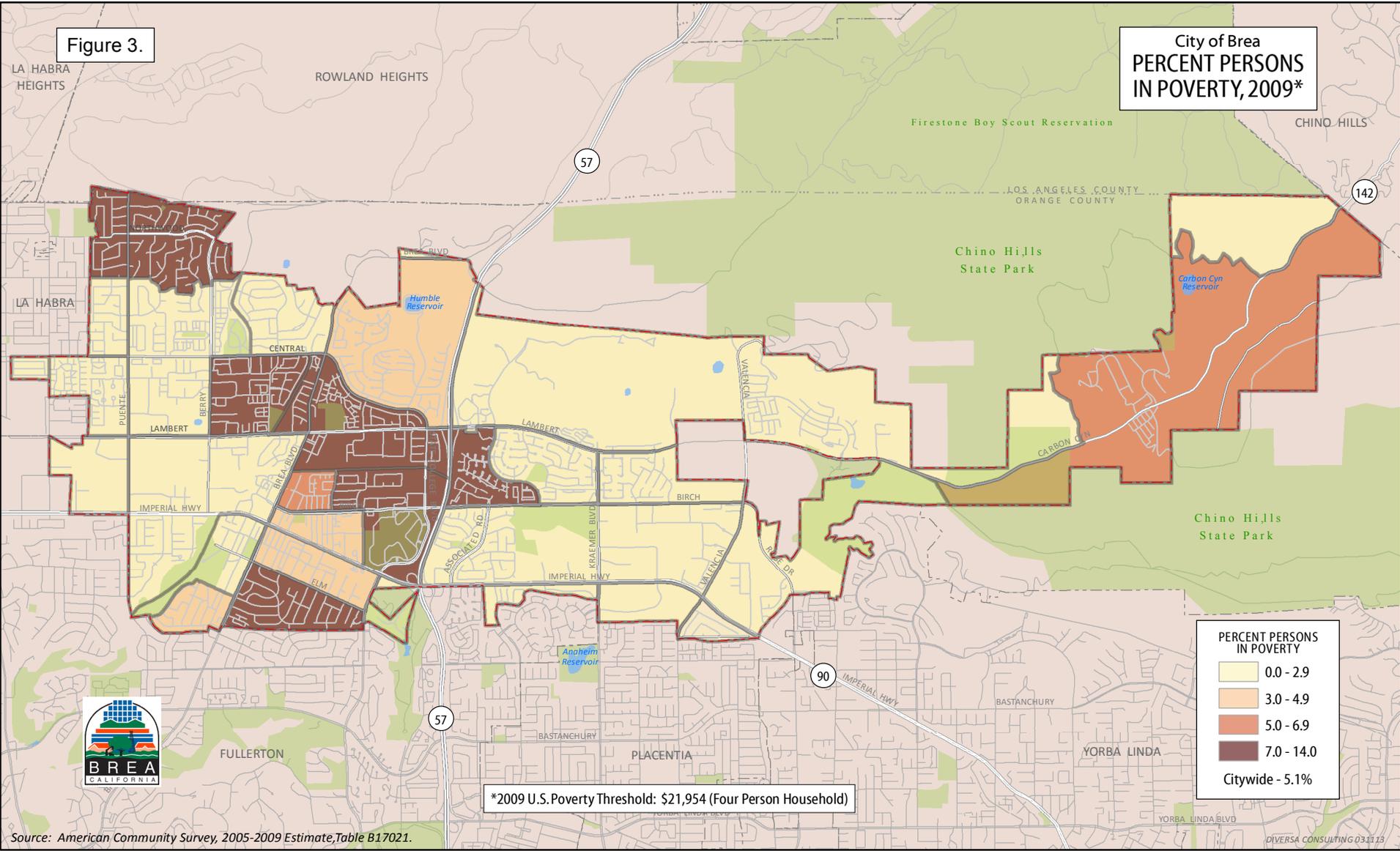
Source: U.S. Census 1990 and 2000.

Figure 3 illustrates levels of poverty in Brea by census block group. The highest concentrations of poverty (7-14%) are generally located in the central core of the City, the neighborhood south of Elm Street, and the neighborhood in the far northwest corner of the City. The neighborhoods in central Brea with higher levels of poverty also correspond with the City's Neighborhood Enhancement areas.

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

Figure 3.

City of Brea  
PERCENT PERSONS  
IN POVERTY, 2009\*



**Table HE-9: Orange County Wages for Select Occupations 2012**

<b>Very Low Income (&lt;\$38,550)</b>	<b>Mean Hourly Wage</b>	<b>Mean Annual Income</b>	<b>Max. Affordable Housing Cost</b>
Waiters/Waitresses	\$10.72	\$22,294	\$557
Home Health Aides	\$11.91	\$24,782	\$620
Child Care Workers	\$12.88	\$26,807	\$670
Bank Tellers	\$13.42	\$27,925	\$698
Retail Salespersons	\$13.66	\$28,417	\$710
Nursing Aides, Orderlies, and Attendants	\$14.02	\$29,149	\$729
Security Guards	\$14.24	\$29,621	\$741
Emergency Medical Technicians & Paramedics	\$14.52	\$30,201	\$755
Preschool Teachers, except Special Education	\$16.61	\$34,547	\$864
<b>Low Income (\$38,550-\$61,650)</b>	<b>Mean Hourly Wage</b>	<b>Mean Annual Income</b>	<b>Max. Affordable Housing Cost</b>
Tax Preparers	\$19.37	\$40,295	\$1,007
Bookkeeping, Accounting & Auditing Clerks	\$20.32	\$42,271	\$1,057
Bus Drivers, Transit and Intercity	\$20.48	\$42,597	\$1,065
Child, Family, and School Social Workers	\$20.56	\$42,772	\$1,069
Retail Sales Manager	\$21.47	\$44,650	\$1,116
Real Estate Sales Agent	\$25.94	\$53,952	\$1,349
Food Service Managers	\$26.76	\$55,660	\$1,392
Architectural and Civil Drafters	\$27.88	\$57,997	\$1,450
Carpenters	\$28.18	\$58,624	\$1,466
<b>Moderate Income (\$61,650-\$81,900)</b>	<b>Mean Hourly Wage</b>	<b>Mean Annual Income</b>	<b>Max. Affordable Housing Cost</b>
Occupational Therapist Assistants	\$30.02	\$62,447	\$1,561
Market Research Analysts	\$33.16	\$68,977	\$1,724
Firefighters	\$34.01	\$70,743	\$1,769
Librarians	\$34.77	\$72,324	\$1,808
High School Teachers (except Special Ed.)	\$35.54	\$73,888	\$1,847
Computer Programmers	\$36.40	\$75,706	\$1,893
Property and Real Estate Managers	\$36.52	\$75,972	\$1,899
Architects (except Landscape and Naval)	\$37.96	\$78,955	\$1,974
Medical Scientists (except Epidemiologists)	\$38.97	\$81,067	\$2,026

Source: 2012 California Occupational Employment Statistics – Orange County; 2012 State HCD Income Limits (Income categories based on two person household with single wage earner).

Max affordable housing cost based on 30% of income, including rent/mortgage, utilities, taxes, insurance, HOA fees.

### 3. Special Needs Populations

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

**Table HE-10: Special Needs Populations 2010**

Special Needs Groups	Persons	Households	Percent
<b>Seniors (65+)</b>	4,950		13%
<i>With a Disability</i>	1,754		(35%)
Senior Households		3,178	22%
<i>Renter</i>		724	(23%)
<i>Owner</i>		2,454	(77%)
<i>Senior Homeowners Living Alone</i>	738		(30%)
<b>Persons with Disability</b>	3,265		8%
<b>Female-Headed Households</b>		1,632	11%
<i>with Related Children</i>		832	(51%)
<b>Large Households</b>		1,705	12%
<i>Renter</i>		513	(30%)
<i>Owner</i>		1,192	(70%)
<b>Farmworkers</b>	30		<1%
<b>Total 2010 Brea Population and Households</b>	<b>39,282</b>	<b>14,266</b>	

Source: U.S. Census 2010; American Community Survey 2008-2010.

Note: Numbers in ( ) reflect % of special needs group, and not % of total City population/ households. For example, of Brea’s senior households, 23% are renters and 77% are owners.



## Senior Households



Seniors are a significant special needs group in Brea, comprising 22 percent of the community's households. Senior citizens are considered to have special housing needs because their fixed incomes, higher health care costs and physical disabilities. This population is expected to continue increasing as the baby boom generation approaches retirement.

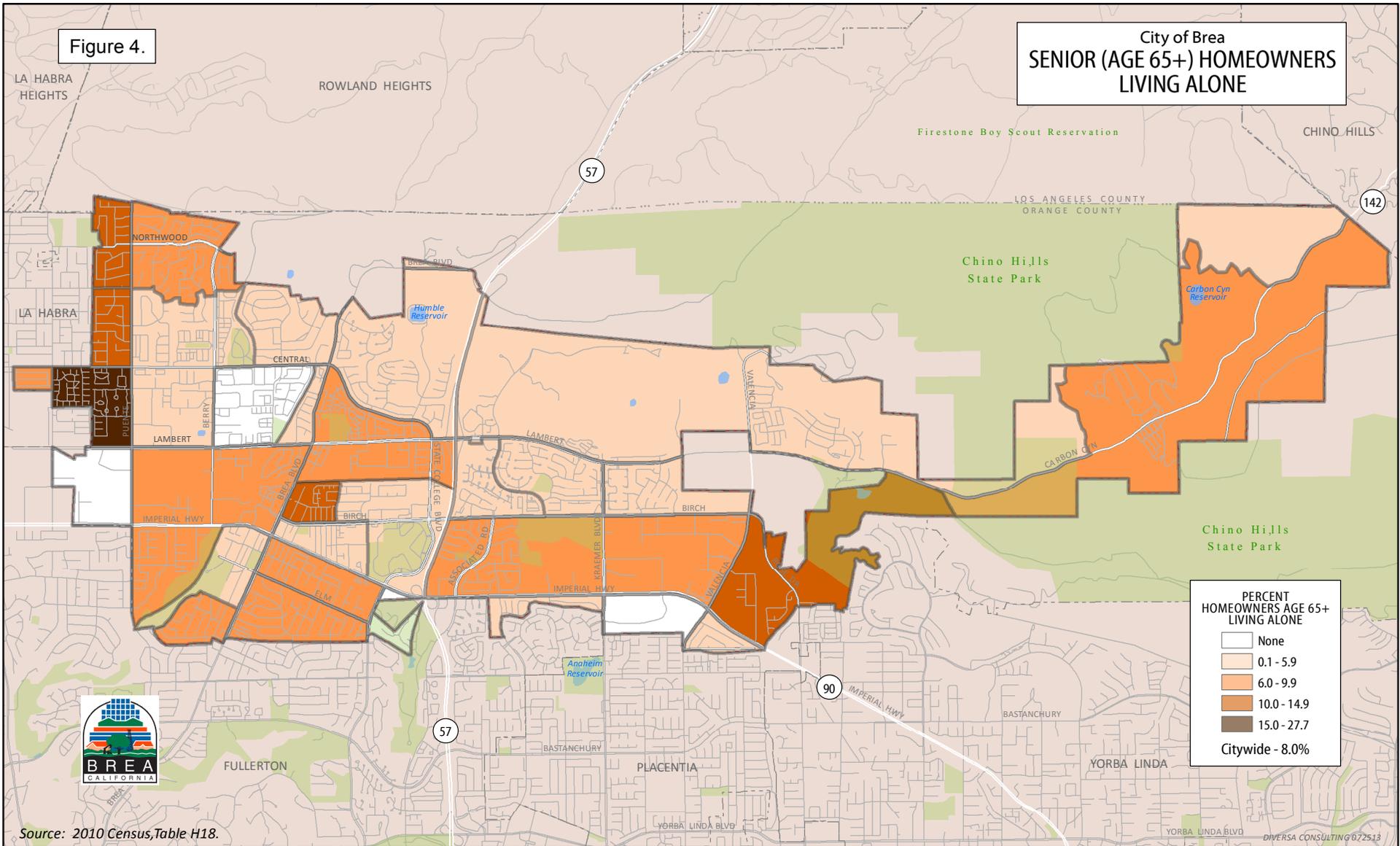
Although often viewed as homogeneous, Brea's senior population is quite diverse. Among the City's approximately 3,200 senior households, three-quarters own a home and one-quarter rent housing. Nearly half of Brea's seniors are 75 years of age and above, a population which may require more supportive housing options. Some of the more pressing housing needs of Brea's seniors include:

- **Rental affordability.** Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Brea's approximately 725 senior renter households, 80 percent are lower income (<80% AMI), with over half very low income (<50% AMI). Market rents in Brea are well beyond the level affordable to very low and most low income households.
- **Disabilities.** The Census identifies 35 percent of Brea's seniors as having one or more disabilities, encompassing physical, sensory and mental disabilities, as well as conditions that limit the senior's ability to leave their home. Combined with the significant number of older seniors (age 75+) indicates a large segment of the senior population that may require various levels of housing support.
- **Housing maintenance.** Of Brea's approximately 2,500 senior homeowners, nearly one-third live alone. Figure 4 depicts the location of senior homeowners residing alone, and identifies several census block groups with higher concentrations of single senior occupants. As these homeowners age, many may be unable to maintain their homes or perform minor repairs. The installation of grab bars and other assistance devices may be necessary to enhance accessibility.

Addressing the diverse needs of Brea's senior population will require strategies which foster independent living (such as home accessibility improvements, second units, rehabilitation assistance), as well as strategies that encourage the provision of a variety of supportive living environments for seniors of all income levels.

Figure 4.

### City of Brea SENIOR (AGE 65+) HOMEOWNERS LIVING ALONE



Source: 2010 Census, Table H18.

The City and its former Redevelopment Agency have assisted in the development of five senior housing projects, providing approximately 250 rental units affordable to very low-, low- and moderate-income households (refer to Table HE-24). The City also offers a rent subsidy program for lower income seniors. The new Capriana Continuing Care Retirement Community in La Floresta will provide 116 luxury units for seniors age 60+ under a housing model that will allow seniors to age in place (including 72 independent living apartment units, 40 memory care units, and 4 casitas). The California Community Care Licensing Division identifies nine residential care homes for the elderly in Brea, providing 158 beds for seniors requiring 24 hour assisted living.

## Persons with Disabilities

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

The 2008-2010 American Community Survey (ACS) identifies 3,265 Brea residents as having one or more disabilities, representing eight percent of the City's population. Forty percent of these adult residents are unable to live independently. The ACS documents the presence of following types of disabilities among Brea's disabled residents:

- Ambulatory – 54%
- Cognitive – 31%
- Hearing – 29%
- Vision – 13%

Of the City's senior population, 35 percent suffer from one or more disabilities. As Brea's population continues to age, the number of residents with disabilities will also increase.

The living arrangements for persons with disabilities depends on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessible housing can also be provided via senior housing developments. Brea has three small

group homes for adults with developmental disabilities: the Carmel Family Home, the Harvey Family Home, and the Hatton Adult Residential Home, each with capacity for six adults.

**Developmental Disabilities<sup>4</sup>**

The State Welfare and Institutions Code (Section 4512) defines a “developmental disability” as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

The Regional Center of Orange County (RCOC) is among 21 regional centers operated by the State Department of Developmental Services to serve the developmentally disabled population. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives. The RCOC serves approximately 17,000 individuals with developmental disabilities and their families. Within Brea’s two zip codes, the Center currently provides services to 193 residents with developmental disabilities, generating an estimated need for 63 housing units (refer to Table HE-11).

**Table HE-11: Developmentally Disabled Brea Residents Served by RCOC**

<b>Zip Code</b>	<b>0 - 14 years</b>	<b>15 - 22 years</b>	<b>23 - 54 years</b>	<b>55 - 65 years</b>	<b>65+ years</b>	<b>Total</b>
92821	85	34	50	5	0	174
92823	10	4	4	0	1	19
Citywide Total	95	38	54	5	1	193
Est. Housing Need*	24	19	19	1	0	63

Source: Regional Center of Orange County (RCOC), 2012

\* The following factors developed by the Golden Gate Regional Center can be used to generally estimate housing needs for the developmentally disabled population: age 0-14 25% need hsg; age 15-22 50% need hsg; age 23-54 35% need hsg; age 55-65 25% need hsg; age 65+ 20% need hsg.

<sup>4</sup> SB 812, passed in 2010, now requires the housing element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources to serve this population.

The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (facilities for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes, inclusionary housing, and Section 8 rental vouchers. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

Brea supports the provision of housing for persons with disabilities, and has adopted provisions in its Zoning Code to enable community care facilities and supportive housing, and to provide for reasonable accommodations. The City has established a Universal Design (UD) brochure and project checklist, and works with development applicants to include as many UD features in their projects as possible. Housing Element programs to facilitate affordable housing – including Inclusionary Zoning, Affordable Housing Development Assistance and Density Bonus Incentives – can also assist residents with disabilities.

## Female-headed Households



Single-parent households typically have a special need for such services as childcare and health care. Female-headed households with children in particular tend to have lower incomes, which limits their housing options and access to supportive services. The American Community Survey reports 1,632 female-headed family households in Brea; half of these households had children. Of those households with children, 22 percent lived in poverty, compared to a poverty rate of just three percent among all family households. These households need assistance with housing subsidies, as well as accessible and affordable day care.

The Brea Community Center offers after school programs during the school year with its After School Program and Homework Club. The After School Program runs Monday through Friday and provides youth with a variety of activities in a positive environment. The Homework Club provides Brea children supervised help with their homework every weekday afternoon.

## Large Households

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

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

In Brea, large households comprise 12 percent of total households in the City (2010 Census). Of these large households, 30 percent are renters and the majority of these large renter households (61%) earn lower incomes. Based on the CHAS (Comprehensive Housing Affordability Strategy) Databook prepared by HUD, 81 percent of Brea's large renter households suffer from one or more housing problems, including housing overpayment, overcrowding and/or substandard housing conditions.



The 2010 Census identifies 737 rental units in Brea with three or more bedrooms, in general, the appropriate sized unit to house the City's 513 large renter households. While numerically there may be a sufficient number of large rental units, the problem is primarily related to the lack of affordability of these larger units, many of which are single-family homes. The fact that 40 percent of Brea's large renter households are overpaying for housing would indicate the ability to afford adequately sized units remains an issue for these households.

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

## Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. The American Community Survey identifies 30 Brea residents employed in farming, fishing or forestry industries, representing less than one percent of the City's total population. Given the extremely limited presence of farmworkers in the community, the City has no specialized housing programs targeted to this group beyond overall programs for housing affordability.

## Homeless

Every two years, the Orange County Community Services Homeless Prevention Division and its partners conduct a Point-In-Time Homeless Count and Survey (PITS) to collect data on the number and characteristics of the homeless in Orange County. The 2011 PITS<sup>5</sup> identified 6,939 homeless individuals in the County, including 1,708 persons in families with children (25%). The following summarizes some of the survey's key findings:

- Nearly two-thirds (62%) of the homeless counted were unsheltered, with 38% in shelter facilities, including emergency shelters, transitional housing programs and motel voucher programs
- Job loss (39%) and alcohol/drug use (17%) were cited by homeless individuals as the top two causes for their current episode of homelessness
- 55% of respondents indicated this was their first episode of homelessness
- Over half (57%) of homeless respondents indicated they had one or more disabling conditions, including 24% with a physical disability, 20% suffering from mental illness, 25% experiencing chronic health problems, and 33% currently using alcohol and/or other drugs

While the Point-in-Time Homeless Count does not enumerate the homeless count by jurisdiction, in the representative survey sample of 794 homeless throughout the County, 15 persons identified Brea as their last place of residence. By comparison, the 2010 Census identifies 1,626 homeless persons in Orange County, with no homeless identified in Brea.

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<sup>5</sup> [http://www.pointintimeoc.org/2011\\_oc\\_homeless\\_report\\_final.pdf](http://www.pointintimeoc.org/2011_oc_homeless_report_final.pdf)

The City's Community Services Department operates the Brea Family Resource Center (BFRC), a one-stop center where Brea residents facing any crisis can have their needs addressed under one roof. Over the last 16 years in operation, the BFRC has provided such services as mental health counseling, financial counseling, health screenings and many other services to Brea residents in need. The BFRC is housed inside the centrally-located, 54,000 square foot Brea Community Center. Over 30 non-profit organizations partner with the BFRC to provide many valuable services at no-cost or very low cost to the clients. These partners include Women's Transitional Living Center, Orange County Social Services Agency and California State University, Fullerton.

Table HE-12 lists the major homeless facilities and services available in the Brea vicinity. Brea's Family Resource Center provides case management and referral of homeless to these and other shelters in Orange County. The Sheepfold Christian organization operates a transitional housing facility in Brea for battered and homeless women and their children.

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

Organization	Beds and/or Services Provided
<p><b>Brea Community Services Department</b>                      Brea Family Resource Center                      695 Madison Way, Brea                      (714) 990-7776</p>	<p>Provides individual and family counseling, parenting classes, debt management and financial workshops, plus health screenings, support groups and social service agency referrals. Emergency assistance includes case management and shelter referral. Most services are free or low cost through the support of local sponsorships and grants. Department previously offered one time rental assistance to prevent homelessness, but program ended with the Statewide elimination of redevelopment funding.</p>
<p><b>Active Christians Today</b>                      585 Walnut Avenue, Brea                      (714) 529-6776</p>	<p>Operates a food pantry, provides emergency clothing, rental and utility bill assistance.</p>
<p><b>Brea Emergency Council</b>                      P.O. Box 8624, Brea                      (714) 255-0685</p>	<p>Homeless prevention services, including rental and utility bill assistance. Community Christmas food and gift basket program.</p>
<p><b>Brea Ministerial Association</b>                      North Hills Church                      3000 E. Birch Street, Brea                      (714) 529-1642</p>	<p>Consortium of churches in Brea. Provide emergency housing in extreme crisis situations. Meet monthly on 3<sup>rd</sup> Wednesday at noon - location alternates among churches.</p>
<p><b>Sheepfold Women’s Services</b>                      Anaheim                      (714) 237-1444  <i>(Transitional Housing Facility in Brea)</i></p>	<p>Transitional housing facility in Brea (confidential address) for battered and homeless women and their children with capacity for up to 6 families. House Managers help residents establish a financial plan and explore housing and employment options. Women’s Service Center in Anaheim provides a range of services, including, assistance with legal obligations, and medical and dental appointments.</p>
<p><b>Anaheim Interfaith Shelter</b>                      P.O. Box 528, Anaheim                      (714) 774-8502</p>	<p>Provides transitional housing and supportive services for nine homeless families for a 6 to 9 month period.</p>
<p><b>H.I.S. House Transitional Center</b>                      907 N. Bradford Street, Placentia                      (714) 993-5774</p>	<p>Provides 40 beds for families and individuals for up to 4 months. Services include financial planning, parenting classes, drug and health education, moving assistance, counseling, and job training.</p>
<p><b>New Vista Shelter</b>                      (Fullerton Interfaith Emergency Services)                      Fullerton                      (714) 680-3691</p>	<p>Provides transitional housing for families and singles for up to 4 months. Also provides food, basic supplies, case management, life skills classes, and childcare assistance.</p>
<p><b>Salvation Army</b>                      Emergency Family Services Offices                      1515 West North Street, Anaheim                      (714) 491-1020</p>	<p>Provides food distribution, utility assistance, transportation (gas vouchers, bus tickets), clothing, household items, other forms of assistance and community referrals.</p>

Source: Karen Warner Associates

## C. HOUSING CHARACTERISTICS

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

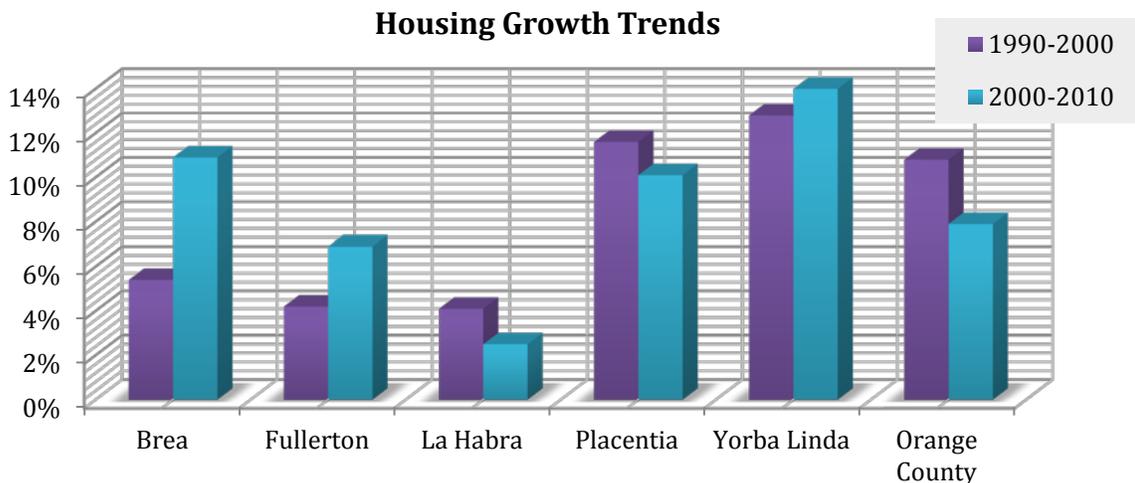
### 1. Housing Growth

Table HE-13 depicts housing production in north Orange County over the past two decades. Between 1990 and 2000, Brea’s housing stock grew by a modest 5.4 percent, half the housing growth rate evidenced Countywide. In contrast, during the 2000s, Brea saw a 10.9 percent increase in housing units, making the City one of the fastest growing jurisdictions in the County.

**Table HE-13: Regional Housing Growth Trends**

Jurisdiction	1990	2000	2010	2013	Percent Change		
					1990-2000	2000-2010	2010-2013
<b>Brea</b>	<b>12,648</b>	<b>13,327</b>	<b>14,785</b>	<b>15,365</b>	<b>5.4%</b>	<b>10.9%</b>	<b>3.9%</b>
Fullerton	42,956	44,771	47,869	47,976	4.2%	6.9%	<1%
La Habra	18,670	19,441	19,924	19,963	4.1%	2.5%	<1%
Placentia	13,733	15,326	16,872	17,049	11.6%	10.1%	1.0%
Yorba Linda	17,341	19,567	22,305	22,751	12.8%	14.0%	2.0%
Orange County	875,072	969,484	1,046,118	1,056,195	10.8%	7.9%	1.0%

Source: U.S. Census 1990, 2000 and 2010; 2013 Dept of Finance E5 Population and Housing Estimates.



## *Imagine Brea*

The 2010 Census documents Brea's housing stock at 14,785 units, representing an increase of nearly 1,500 units since 2000. A significant portion of this growth is a result of the predominately single-family development which occurred within Brea's eastern hillsides, as guided by the Olinda Ranch and Carbon Canyon specific plans. Since the March 2010 Census count, Brea has seen the development of several large scale projects, including the 260 unit Olen Pointe Apartments, the 94 unit Bonterra Apartments, resulting in a 2013 housing unit estimate of 15,365 units by the State Department of Finance. Within the La Floresta Specific Plan, which is entitled for 1,357 new residential units, the first phases coming on line in 2013 include the Capriana Continuing Care Retirement Community (116 units for seniors age 60+) and Birch Hills Apartments (115 extremely low and very low income family units). And nearly 200 executive level single-family homes are anticipated to be completed and ready for occupancy in 2013 within the multi-phased Blackstone Planned Community.



**Capriana Independent Senior Living**



**Bonterra Family Apartments**

## 2. Housing Type and Tenure

Table HE-14 presents the mix of housing types in Brea, which as of the 2010 census consisted of approximately 9,800 single-family homes (66%), 4,000 multi-family units (27%), and 1,000 mobile home units (7%). While Brea has historically been a single-family community, recent development trends and future planning entitlements indicate a transition to more compact development patterns. For example, of the net increase in approximately 500 units developed in Brea between 2010-2012, over three-quarters were multi-family units (State Department of Finance). However, the Blackstone development that was processed by the County of Orange and subsequently annexed into Brea will contribute 701 single-family homes, along with 94 affordable apartments (Bonterra Apartments) to Brea's housing stock.

**Table HE-14: Housing Type 1990 - 2010**

Unit Type	1990		2000		2010	
	Units	Percent	Units	Percent	Units	Percent
<i>Single-Family (SF) Detached</i>	7,170	56%	7,481	56%	8,372	57%
<i>SF Attached</i>	779	6%	1,073	8%	1,412	9%
<b>Total Single-Family</b>	<b>7,949</b>	<b>62%</b>	<b>8,554</b>	<b>64%</b>	<b>9,784</b>	<b>66%</b>
<i>2 to 4 Units</i>	466	4%	442	3%	468	3%
<i>5 or more units</i>	3,232	26%	3,461	26%	3,526	24%
<b>Total Multi-Family</b>	<b>3,698</b>	<b>30%</b>	<b>3,903</b>	<b>29%</b>	<b>3,994</b>	<b>27%</b>
<b>Mobile Homes/Other</b>	<b>1,001</b>	<b>8%</b>	<b>870</b>	<b>7%</b>	<b>1,007</b>	<b>7%</b>
<b>Total Housing Units</b>	<b>12,648</b>	<b>100%</b>	<b>13,327</b>	<b>100%</b>	<b>14,785</b>	<b>100%</b>
<b>Vacancy Rate</b>	<b>3.4%</b>	<b>--</b>	<b>2.0%</b>	<b>--</b>	<b>3.5%</b>	<b>--</b>

Source: U.S. Census 1990, 2000, 2010; 2013 Dept of Finance E5 Population and Housing Estimates.

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

A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. As measured by the 2010 Census, the residential vacancy rate in Brea was 1.3 percent for homeowners and 5.3 percent for renters, indicating vacancy rates just around optimal levels. Since that time, rental vacancies in the City's apartment complexes have decreased, from 5.5 percent in 2010, to 4.6 percent in 2<sup>nd</sup> quarter 2012 (Real Facts-Brea Apartment Survey).

## Housing Tenure

Housing tenure refers to whether a housing unit is owned or rented. Tenure influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. As indicated in Table HE-15, housing tenure has remained constant in Brea between the 1990 and 2010 Census, with homeowners comprising 65 percent of the City's households, and renters comprising the remaining 35 percent. As the relative proportion of multi-family versus single-family development increases in Brea, the proportion of renter households can also be expected to increase.

**Table HE-15: Housing Tenure**

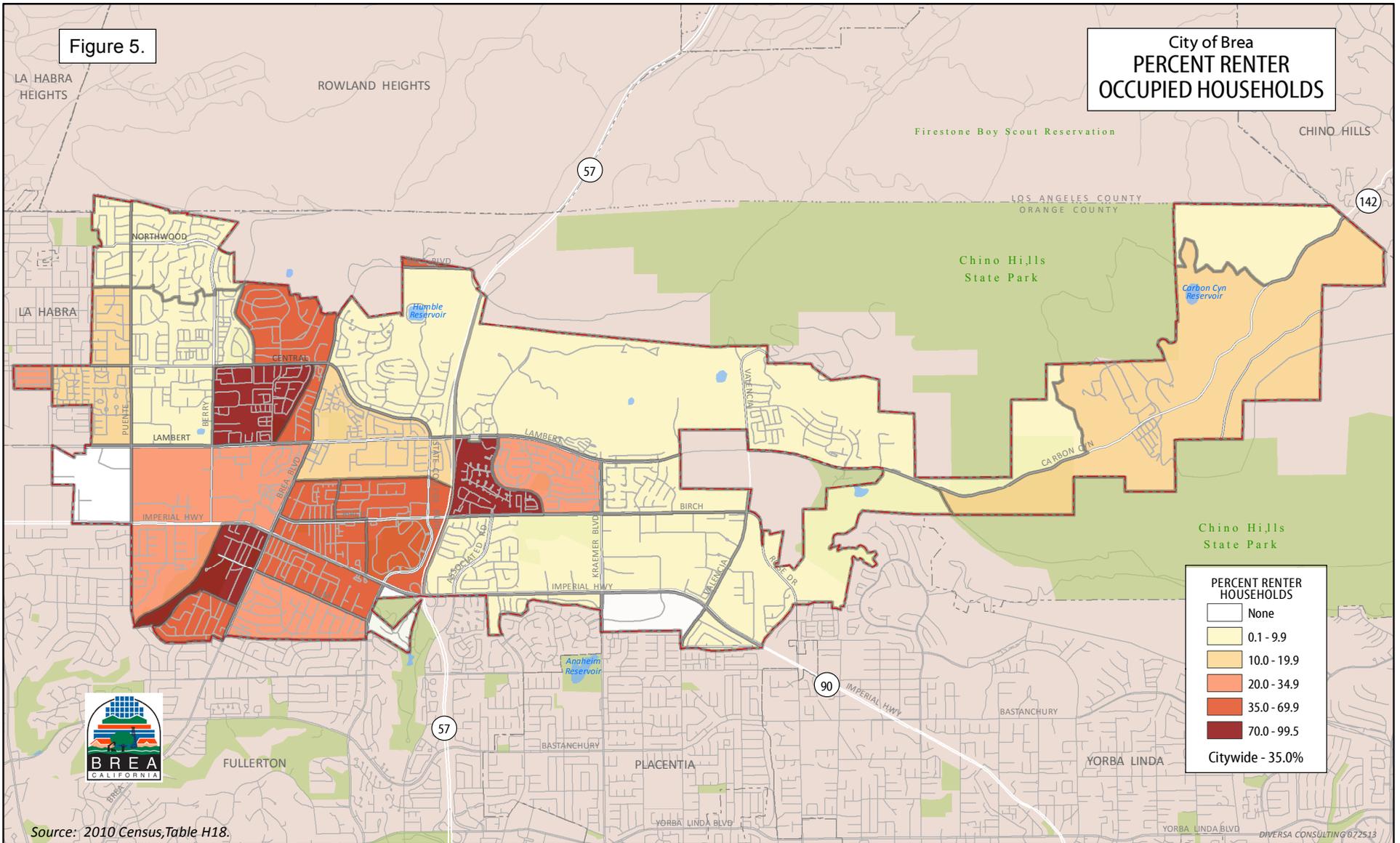
Occupied Housing Units	1990		2010		
	Units	Percent	Units	Percent	Orange County %
Renter	4,460	36%	5,000	35%	41%
Owner	7,764	64%	9,266	65%	59%
Total	12,224	100%	14,266	100%	100%

Source: U.S. Census 1990 and 2010.

Figure 5 illustrates the percentage of renter households in Brea by census block group. As depicted, the highest concentrations of renter households are generally located in Brea's central core, and off South Brea Boulevard around Imperial Highway in particular. Two other concentrations of renters are evident: 1) multi-family neighborhoods north of Lambert, west of North Brea Boulevard; and 2) the neighborhood immediately east of the 57 freeway between Birch and Lambert.

Figure 5.

### City of Brea PERCENT RENTER OCCUPIED HOUSEHOLDS



Source: 2010 Census, Table H18.



### 3. Age and Condition of Housing

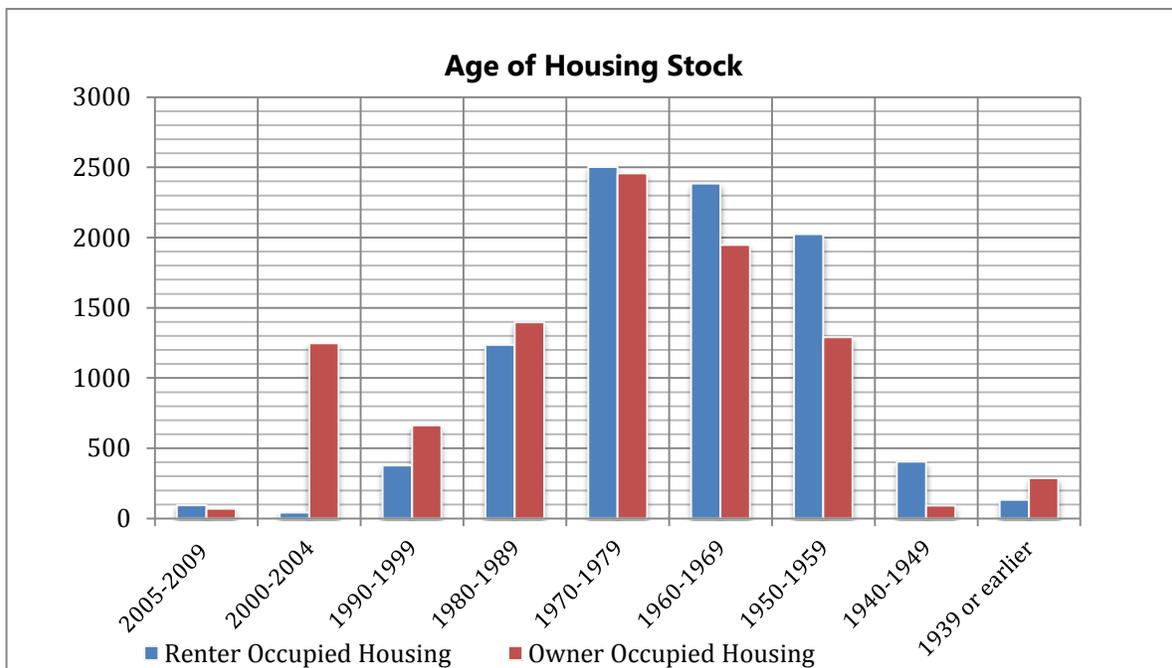


The age of a community's housing stock can provide an indicator of overall housing conditions. Housing over 30 years in age is likely to have rehabilitation needs such as new plumbing, roof repairs and foundation work. As indicated by Table HE-16, a large majority of Brea's housing stock is at or approaching the 30-year age mark. Generally, Brea's renter-occupied housing is newer than its owner-occupied housing. Among owner-occupied units, 36 percent are over 30 years in age, whereas only 19 percent of renter-occupied units are over 30 years.

**Table HE-16: Age of Housing Stock 2010**

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2005-2009	94	1%	69	1%	1%
2000-2004	43	<1%	1,249	13%	9%
1990-1999	378	4%	663	7%	7%
1980-1989	1,237	13%	1,398	15%	19%
1970-1979	2,503	27%	2,457	26%	35%
1960-1969	2,384	26%	1,948	21%	31%
1950-1959	2,025	22%	1,291	14%	23%
1940-1949	406	4%	92	1%	4%
1939 or earlier	134	1%	288	3%	3%
<b>Total</b>	<b>9,204</b>		<b>9,455</b>		

Source: American Community Survey, 2005-2009.



Most of Brea’s housing stock is in good condition, although like most cities, there are a number of areas showing scattered deterioration. To address these conditions, in 1999 the City prepared a *Neighborhood Enhancement Plan* which identified six “Focus Neighborhoods” for focused code enforcement and rehabilitation efforts. In 2005, a Core Group of interdepartmental City staff members re-evaluated conditions in the Focus Neighborhoods, as well as additional neighborhoods, to ensure those neighborhoods exhibiting deteriorated housing remained the focus of attention. As a result of the Core Group’s findings, the 1999 Neighborhood Enhancement areas were refined into seven areas, and a Neighborhood Coordinator position was activated to provide additional education and outreach. Figure 6 presents the Neighborhood Enhancement boundaries, and Table HE-17 summarizes the characteristics in each area.

**Table HE-17: Neighborhood Enhancement Areas (see Figure 6)**

	Existing Land Use	Neighborhood Conditions
#1	- Land use: 9 single-family homes, 9 condo units, 3 apartment complexes - Average unit age: 1930	- Single-family housing stock 80+ years old and deteriorating
#2	- Land use: 199 single-family homes, 2 apartment complexes totaling 6 units - Average unit age: 1953	- Scattered homes with deferred maintenance - High renter population - Possible high renter overcrowding
#3	- Land use: 34 single-family homes, 30 condo units, 6 apt complexes - Average unit age: 1932	- Scattered homes with deferred maintenance - Rental in need of upgrading - High renter population - High proportion senior households
#4	- Land use: 21 single-family homes, 5 condos, 3 apartment complexes - Average unit age: 1957	- Scattered homes with deferred maintenance - High renter population
#5	- Land use: 218 single-family homes, 10 condo units, 4 apt complexes - Average unit age: 1944	- Small number of homes evidencing some deferred maintenance - High renter population - Alleys need attention
#6	- Land use: 147 single-family homes, 24 condo units, 10 apt complexes - Average unit age: 1940	- Some older apartment complexes in need of rehabilitation - High renter population - Possible high renter overcrowding
#7	- Land use: 9 fourplex apartment buildings, totaling 45 units - Average unit age: 1968	- Deteriorated fourplex properties - Former Redevelopment Agency purchased 16 units on Acacia, and has completed rehabilitation and provision as affordable housing

The City has made significant process in improving housing and neighborhood conditions within the enhancement areas. In addition to code enforcement, housing rehabilitation, and neighborhood clean-up days, other activities include:

- Investment of \$5 million by Brea's former Redevelopment Agency in the acquisition and substantial rehabilitation of four severely deteriorated and overcrowded fourplex apartments on Acacia Street located in Enhancement Area #7. The 16 units are now provided as long term affordable housing and occupied by very low and low income families.



**Acacia Apartments Before**



**After Rehabilitation Improvements**

- Application to the County for CDBG funds for public facility improvements in low and moderate income neighborhoods. Brea has been awarded over \$550,000 in funding and has completed improvements to alleyways located in Neighborhood Enhancement Areas #1 (Madrona Alley), #2 (Ash Street Alley), and #3 (Laurel Alley).
- Brea received a \$1 million revolving loan fund grant from the Environmental Protection Agency (EPA) for Brownfield clean-up in low and moderate income neighborhoods along the prior Union Pacific Rail corridor, including Neighborhood Enhancement Area #4, as well as the Brea/Lambert and Bandera Estates neighborhoods. Loans will support cleanup activities for sites contaminated with hazardous substances, and are expected to catalyze redevelopment, including The Tracks at Brea – the planned four-mile long dual-tread trail that will serve as a future connector between Brea's east and west sides.

- Brea’s former Redevelopment Agency completed “the edges” streetscape improvements at City Hall Park along South Brea Boulevard, located in Enhancement Area #6. The project included the installation of decorative sidewalk paving, ornamental benches and trellises, among other improvements.



- The City rezoned a portion of Neighborhood #6 to Mixed Use III and two new projects, Downtown Collection and South Brea Lofts (located across Brea Blvd from Neighborhood #6) added new high quality housing and commercial space to the area.



**Downtown Collection**

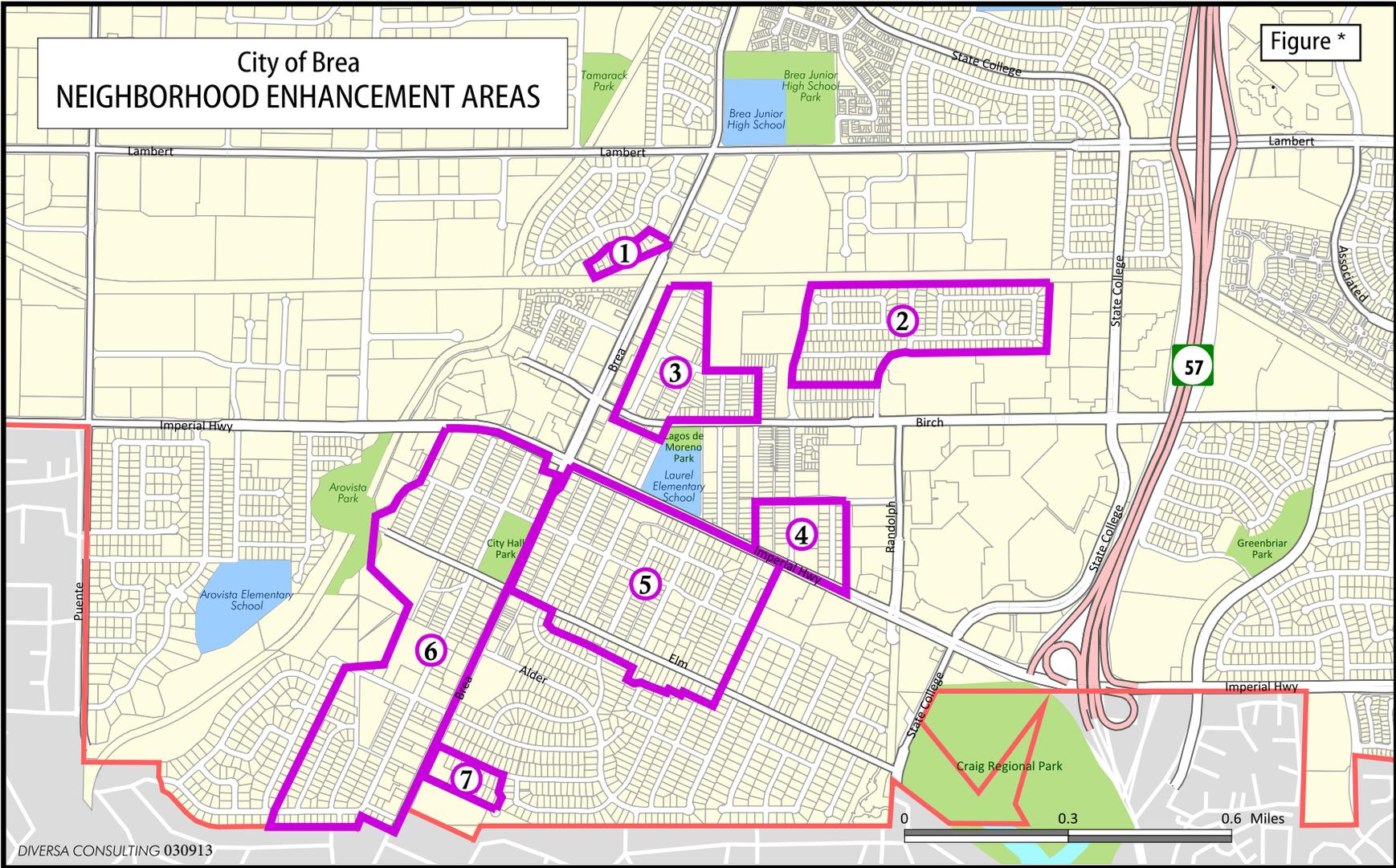


**South Brea Lofts**

While the City will continue to implement its Housing Rehabilitation and Code Enforcement programs on a Citywide basis, due to the loss of redevelopment funds, combined with the substantive improvements made within the Focus Areas, a scaled-back program will continue to be implemented, but with substantially fewer resources.

# City of Brea NEIGHBORHOOD ENHANCEMENT AREAS

Figure \*



## 4. Housing Costs and Affordability

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

### Rental Housing Market

Rental costs in Brea were obtained from REALFACTS, a service that provides existing contract rents in properties containing 100 or more units. Nine apartment complexes totaling 2,263 units were included in the rent survey. Most of the properties were built in the 1970s and 1980s and are classified as Class C construction, with one Class A designated property built in 2010 (Olen Pointe Apartments).

As illustrated in Table HE-18, during the 2<sup>nd</sup> quarter of 2012, average apartment rents in Brea ranged from approximately \$1,300 for a one-bedroom, to \$1,520 and \$1,640 for a two-bedroom unit (1 to 2 bath respectively).

In order to examine rental trends within a longer time frame, Table HE-18 also provides information on the history of rental costs in these complexes from 2006 through 2<sup>nd</sup> quarter 2012. Between 2006-2008, overall rents increased by 5.7 percent, followed by a decline of 7.5 percent during the 2008-2010 peak of the recession. As the economy has begun to improve, rents are again on the upswing, increasing an average of 6.7 percent during 2010 to 2<sup>nd</sup> quarter 2012. REALFACTS documents a similar rise in rents since 2010 throughout the greater southern California region.

**Table HE-18: Apartment Rental Trends 2006-2012**

Unit Type (Bd/Bth)	2006	2008	2010	2011	2nd Quarter 2012	% Change 2006-2008	% Change 2008-2010	% Change 2010-2011	% Change 2011-2nd Q 2012
1	\$1,223	\$1,311	\$1,218	\$1,264	\$1,309	7.2%	-7.1%	3.8%	3.6%
2/1	\$1,525	\$1,588	\$1,461	\$1,556	\$1,521	4.1%	-8.0%	6.5%	-2.2%
2/2	\$1,572	\$1,656	\$1,497	\$1,557	\$1,636	5.3%	-9.6%	4.0%	5.1%
2 bed TH	\$1,525	\$1,610	\$1,635	\$1,570	\$1,580	5.6%	1.6%	-4.0%	0.6%
<b>Average</b>	<b>\$1,357</b>	<b>\$1,435</b>	<b>\$1,327</b>	<b>\$1,374</b>	<b>\$1,416</b>	<b>5.7%</b>	<b>-7.5%</b>	<b>3.5%</b>	<b>3.1%</b>

Source: REALFACTS, August 2012 Note: TH = Townhome

Table HE-19 presents a comparison of rental rates in other Orange County communities based on REALFACTS survey of 100+ unit properties. The average rent level for all properties Countywide was \$1,604, approximately 13 percent higher than in Brea and likely a reflection of the relatively newer rental stock in many of the southern Orange County communities. In terms of the change in average rent levels between 2011-2012, the 1.8 percent increase documented in the City is well below the 4.8 percent average increase Countywide.

**Table HE-19  
Apartment Rental Trends in Comparison Communities**

Jurisdiction	Average Rents 2nd Q 2012	% Change 2011-2012
Newport Beach	\$2,118	8.6%
Irvine	\$1,902	4.2%
Costa Mesa	\$1,669	6.6%
Orange County	\$1,604	4.8%
Orange (City)	\$1,601	2.1%
Placentia	\$1,483	8.2%
Santa Ana	\$1,445	4.3%
Fountain Valley	\$1,443	5.7%
<b>Brea</b>	<b>\$1,416</b>	<b>1.8%</b>
Anaheim	\$1,345	6.0%
Fullerton	\$1,344	3.1%
La Habra	\$1,315	3.0%

Source: REALFACTS, August 2012



**Olen Pointe Apartments**

## Homeownership Market

Table HE-20 compares single-family and condominium sales prices in Brea and nearby communities by zip code during calendar year 2012. A total of 265 single-family homes were sold within central Brea (zip code 92821) during 2012, commanding a median sales price of \$467,000. Another 46 single-family homes were sold within the Carbon Canyon area (zip code 92823) for a somewhat higher median sales price of \$522,000. Housing prices in Brea were closest to those in Placentia (\$455,000), the County as a whole (\$500,000), and the northern area of Fullerton located immediately south of Brea (\$552,000). Single-family homes in central Brea evidenced a 6.1 percent appreciation in price above the prior year, in contrast to a 10.8 percent price depreciation in 2011. Homes sold in Brea's higher priced Carbon Canyon zip code still reflect a depreciation in median sales prices compared to the prior year.

Condominiums comprised less than ten percent of Brea's 2012 housing sales, with just 22 units sold. All 22 units were within the Stone Valley Townhomes project, with sales prices restricted to levels affordable to moderate income households. At \$295,000, the median condominium price in Brea was higher than most north Orange County communities, and fairly comparable to the Countywide median of \$287,000.

**Table HE-20: Single-Family Homes and Condominium Sales 2012**

Community	Zip Code	# Homes Sold	Median Home Price	% Change from 2011	# Condos Sold	Median Condo Price	% Change from 2011
Brea	92821	265	\$467,000	6.1%	22	\$295,000	-7.5%
	92823	46	\$522,000	-13.1%	0	n/a	n/a
Fullerton	92831	200	\$450,000	4.7%	90	\$217,000	3.3%
	92832	141	\$339,000	1.2%	33	\$180,000	52.3%
	92833	371	\$390,000	6.7%	136	\$326,000	0.2%
	92835	246	\$552,000	-0.1%	57	\$197,000	-1.1%
La Habra	90631	553	\$368,000	5.2%	162	\$155,000	19.2%
Placentia	92870	445	\$455,000	-1.1%	94	\$250,000	17.1%
Yorba Linda	92886	549	\$590,000	-0.8%	99	\$245,000	4.3%
	92887	229	\$650,000	-1.5%	71	\$230,000	9.5%
Orange County	All	23,032	\$500,000	4.4%	9,875	\$287,000	6.0%

Source: DQNews – 2012 Los Angeles Times Zip Code Chart, <http://www.dqnews.com>

While the prior Table HE-20 provides an overview of the subregional housing market, the following Table HE-21 provides greater detail on Brea’s single-family and condominium sales by bedroom size. A total of 324 single-family home sales were recorded during this period. Three- and four-bedroom units were the most prevalent homes sold, characteristic of Brea’s newer single-family housing stock of larger sized units. Many of these larger, executive style homes are located within the Blackstone Community, whose rapid sales of homes priced in excess of \$1 million are evidence of the demand for higher income executive housing in Brea. At the other end of the price spectrum, approximately thirty homes sold in Brea during 2012 at prices under \$300,000, providing housing suitable to many first-time homebuyers.

Median prices for the 23 condominiums sold ranged from \$157,500 (one-bedroom) to \$250,000 (two-bedroom) and \$404,000 (three-bedroom). Though limited in number, condominiums offer a lower cost homeownership option in Brea relative to comparably sized single-family homes.

**Table HE-21: Home and Condominium Sales Prices 2012**

# Bedrooms	Units Sold	Price Range	Median Price
<b>Single- Family Homes</b>			
2	48	\$205,000 - \$700,000	\$357,500
3	149	\$160,000 - \$840,000	\$439,000
4	115	\$191,000 - \$1,169,000	\$515,000
5	11	\$371,000 - \$650,000	\$510,000
<b>Total</b>	<b>323</b>	<b>\$160,000 - \$1,169,000</b>	<b>\$476,000</b>
<b>Condominiums</b>			
1	4	\$150,000 - \$165,000	\$157,500
2	11	\$190,000 - \$357,000	\$250,000
3	8	\$360,000 - \$738,000	\$404,000
<b>Total</b>	<b>23</b>	<b>\$150,000 - \$738,000</b>	<b>\$305,000</b>

Source: Dataquick On-Line Real Estate Database. Compiled by Karen Warner Assoc.



**Blackstone Executive-Style Homes**

## Home Foreclosures

Nearly 1.5 million of the 8.7 homes and condominiums in California have been involved in a foreclosure proceeding since 2007. While the number of mortgage default notices in the State has been consistently declining since its peak in 2010, the level of foreclosure activity in California remains among the highest in the country. Approximately 49,000 Notices of Default were recorded in the State during third quarter 2012, comprising 20 percent of all residential resales.

Within Brea, www.Realtytrac.com identifies 127 single-family home and condominiums units (November 2012) in various states of foreclosure: 50 units in “pre-foreclosure” having received a notice of mortgage default; 53 units undergoing foreclosure with notice of a trustee sale; and 24 units with ownership taken over by the bank. RealtyTrac reports a total of 32 new foreclosure filings in Brea in November 2012, representing 1 filing for every 460 residential units. In comparison, the ratio of November foreclosure filings to total housing units in the State and Los Angeles County were higher than in Brea, whereas the foreclosure ratio in Orange County was below that of Brea.<sup>6</sup>

California	1 : 430
Los Angeles County	1 : 441
La Habra	1 : 450
Brea	1 : 460
Placentia	1 : 460
Yorba Linda	1 : 552
Orange County	1 : 595

While foreclosures have been on the decline, “short sales” - where the sales price falls short of what is owed on the property - have been rising. In terms of distressed property sales, short sales are preferable to foreclosures for several reasons: 1) units are typically occupied and in better condition; 2) they tend to be higher priced; and 3) short sales are more favorable financially for banks which may translate into improved lending conditions. In third quarter 2012, short sales comprised 26 percent of statewide resale activity.

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<sup>6</sup> The foreclosure ratio is calculated by dividing the number of dwelling units in the jurisdiction by the total number of properties that received foreclosure notices that month. The lower the second number in the ratio, the higher the foreclosure rate.

## Housing Affordability

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

For purposes of evaluating home purchase affordability, Table HE-22 presents the maximum affordable purchase price for moderate-income households (120% AMI), and compares this with the 2012 median sales prices for single-family homes and condominiums in Brea as previously documented in Table HE-21. As illustrated below, the maximum affordable purchase price ranges from \$382,000 for a two-person household, \$433,000 for a three-person household, and \$481,000 for a four-person household, rendering both condominiums and single-family homes in Brea within the reach of moderate-income households. For example, a four-person moderate-income household can afford a purchase price up to \$481,000, and is thus able to afford the \$439,000 median priced three-bedroom single-family home. However, as the real estate market continues to improve, the availability of affordably priced single-family homes in Brea will likely diminish. Expanding the supply of condominiums in Brea, combined with inclusionary housing requirements, may be an effective long-term strategy to extend affordable homeownership opportunities to Brea’s moderate income workforce.

**Table HE-22: 2012 Orange County Maximum Affordable Housing Cost (Mod Income)**

<b>Moderate Income Affordable Housing Cost</b>	<b>1 Bedroom (2 persons)</b>	<b>2 Bedroom (3 persons)</b>	<b>3 Bedroom (4 persons)</b>
Household Income @ 120% Median	\$81,900	\$92,100	\$102,350
Income Towards Housing @ 35% Income	\$28,665	\$32,235	\$35,822
Maximum Monthly Housing Cost	\$2,389	\$2,686	\$2,985
Less Ongoing Monthly Expenses:			
Utilities	\$97	\$109	\$147
Taxes (1.1% affordable housing price)	\$350	\$398	\$440
Insurance	\$100	\$115	\$130
HOA Fees, Maintenance & Other	\$200	\$200	\$200
Monthly Income Available for Mortgage	\$1,642	\$1,864	\$2,068
Supportable 30 yr Mortgage @ 4.0% interest	\$344,000	\$390,000	\$433,000
Homebuyer Downpayment(10% affordable housing price)	\$38,000	\$43,000	\$48,000
<b>Maximum Affordable Purchase Price</b>	<b>\$382,000</b>	<b>\$433,000</b>	<b>\$481,000</b>
<b>Brea Median Single-Family Sales Price</b>	<b>n.a.</b>	<b>\$357,000</b>	<b>\$439,000</b>
<b>Brea Median Condo Sales Price</b>	<b>\$157,500</b>	<b>\$250,000</b>	<b>\$404,000</b>

Source: Karen Warner Associates.

Utility costs based on Orange County utility allowance schedule. Includes gas, electricity, water and trash.

Table HE-23 presents the maximum affordable rents for very low, low and moderate-income households by household size, and compares with average apartment rents in Brea (as documented previously in Table HE-18). As the table below indicates, average rents are well above the level of affordability for very low income households, with an affordability gap of approximately \$650 for both one and two bedroom units. Market rents are just slightly above levels affordable to low income households, with a monthly gap of \$11 to \$77 per month for two and three person households respectively. Households earning moderate incomes, regardless of household size, are easily able to afford market rents in Brea.

**Table HE-23: 2012 Maximum Affordable Rents**

Income Level	Maximum Affordable Rent After Utilities Allowance*		
	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	\$867	\$975	\$1,057
Low Income	\$1,444	\$1,625	\$1,779
Moderate Income	\$1,950	\$2,194	\$2,412
<b>Brea Average Apartment Rents</b>	<b>\$1,521</b>	<b>\$1,636</b>	<b>n/a</b>

Source: Karen Warner Associates

\*For comparability with advertised rentals, affordable rent calculations subtract the following utility expenses based on the Orange County Housing Authority allowance : \$83 for studios, \$97 for 1 bedrooms, \$109 for 2 bedrooms, and \$147 for 3 bedrooms



**Bonterra Apartments**

## 5. Assisted Housing At Risk of Conversion

State Housing Element law requires an analysis of the potential for currently rent-restricted low income housing units to convert to market rate housing, and to propose programs to preserve or replace any units “at-risk” of conversion. This section presents an inventory of all assisted rental housing in Brea, and evaluates those units at risk of conversion during the ten year, 2013-2023 planning period.

Brea has an active history of supporting affordable housing in its community. As illustrated in Table HE-24, the City has facilitated the development and acquisition/rehabilitation of eighteen affordable and mixed income rental projects, providing 787 rent-restricted units for very low, low and moderate-income households. In addition, the City’s inclusionary housing ordinance has resulted in over 140 affordable homeownership units integrated within market rate developments in Brea.

### At-Risk Projects

This section evaluates those lower income rental projects in Brea at risk of converting to market-rate uses prior to June 30, 2023. As indicated in Table HE-24, five affordable housing projects are considered to be at risk during this period – Birch Terrace Apartments, Brea Woods Senior Apartments, Civic Center Apartments, Orange Villa Senior Apartments, and William’s Senior Apartments. Four of these projects are mixed income, including both market rate and affordable units.

**Table HE-24: Assisted Rental Housing**

<b>Project Name and Address</b>	<b>Total Units</b>	<b>Affordable Units</b>	<b>Potential Conversion</b>	<b>Source of Assistance</b>	<b>Tenant Type</b>
<b>Acacia Apartments</b> 125,131,137&211 E. Acacia St.	16	15 – Very Low 1 - Low	2066	RDA Set-Aside	Families
<b>Birch Hills Apartments</b> 251-291 Kraemer Circle	115	12 – Ext Low 102 – Very Low 1 managers unit	2067	RDA Set-Aside; Tax Credits; County RDA	Families
<b>Birch Street Loft Apartments</b> 260 & 330 W. Birch Street 215 S. Brea Blvd.	30 32	17 – Low/Mod 8 – Low 8 - Mod	2029 2030	RDA Set-Aside	Families
<b>Birch Terrace Apartments</b> 651 E. Birch Street	36	11 - Very Low 7 - Low	<b>2016</b>	RDA Set-Aside; HOME	Families
<b>Bonterra Apartments</b> 401 Discovery Lane	94	10 – Ext Low 55 – Very Low 28 - Low	2066	RDA Set-Aside; Tax-Exempt Bonds; Tax Credit; Co RDA	Families
<b>Brea Woods Senior Apartments</b> 195 W. Central Avenue	151	36 - Low 39 – Mod	<b>2014</b>	Density Bonus	Seniors
<b>BREAL Senior Apartments</b> 111 N. Orange Avenue	30	30 - Very Low	2061	RDA Set-Aside; City Land Lease	Seniors
<b>Civic Center Apartments</b> 647-669 Birch Street	30	14 - Very Low 2 - Low	<b>2014</b>	RDA Set-Aside; HOME	Families
<b>Imperial Park Apartments</b> 350 W. Imperial Highway 430 W. Imperial Highway	93	11 – Very Low 80 – Low	2064	RDA Set-Aside; HOME funds	Families
<b>Orange Villa Senior Apts</b> 137 N. Orange Avenue	37	9 – Low	<b>2019</b>	RDA Set-Aside; Density Bonus	Seniors
<b>Pointe Apartments</b> 100 Pointe Drive	260	26 - Mod	2066	Inclusionary Ordinance	Families
<b>Rancho Brea Mobile Home Park</b> 1414 W. Central Avenue	100	20 – Very Low 25 – Low 15 - Mod	2027	RDA Set-Aside; Tax-Exempt bonds	Families
<b>South Walnut Bungalows</b> 302-314 S. Walnut Avenue	9	9 – Very Low	2061	RDA Set-Aside; Tax Credits	Families
<b>Tamarack Pointe Apartments</b> 330 W. Central Avenue	48	3 - Low 2 - Mod	2026	Inclusionary Ordinance	Families
<b>Town &amp; Country Apartments</b> 800 S. Brea Boulevard	122	6 - Low 6- Mod	2024	RDA Set-Aside; Tax-Exempt bonds	Families

<b>Project Name and Address</b>	<b>Total Units</b>	<b>Affordable Units</b>	<b>Potential Conversion</b>	<b>Source of Assistance</b>	<b>Tenant Type</b>
<b>Vintage Canyon Apartments</b> 855 N. Brea Boulevard	105	105 - Very Low	2029	Tax credits; Density Bonus; Parking Reduction	Seniors
<b>Walnut Village Apartments</b> 523 S. Walnut Avenue	47	47 - Very Low	2035	RDA Set-Aside; Tax Credits; HOME	Families
<b>William's Senior Apartments</b> 212 S. Orange Avenue	28	28 - Low/Mod	<b>2019</b>	Density Bonus	Seniors
<b>Total Units</b>	<b>1,383</b>	<b>787</b>			

Source: Brea Economic Development Dept, March 2013.

Inventory includes all multi-family units assisted under federal, state, and local programs, including HUD, state/local bond programs, density bonus, inclusionary, and former local redevelopment programs.

## Preservation and Replacement Options

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

### **Option 1: Transfer of Ownership**

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

The current market value for the at-risk projects can generally be estimated based on each projects' potential annual income and standard costs associated with apartment maintenance and management. Transfer of ownership involves purchase of the entire project, therefore rendering this preservation option potentially more expensive than others involving subsidizing or replacing only the assisted units. As shown in Table HE-25, the market value of the total 282 project units is generally estimated at \$35.2 million. These estimates are intended to demonstrate the magnitude of costs relative to other preservation and replacement options; actual market values of these projects will depend on the building and market conditions at the time of appraisal.

**Table HE-25: Market Value of At-Risk Projects**

Project Units	Birch Terrace Apts	Brea Woods	Civic Center Apts	Orange Villa Senior Apts	William’s Senior Apts	Total
Studio		16	--			16
1 bdrm	17	133	26		28	204
2 bdrm	19	1	4	37		61
3 bdrm		1	--			1
Total	36	151	30	37	28	282
Annual Operating Cost	\$255,000	\$890,000	\$207,000	\$294,000	\$187,000	
Gross Annual Income	\$575,000	\$2,000,000	\$465,000	\$664,000	\$421,000	
Net Annual Income	\$320,000	\$1,110,000	\$258,000	\$370,000	\$234,000	
Est. Market Value	\$4,900,000	\$17,000,000	\$4,000,000	\$5,700,000	\$3,600,000	\$35,200,000

Market value for each project based on the following assumptions: 1) Average market rents: studio \$950, 1-bd \$1,300, 2-bd \$1,580, 3-bd \$1,800; 2) Vacancy Rate = 5%; 3) Annual operating expense = 35% gross income + 1.1% property taxes; 4) Market value based on 6.5% capitalization rate

**Option 2: Rental Assistance/Rent Buy-Down**

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

The feasibility of this alternative depends on the willingness of property owners to accept rental vouchers and limit rents to fair market levels. Given the 146 at-risk units in Birch Terrace Apartments, Brea Woods, Civic Center Apartments, Orange Villa Senior Apartments and William’s Senior Apartments, the total cost of subsidizing rents in these projects is estimated at approximately \$57,000 per month, or \$690,000 annually, translating to \$38 million in subsidies over a 55-year period.

**Table HE-26: Required Subsidies for At-Risk Projects**

# Bdrms	# Units	Fair Market Rents	Household Size	Household Income (50% AMI)	Max. Afford Rent	Per Unit Subsidy	Total Monthly Subsidy	Total Annual Subsidy
Studio	10	\$1,190	1 person	\$33,750	\$844	\$346	\$3,460	\$41,500
1 bdrm	126	\$1,350	2 person	\$38,550	\$963	\$387	\$48,750	\$585,000
2 bdrm	10	\$1,610	3 person	\$43,350	\$1,083	\$527	\$5,270	\$63,250
Total	146						\$57,480	\$690,000

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

**Option 3: Construction/Purchase of Replacement Units**

The construction or purchase of a replacement building is another option to replace at-risk units should they convert to market rates. The cost of developing housing depends on a variety of factors, including density, size of the units, location, land costs, and type of construction. Based on review of sales of existing multi-family properties in Brea during 2011 and 2012, the median purchase price for apartment buildings in Brea runs between \$180,000-\$205,000/unit. Therefore, the cost to replace the 146 at-risk units in Brea can be estimated to range anywhere from \$26 to \$30 million.

**Cost Comparisons**

In terms of cost effectiveness for preservation of the 146 at-risk units, 55 years worth of rent subsidies (\$38 million) are fairly comparable to transfer of ownership (\$35 million). The cost of purchase or construction of replacement units (\$26-\$30 million) appears to be the lowest cost option.

The City has contacted property owners at both Brea Woods and Civic Center Apartments to discuss the provision of City rehabilitation assistance in exchange for extending affordability controls beyond 2014, but neither property owner is interested, and thus the 91 rent restricted units in these projects will likely convert to market rate. With the Statewide elimination of redevelopment on June 28, 2011, Brea's primary resource for preservation of the 55 affordable units within the remaining three projects has been eliminated. The City will thus be reliant on outside sources of funds, and will contact the California Housing Partnership Corporation, a non-profit organization chartered for the purpose of preserving existing affordable housing, to explore available funding sources and programs.

## 6. Housing Problems

A key measure of the quality of life in Brea is the extent of “housing problems.” One measure of housing problems used by both the State and Federal governments is the extent of housing overpayment and overcrowding within a community.

**Overpayment** Housing overpayment refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent of income. Table HE-27 shows the incidence of overpayment in Brea.

**Table HE-27: Housing Overpayment 2010**

<b>Overpayment</b>	<b>Households</b>	<b>Percent</b>	<b>Orange Co. %</b>
<b>Owners</b>			
Overpayment (>30% income on housing)	3,649	39%	42%
Severe Overpayment (>50% income on housing)	1,527	16%	19%
Lower Income Households Overpaying	1,248	60%	60%
<b>Renters</b>			
Overpayment (>30% income on housing)	2,020	43%	52%
Severe Overpayment (>50% income on housing)	986	21%	25%
Lower Income Households Overpaying	1,604	69%	65%
<b>Total Overpayment</b>	<b>5,669</b>	<b>40%</b>	<b>46%</b>

Source: American Community Survey (ACS) 2005-2009. % lower income overpayment derived from HUD CHAS and applied to owner and renter households from 2005-2009 ACS.

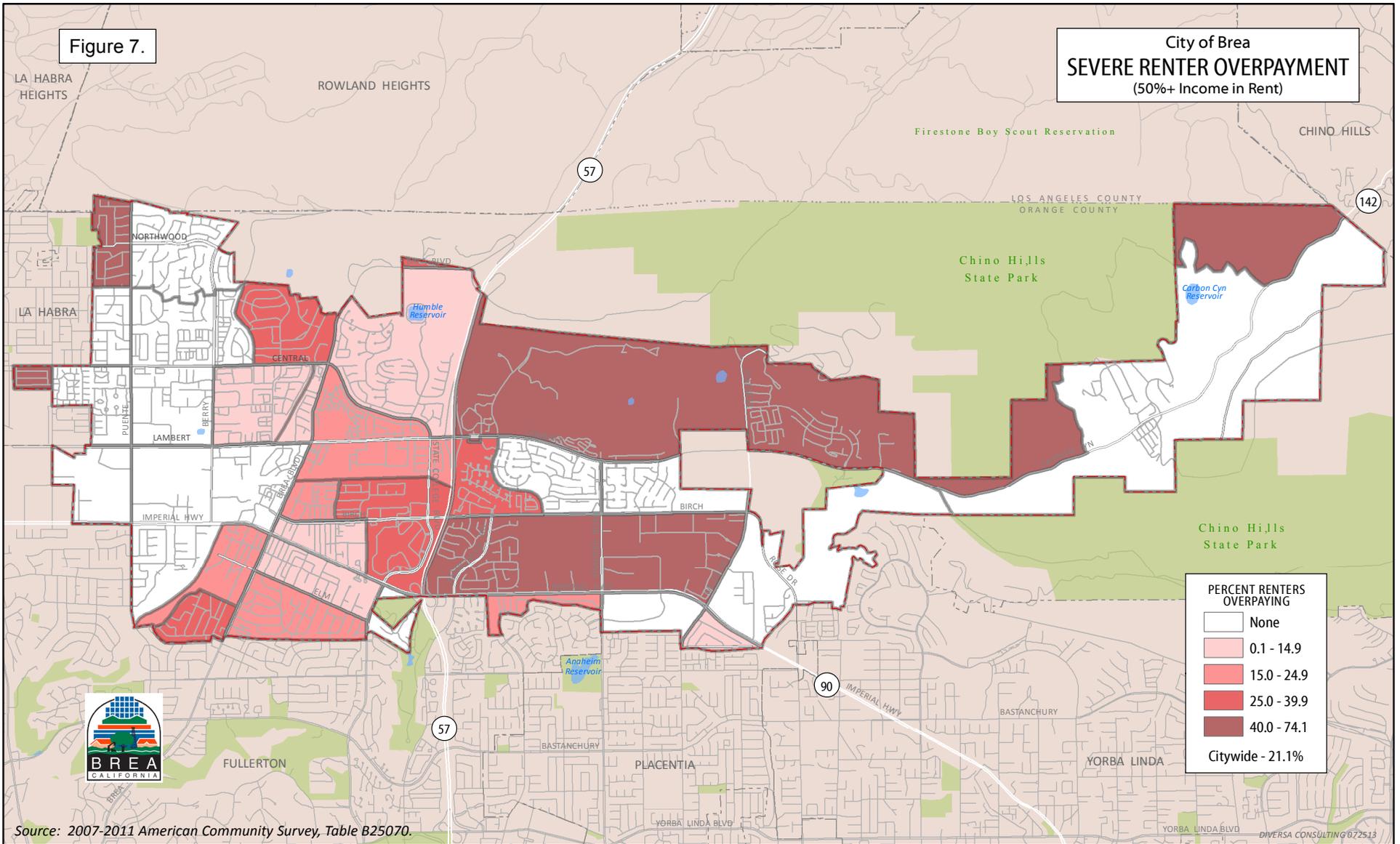
Note: Severe overpayment is a subset of overpayment.

The 2005-2009 American Community Survey identifies 43 percent of renters and 39 percent of homeowners in Brea as spending more than 30 percent of their incomes on housing, considerably below the levels of overpayment experienced Countywide. Severe overpayment impacts 21 percent of the City’s renters, which, while significant, is still below the Countywide average of 25 percent. Overall, forty percent of households in Brea are impacted by overpayment, below the incidence of overpayment Countywide (46%).

Figure 7 shows locations in Brea with concentrations of severe overpayment among the renter population. High levels of overpayment (>40%) are evident in the neighborhoods immediately east of the 57 Freeway both south of Birch and north of Lambert. Several small neighborhoods west of Puente on the western edge of the Brea also evidence overpayment.

Figure 7.

City of Brea  
**SEVERE RENTER OVERPAYMENT**  
(50%+ Income in Rent)



Source: 2007-2011 American Community Survey, Table B25070.

## Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways), whereas a unit with more than 1.51 occupants per room is considered severely overcrowded.

Table HE-28 shows the incidence of household overcrowding in Brea and Orange County by tenure. As indicated, just four percent of Brea households were living in overcrowded conditions, below the nine percent of overcrowded households Countywide. While the City's renters were more likely to experience overcrowding than owners (8% overcrowding for renters versus 2% for owners), the level of renter overcrowding declined from 15 to 8 percent over the past decade; the County also saw a drop in renter overcrowding from 28 to 17 percent. Brea has helped to address overcrowding through neighborhood improvement activities, such as the purchase of 16 substandard rental units on Acacia Street for rehabilitation and provision as long term affordable housing which contractually obligates the property owner to not permit unit overcrowding.

**Table HE-28: Overcrowded Households 2010**

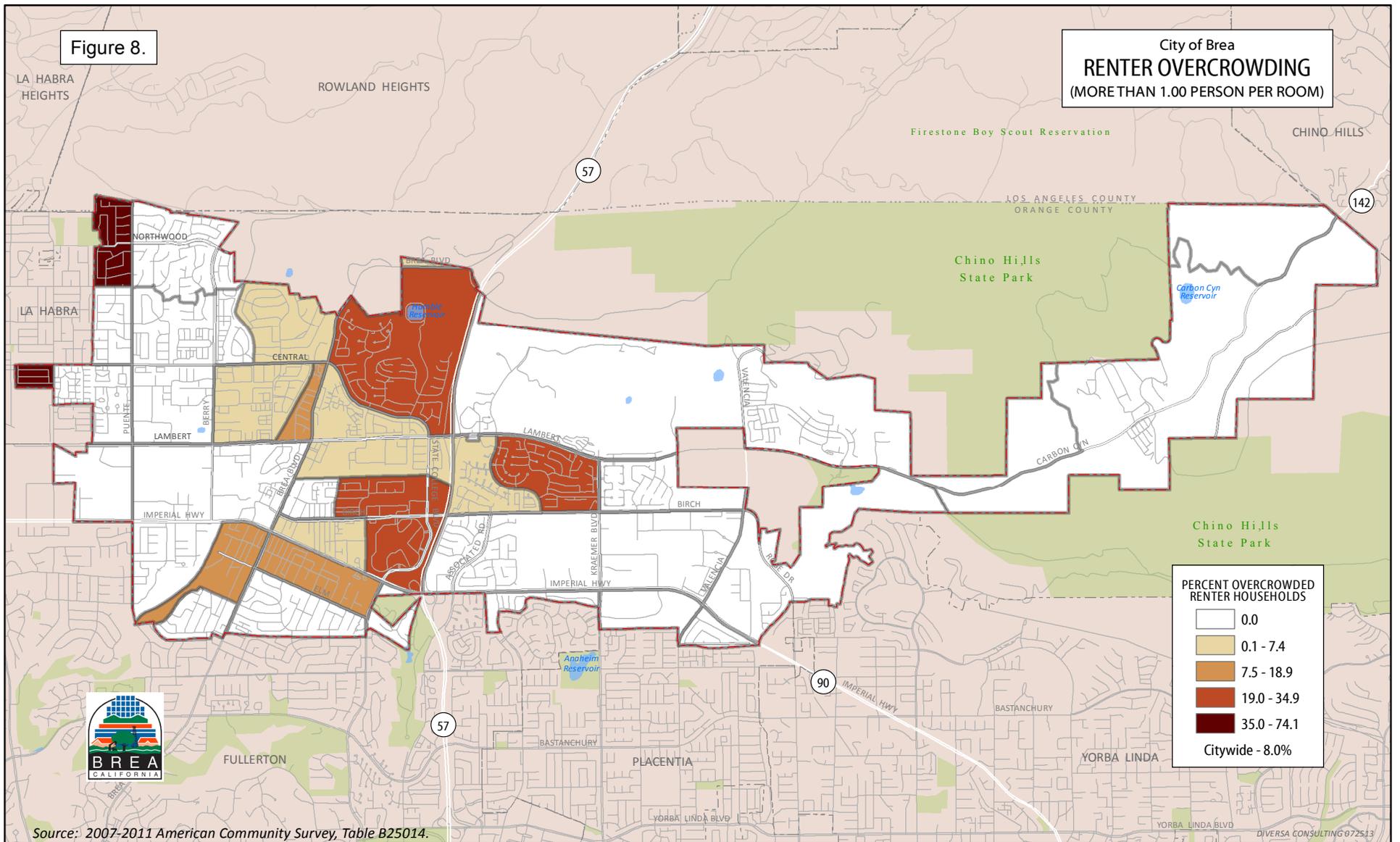
Overcrowding	Households	Percent	Orange Co.%
<b>Owners</b>			
Overcrowding	169	2%	4%
Severe Overcrowding	0	0%	1%
<b>Renters</b>			
Overcrowding	371	8%	17%
Severe Overcrowding	148	3%	7%
<b>Total Overcrowding</b>	<b>540</b>	<b>4%</b>	<b>9%</b>

Source: American Community Survey (ACS) 2005-2009.

Note: Severe overcrowding is a subset of overcrowding.

While household overcrowding is a relatively minor issue in Brea, certain neighborhoods do evidence greater concentrations of overcrowded households. Figure 8 depicts renter overcrowding by census block group. The highest incidence of overcrowding (>35%) occurs in several small neighborhoods west of Puente and north of Lambert on the western edge of the Brea; these neighborhoods also evidence high levels of overpayment (refer to Figure 7). Several larger neighborhoods immediately west of the 57 Freeway, and a smaller neighborhood west of Kraemer Boulevard also evidence relatively high levels (19-25%) of renter overcrowding. Portions of these areas fall within Brea's Neighborhood Enhancement Areas.

Figure 8.



## D. REGIONAL HOUSING NEEDS ALLOCATION

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

The RHNA process begins with the California Department of Housing and Community Development’s (HCD) projection of future statewide housing growth need, and the apportionment of this need to regional councils of government throughout the state. As southern California’s designated Council of Government, the Southern California Association of Governments (SCAG) is the agency responsible for developing an allocation methodology to allocate the region’s assigned share of statewide need to cities and counties by income level. In allocating the region’s future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

SCAG has adopted the RHNA for the 2014-2021 Housing Element cycle, and has allocated Brea the following share of the region's housing needs.

**Table HE-29: Regional Housing Needs Assessment 2014-2021**

<b>Income Level</b>	<b>Percent of AMI*</b>	<b>Units</b>	<b>Percent</b>
Extremely Low**	0-30%	213	11.5%
Very Low	31-50%	213	11.5%
Low	51-80%	305	17%
Moderate	81-120%	335	18%
Above Moderate	120%+	785	42%
<b>Total</b>		<b>1,851</b>	<b>100%</b>

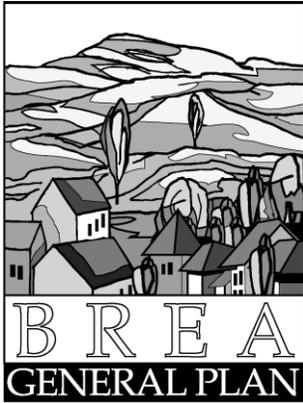
Source: Southern California Association of Governments (SCAG) 5th Cycle RHNA Final Allocation Plan, 1/1/2014 - 10/1/2021

\* AMI - Area Median Income

\*\* An estimated half of the City's 426 very low income housing needs (213 units) are for extremely low income households earning less than 30% AMI

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

### 3. HOUSING CONSTRAINTS



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

#### A. MARKET CONSTRAINTS

##### 1. Construction Costs

A major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. According to the U.S. Department of Labor Construction Cost Trends for 2013, the overall cost of construction materials rose from approximately \$178 to \$205 per square foot between 2006-2012, reflecting a 15 percent increase in materials costs.<sup>7</sup>

A reduction in amenities and the quality of building materials can result in lower development costs. As part of the City's inclusionary housing and density bonus programs, the City could allow for affordable units to be smaller in size (maintaining the same number of bedrooms) and have different features and interior finishes than market rate units, provided all project units were comparable in construction quality and exterior design.

##### 2. Land Costs

A key component of the total cost of housing is the price of raw land and any necessary improvements. The diminishing supply of developable land, combined with the current strong demand for housing, has placed upward pressure on land values. In Brea, residential sites with higher density zoning command upwards of \$1 million per acre. For the 22 unit Stone Valley Townhomes project, the appraised value of the land and the price paid by Brea's former Redevelopment Agency was \$2.8 million, equating to a land cost of \$130,000 per unit, representing over 40 percent of the units' moderate income sales price. Per unit land cost is

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<sup>7</sup> [www.dcd.com/pdf\\_files/1301trends.pdf](http://www.dcd.com/pdf_files/1301trends.pdf)

directly affected by density, with higher densities allowing the cost of land to be spread across more units. By creating a new higher density multi-family zoning district and identifying additional opportunity sites for 50 unit/acre MU-I zoning (refer to Housing Element Programs 10 and 15), the City is helping to reduce per-unit land costs.

### 3. Availability of Mortgage and Rehabilitation Financing

Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Table HE-30 summarizes HMDA data for both Brea and Orange County, providing information on the approval status of all home purchase applications in 2011. Residential lending activity in Brea was relatively modest, with just 867 applications for conventional and FHA home purchase loans, reflecting home purchase activity on approximately nine percent of the City’s ownership housing. At 75 percent, the mortgage loan approval rate in Brea was fairly comparable to the County’s approval rate of 74 percent.

**Table HE-30 Status of Home Purchase Loans 2011**

	Loans Approved		Loans Denied		Loans Withdrawn/ Incomplete	
	Brea	Orange Co.	Brea	Orange Co.	Brea	Orange Co.
<b># Loan Applications</b>	652	17,632	119	3,115	96	3,194
<b>% of Total</b>	75%	74%	14%	13%	11%	13%

Source: Home Mortgage Disclosure Act Data, 2011. Compiled by Karen Warner Associates.

Note: Approved loans include: loans originated and applications approved but not accepted.

Review of loan denial rates in Brea by census tract identifies two tracts with loan denial rates at least five points above the 14 percent citywide average (refer to Figure 1 for census tract boundaries). Tracts 218.14 (central Brea east of the 57 freeway) and 15.01 (northwestern Brea north of Lambert Road) had loan denial rates of 21 and 22 percent respectively. Portions of these tracts are also characterized by higher proportions of households in poverty (refer to Figure 3).

## B. GOVERNMENTAL CONSTRAINTS

Aside from market factors, actions by the City can have an impact on the price and availability of housing. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as potential constraints to the development and improvement of housing.

### 1. Land Use Controls

The General Plan sets forth the City's policies for guiding local development and growth. These policies, together with zoning regulations, establish the amount and distribution of land uses within the City. The General Plan provides for five residential land use categories, ranging from Hillside Residential with densities based on average slopes, to High Density Residential, permitting densities up to 24.89 units/acre (refer to Table HE-31).

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

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

**Table HE-31  
Residential Land Use Designations**

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

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

In addition to the base land use districts, the City has adopted several specific plans for areas requiring focused planning efforts, including Olinda Ranch and Tomlinson Park. Each of these specific plans has its own unique zoning districts and set of development standards tailored to guide development in that particular area. As a general practice, however, the City discourages further use of Specific Plans unless circumstances indicate that a specific plan represents the best method of achieving a cohesive land use plan for a property.

## **Growth Management**

The Revised Traffic Improvement and Growth Management Plan (Measure M) was adopted by Orange County voters in 1990 and extended in 2007, establishing a one-half cent sales tax for countywide transportation improvements. Eligible jurisdictions receive a portion of this sales tax revenue to use for local projects provided they have a local Growth Management Plan. In response, the City of Brea has adopted a Growth Management Element as part of its General Plan. The Element aims to ensure that growth and development are balanced with the City's ability to provide an adequate circulation system. A key goal of Measure M is to better balance jobs and housing as related to transportation demand; Brea's use of mixed-use zoning has created opportunities for housing and jobs to be located in close proximity to each other, thereby reducing vehicle trips. Unlike growth control measures enacted by some jurisdictions, Brea's Growth Management Element does not limit housing growth to an established maximum level or serve as a constraint to housing development.

## 2. Residential Development Standards

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

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

The development standards for these zones are summarized in Table HE-32. The R-3 zone district is Brea's highest density residential zone, and provides for development densities of up to 24.89 units per acre. In contrast, State Housing Element statutes establish a minimum default density threshold of 30 units/acre for development of housing affordable to lower income households. As a means of better facilitating affordability within new multi-family development, the Housing Element sets forth a program for the City to evaluate establishing a new R-3H zone district to accommodate densities of up to 40 units/acre (refer to Housing Element Program 10).

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

Apart from the maximum density permitted by the Zoning Ordinance, standards that may impact the number of units that can be constructed on a given lot are maximum lot coverage and height limits. The Zoning Ordinance restricts the amount of lot area that may be covered by development to 50 percent in R-2 and 60 percent in R-3 zones. Three-story (35') building heights are permitted in R-2 and R-3 zones, with additional height of up to 75' permitted in R-3 zones based on distance from R-1, R-2 or HR zone districts. The maximum building envelope achievable under the lot coverage and height requirements does not serve as a constraint to achieving close to the maximum permitted densities in the City's R-2 and R-3 zone districts. For example, the Stone Valley townhomes project provided 22 units on a one acre R-3 parcel, translating to 92 percent of the maximum permitted density.

**Table HE-32  
Residential Development Standards**

<b>Standards</b>	<b>HR</b>	<b>R-1</b>	<b>R-1 (5,000)</b>	<b>R-2</b>	<b>R-3</b>	<b>MU-I</b>	<b>MU-II</b>	<b>MU-III</b>
<b>Primary Housing Type</b>	Cluster-type and estate-type single family dwellings	Single family dwellings	Single family dwellings, townhomes	Low-Medium density multiple family dwellings	High-density multiple family dwellings, i.e. apartments & condominiums	Single family dwellings, townhomes, and high-density multiple family dwellings	Single family dwellings, townhomes, and high-density multiple family dwellings	Single family dwellings, townhomes, and low-density multiple family dwellings
<b>Density - Maximum Dwelling Units</b> (units/acre)	Based on average property slope	6.0	8.7	12.0	24.9	12.1 - 50	6.1 - 40	<i>Mixed-Use</i> 6.1 - 18  <i>Standalone Residential</i> 6.1 - 14
<b>Minimum Lot Area</b> (sq. ft.)	Bldg Pad-6,000  Custom lots – 10,000	7,200	5,000	9,000	R-3 - 10,000  R-3-I – 7,000	<i>Mixed-Use</i> 7,000 sq ft  <i>Standalone Residential</i> 2,500 sq ft	<i>Mixed-Use</i> 10,000 sq ft  <i>Standalone Residential</i> 2,500 sq ft	<i>Mixed-Use &amp; Standalone Residential</i> 7,500 sq ft
<b>Maximum Building Coverage</b>	None	35%	50%	50%	60%	None	None	65%
<b>Minimum Dwelling Unit Size</b> (sq. ft.)		1,000	800	800	Bach – 450 1 BR - 650 2 BR – 800			
<b>Maximum Building Height</b>	35 - detached 45 - attached	30	35	35	35 - 75	100	60	35

Source: Zoning Ordinance, City of Brea, 2013

\* Greater than 1.0 unit per lot permitted where planned unit techniques are employed.

Subsequent to adoption of the General Plan update, the City adopted new zoning standards in 2005 for implementation of the mixed-use land use designations. Brea's three mixed-use zones offer generous development standards as a means of enhancing design flexibility and achieving planning goals such as pedestrian orientation and provision of public open space amenities. Residential uses are permitted both as stand-alone multi-family and vertical mixed-use above ground floor commercial. However, densities at the higher end of the mixed-use density range are only permitted for developments that incorporate a mix of uses. Examples of completed or entitled development projects within the mixed use districts include:

**Mixed Use III**

**South Brea Lofts:** 47 live/work townhomes with 10 moderate income on 2.8 acres (17 du/acre) *Completed*

**Downtown Collection:** 19 live/work townhomes, 8 duplexes, 3 single-family with 3 moderate income on 1.8 acres (17 du/acre) *Completed*

**Mixed Use II**

**Olen Pointe Apartments:** 260 apartments, 26 moderate income, on 6.5 acres (40 du/acre) *Completed*

**La Floresta:** Mix of low, medium and high density units, with 1,100 units entitled for La Floresta Village and 247 units entitled for Birch Hills, including 115 very low income units in Birch Hills Apts. Village Core to include 150,000 sq.ft. of retail and office. *Entitled/ In progress*

**Central Park Village:** 369 apartments/lofts and 83 townhomes with 45 moderate income units, 66,000 sq. ft. commercial/retail and one acre park, on former 15.4 acre Brea Hospital site (29 du/acre) *Entitled*

**Mixed Use I**

**South Walnut Bungalows:** 9 very low income units on .5 acres (18 du/acre) *Completed*

I



**Central Park Village Illustrative View**

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

The Zoning Ordinance calculates parking requirements by unit type, and on a per bedroom basis for multi-family units, as illustrated in Table HE-33. Carports for multi-family units are permitted, serving to reduce development costs in contrast to the provision of separate garages. In addition, to facilitate the development of affordable housing and to reflect the actual parking demands created by these developments, the City has granted parking reductions for senior housing, loft housing and affordable housing in general.

**Table HE-33  
Parking Requirements**

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

Source: Zoning Ordinance, City of Brea, 2013

To specifically facilitate the development of affordable housing, the City utilizes two primary regulatory mechanisms: Development Agreements and the Affordable Housing Ordinance.

## Development Agreements

The City (and former Brea Redevelopment Agency) assists in the development of new affordable housing units by entering into Disposition Development Agreements (DDA) or Owner Participation Agreements (OPA) with developers. DDAs or OPAs may provide for the disposition of City-owned land at a price

## Affordable Housing Ordinance

which can support the development of units at an affordable housing cost for low- and moderate-income households. These agreements may also provide for development assistance, usually in the form of a density bonus or the payment of specified development fees or other development costs which cannot be supported by the proposed development. These land transactions are no longer permitted under the State due to the elimination of Redevelopment.

The purpose of Brea's Affordable Housing Ordinance is to expand the affordable housing stock in proportion with the overall increase in residential units in the City. Adopted in 1993, the Ordinance requires developers of residential projects with 20 or more units to provide 10 percent of the units for affordable housing, provided that the City determines the development of the affordable units does not place an economic burden on the developers or future homeowners. To determine the economic feasibility of providing the affordable units, the developer is required to submit an Impact Analysis for review by the City. If application of the combination of incentives provided for in the Ordinance does not offset the cost of the required affordable units, then the number of affordable units may be reduced by the City until the project becomes economically feasible.

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

- Density bonus<sup>8</sup>;
- Flexible development standards, such as a reduction in unit square footage, on-site requirements, and off-site improvements;
- Deferral of development impact fees;
- Use of Building Code alternatives;
- Assistance in application for public funds, such as rent subsidies, bond financing, community development block grants (CDBG);
- City Housing Trust Funds; and
- Any other lawful means of offsetting the costs of providing affordable units



**South Brea Lofts**

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<sup>8</sup> The State's density bonus program fulfills the requirements of Brea's Affordable Housing Program and may be used in place of Brea's program.

All affordable units developed under the Ordinance must remain affordable to lower and moderate-income households for forty-five years for ownership units and fifty-five years for rental units. Since adoption of the Ordinance, numerous projects have met the 20-unit threshold, with nearly 300 affordable inclusionary units provided. Developers of large scale, master planned areas, such as La Floresta and Blackstone, have met their inclusionary obligations by funding non-profit developers to provide 100% affordable projects. To provide additional flexibility in the way the City's affordable housing requirements are fulfilled, the Ordinance allows for payment of an in-lieu fee if the City determines that it is not feasible to include the units on-site, for example, in estate-style housing projects.

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

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

$$\begin{aligned} & \text{Median sales price of new home in Brea} \\ - & \text{Max affordable sales price (moderate income)} \\ = & \text{In Lieu Fee} \end{aligned}$$

The fee per units is calculated by subtracting the established maximum affordable home price for moderate income households from the current market value for comparable units. The formula included in the Ordinance calls for the City to calculate the fee each time a developer wishes to apply for the in-lieu fee option.

### 3. Provision for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. Table HE-34 on the following page summarizes housing types permitted in each of the residential zone districts in Brea.

#### Second Units

Brea's Zoning Ordinance defines second dwelling units as "an attached or detached dwelling unit which provides complete, independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the existing single-family dwelling unit is located." The City permits second dwelling units by right in the HR and R-1 zones. Zoning provisions allow one second dwelling unit per lot provided that: (1) the lot contains one existing single-family dwelling unit; (2) the occupant of either the existing dwelling unit or the second unit is the owner of both units; (3) the second unit meets the development standards for such a unit in the R-1 Zone; and (4) the second unit does not cause the existing dwelling to conflict with the minimum standards applicable to the single family zone on which it is located. In addition to the two parking spaces for the primary single-family home, an additional garage parking space is required for the second unit.

During the last Housing Element planning period (2008-2013), the City issued building permits for twelve second units. Based on review of rental listings for second units in Brea and comparable Orange County locations, rent levels for second units fall well within the \$1,500 affordable rent threshold for lower income households. Considering the benefits second units can offer modest income households and aging populations in particular, the Housing Element includes a program (Program #11) to re-evaluate the City's current second unit standards, including the requirements for garage parking and adherence to the 35% lot coverage maximum.

**Table HE-34  
Housing Types by Residential Zone Category**

<b>Residential Housing Type</b>	<b>HR</b>	<b>R-1</b>	<b>R-1 (5,000)</b>	<b>R-2</b>	<b>R-3</b>	<b>MU-I</b>	<b>MU-II</b>	<b>MU-III</b>	<b>C-RC</b>	<b>C-G</b>	<b>C-N</b>	<b>C-P</b>	<b>C-C</b>	<b>M-1</b>
Conventional Single Family	✓	✓	✓	✓	✓	✓	✓	✓						
Cluster Single Family		✓	✓	✓										
Estate Single Family	✓													
Planned Unit Development		✓	✓	✓										
Second Units	✓	✓	✓											
Manufactured Housing	✓	✓	✓	✓	✓									
Mobile Home Parks				C	C									
Multiple Family				✓	✓	C*	C*	C*						
Townhouses			✓	✓	✓	✓	✓	✓						
Live/Work Facilities						✓	✓	✓						
Residential Care Facility: 1-6 persons	✓	✓	✓	✓	✓									
Residential Care Facility: 7+ persons					C				C	C	C	C	C	
Transitional and Supportive Housing	✓	✓	✓	✓	✓				C	C	C	C	C	
Emergency Shelters														✓
Single Room Occupancy						C	C	C	C	C			C	

Source: Zoning Ordinance, City of Brea, 2013

✓ = Permitted C = Conditionally Permitted

\*Multi-family uses permitted by right in a mixed-use configuration. Pursuant to Housing Element Program #15, the City will be revising its MU-I and MU-II zoning to also allow exclusively residential projects that incorporate affordable units by right.

### Mobile Homes/ Manufactured Housing

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

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

### Multi-Family Rental Housing

Multi-family housing makes up nearly one-third of Brea's housing stock. The Zoning Ordinance provides for multiple family developments by right in the R-2 and R-3 multiple family residential zones. Stand-alone multi-family residential is also conditionally permitted in the three mixed-use zones, and permitted by right when integrated with a commercial component, either in a vertical or horizontal format. As a means of incentivizing the provision of very low and low income affordable units, the Housing Element establishes a new program (Program 15), to allow stand-alone residential projects in the MU-I and MU-II zones by-right (without a CUP or PD review) in exchange for the incorporation of low or very low income affordable units. In addition, the City will be evaluating the establishment of minimum multi-family zoning thresholds to discourage the development of single-family units on sites designated for multi-family development (refer to Program 16).

### Community Care Facilities

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

building and safety standards on these homes. Due to the unique characteristics of larger (more than six persons) community care facilities, most jurisdictions require a Use Permit to ensure neighborhood compatibility in the siting of these facilities.

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

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

Brea's Zoning Code contains the following definition of "family":

*One (1) or more persons, immediately related by blood, marriage or adoption living in a single housekeeping unit in a dwelling, together with their domestic employees. A person shall be considered to be related for the purpose of this section if he or she is in a dwelling for the purpose of adoption or for a foster care program. A group of not more than five (5) unrelated persons living together with their domestic employees shall also be considered a family.*

While Brea's definition of family has never been used to exclude group housing (as residential care facilities with 6 or fewer occupants are allowed by right as a permitted use in all

residential zone districts), the City will nonetheless update this definition as follows to provide greater consistency with State and federal fair housing laws:

*"Family" means two or more persons living together as a single housekeeping unit in a single dwelling unit. Family also means the persons living together in a licensed residential facility as that term is defined in Health & Safety Code Section 1502(a)(1), which serves six or fewer persons, excluding the licensee, the members of the licensee's family, and persons employed as facility staff who reside at the facility.*

## Accessibility Accommodations

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

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

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

Brea's universal design program accommodates a wide range of physical abilities including children, aging populations, and persons with disabilities by providing features in residential

construction that enhance accessibility. Examples of universal design features include:

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

In 2001, the Brea City Council supported a process that requests all residential homebuilders to address universal design principles when submitting proposed developments in the City. The City has developed a brochure entitled *Universal Design Principles and Modifications for Residential Home Builders in Brea*. Community Development staff provide this brochure to all residential developers proposing to build in Brea and request that plans incorporate universal design features to allow homeowners to gracefully age in place. Project plans are reviewed by Community Services staff for recommendations on universal design features.

## Transitional and Supportive Housing

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

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc.

## Emergency Shelters

Most transitional housing includes a supportive services component. Similar to transitional housing, Brea regulates supportive housing as a residential use, provided supportive services are ancillary to the primary use.

Brea's Zoning Code defines an emergency shelter as "a facility that provides immediate and short-term housing and may offer supplemental services to homeless persons or families on a first-come first-serve basis where people must vacate the facility each morning and have no guaranteed bed for the next night. Supplemental services may include counseling, food, and access to social programs." Pursuant to Ordinance 1128, the City's Zoning Code now permits emergency shelters with up to thirty occupants by right in the Light Industrial (M-1) zone district, and permits shelters with more than thirty occupants in the M-1 zone subject to a Conditional Use Permit (CUP). Churches or religious institutions within the M-1 zone may establish emergency shelters for up to thirty occupants without further CUP consideration, regardless of current combined capacity of any existing emergency shelters currently in operation, subject to the minimum development standards contained in §20.252.020.

The M-1 Zone was determined by staff to be the most conducive to provision of an emergency shelter, and provides sufficient site capacity. The following areas within the M-1 district have been identified as potentially suitable for shelter use: approximately ten vacant acres near Imperial Highway on the east side of town located near bus stops on Imperial; approximately five vacant acres near Lambert Road in central Brea close to medical facilities and bus transit on Lambert; and potential reuse of existing buildings within light industrial areas in both these locations.

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

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

- b. Maximum stay at the facility shall not exceed 120 days in a 365 day period.
- c. Facility location shall be within a half (1/2) mile radius from an OCTA bus stop, as measured from the property line.
- d. A minimum distance of five hundred (500) feet shall be maintained from any other emergency shelter, any residentially zoned property and any public or private school, as measured from the property line.
- e. A minimum of one (1) staff member per fifteen (15) beds shall be awake and on duty when the facility is open.
- f. Bike rack parking shall also be provided by the facility.
- g. Exterior lighting shall be provided for the entire outdoor area of the site consistent with the provisions of subparagraph 20.08.40.C.5.b.
- h. A waiting area shall be provided which contains a minimum of ten (10) square feet per bed provided at the facility. The waiting area shall be in a location not adjacent to the public right-of-way, shall be visually separated from public view by minimum six (6) foot tall visually screening mature landscaping or a minimum six (6) foot tall decorative masonry wall, and shall provide consideration for shade/rain provisions.
- i. Any outdoor storage, including, but not limited to, items brought on-site by clients for overnight stays, shall be screened from public view. Any outdoor storage areas provided shall be screened from public view by minimum six (6) foot tall visually screening mature landscaping or a minimum six (6) foot tall decorative masonry wall.
- j. Facility improvements shall comply with Title 15, Division I and Title 16 of the Brea Municipal Code, specific to the establishment of dormitories.
- k. An operational plan shall be provided for the review and approval of the Community Development Director. Plans may be required to address additional specific needs as identified by the Director. The approved operational plan shall remain active throughout the life of the facility. At a minimum, the plan shall contain provisions addressing the topical areas outlined below:
  - (1) Security and safety - addressing both on and off-site needs, including provisions to address the separation of male/female sleeping areas as well as any family areas within the facility;

- (2) Loitering control - with specific measures regarding off-site controls to minimize the congregation of clients in the vicinity of the facility during hours that clients are not allowed on-site;
  - (3) Management of outdoor areas - including a system for daily admittance and discharge procedures and monitoring of waiting areas with a goal to minimize disruption to nearby land uses;
  - (4) Staff training - with objectives to provide adequate knowledge and skills to assist clients in obtaining permanent shelter and income;
  - (5) Communication and outreach with objectives to maintain good communication and response to operational issues which may arise from the neighborhood, city staff, or the general public;
  - (6) Screening of clients for admittance eligibility - with objectives to provide first service to Brea residents;
  - (7) Counseling programs to be provided with referrals to outside assistance agencies, and provide an annual report on this activity to the city; and
  - (8) Litter control - with an objective to provide for the timely removal of litter attributable to clients within the vicinity of the facility.
- I. The facility may provide the following services in a designated area separate from sleeping areas:
- (1) A recreation area either inside or outside the shelter;
  - (2) A counseling center for job placement, educational, health care, legal, or mental health services;
  - (3) Laundry facilities to serve the number of clients at the shelter;
  - (4) Kitchen for the preparation of meals;
  - (5) Dining hall;
  - (6) Client storage area (i.e. for the overnight storage of bicycles and personal items); or
  - (7) Similar services geared to homeless clients.

### Single Room Occupancy Hotels (SROs)

Brea classifies Single Room Occupancy (SRO) uses the same as hotels and motels. SROs typically have individual bathrooms for each unit, and thus similar to hotels, are permitted/conditionally permitted in commercial and mixed use districts. As indicated in Table HE-34, Brea conditionally permits SROs in all its mixed use zones, as well as the C-G, C-RC and C-C zones.

### 3. Site Improvements

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

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

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

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

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

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

## 4. Development and Planning Fees

The Community Development Department collects various fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. As of this writing, fees for staff time spent on a project are based on three levels of hourly rate service: \$126 per hour for “Management Staff,” \$94 per hour for “Technical Staff,” and \$88 per hour for “Inspection Staff.” Typically, most work is performed by technical and inspection staff. The Department requests a deposit at the time it begins to process a project based on an estimate of how much time will be spent. If the project ends up requiring more time, an invoice is processed for additional funds. If the project is completed before the entire deposit is used, a refund is processed. The City adopted the fee deposits as a measure to save costs for smaller and less complicated developments, in contrast to an average fee being applied to all projects. Table HE-35 is a list of deposit amounts charged by the City. Not all projects are processed using the hourly rate formula. For inspection of small projects, flat fees are charged.

**Table HE-35  
Development Deposits**

<b>Fee Type</b>	<b>Fees</b>
Appeal Processing	Residents: \$50 flat fee Developers: \$1,000 deposit
Certificate of Occupancy	\$60 flat fee
Conditional Use Permit	\$2,000 deposit
Development Agreement	\$5,000 deposit
Environmental Impact Review	\$2,000 deposit
General Plan Review	\$2,000 deposit
Plan Review	\$2,000 deposit
Precise Development	\$2,000 deposit
Tentative Subdivision Map	\$2,000 deposit
Zone Change	\$2,000 deposit
Zone Variance	\$2,000 deposit
Zoning Ordinance Amendment	\$2,000 deposit

Source: Community Development Department, City of Brea, 2012

New residential development projects in Brea are subject to various impact fees, which include Traffic Impact Fees, Water Impact Fees, Fire Impact Fees, and Dispatch Impact Fees.

Established in 1995, these fees apply to new developments in the City and annexed portions of its Sphere of Influence.

### Traffic Impact Fees

“Traffic Impact Fees” are required, in part, by Orange County’s Measure M, a transportation initiative passed in 1990. These are fair-share based fees designed to offset traffic impacts caused by new developments. In some cases, a developer may be required to make certain traffic improvements in addition to, or in-lieu of paying traffic impact fees. However, the total cost of traffic improvements and/or fees will not exceed the development’s fair-share toward mitigating its own impacts. The required fees must be paid prior to the issuance of any building permits. Table HE-36 is a schedule of the traffic impact fees.

**Table HE-36  
Traffic Impact Fee Schedule by Residential Land Uses**

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

Source: Community Development Department, City of Brea, 2012

### Fire Impact Fees

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

### Water Impact Fees

“Water Impact Fees” are assessed to ensure that adequate water infrastructure and facilities are provided to new development projects. In March 2003, the City Council adopted an updated Water Master Plan, which modified the water impact fee schedule originally adopted in 1995. In some cases, a developer may be required to make certain water improvements in

addition to, or in-lieu of paying water impact fees. However, the total cost of water improvements and/or fees will not exceed the development's fair-share of providing the water infrastructure or facilities. The amount of fees per dwelling unit varies depending upon a project's geographical location and elevation. In some instances, the exact amount of fee will only be able to be determined when the actual elevation or pressure service zone is precisely defined by the proposed development improvement plans. The water impact fee is automatically adjusted annually to account for inflation.

## Prototypical Project Development Fees

As a means of assessing the cost that fees contribute to development in Brea, the City has calculated the total fees associated with development of a prototypical single-family and multi-family project, modeled after two recent projects in the City. The single-family prototype is based on a construction of an individual 2,000 square foot home with 400 square foot garage and detached second unit; the multi-family prototype is based on development of Stone Valley Townhomes, a 22 unit development consisting of 1,200 square feet, two-bedroom units.



**Stone Valley Site (before)**

As indicated in Table HE-37, development fees for the prototypical single-family project run approximately \$30,000 per unit, whereas per unit fees for the multi-family project are around \$20,000. A comparable project fee analysis conducted in 2008 for Brea's last Housing Element documented similar fees for the multi-family prototype, and single-family fees of \$35,500 per unit; the higher single-family fees reflect environmental review required on the prior project, whereas the environmental review for the current sample projects had already been completed. In comparison with Brea's 2012 median 3 bedroom single-family sales price of \$439,000, and two-bedroom condominium sales price of \$250,000 (refer to Table HE-21), the development fees identified in Table HE-37 represent just 7.0 and 7.9 percent, respectively, of the median sales prices for single-family and condominium units.



**Stone Valley Townhomes (after)**

While the City can defer certain fees for affordable projects, the waiver of fees triggers prevailing wage requirements for the entire project (Labor Code Section 1720), substantially increasing the costs of development. As a means of specifically encouraging the inclusion of extremely low income (ELI - <30% AMI) units within affordable housing developments, the Housing Element includes a program for City Council to waive (or pay through the City Housing Trust Fund) 100% of application processing fees for projects with a minimum of ten percent ELI units, provided the project is using funding sources, such as federal HOME funds, where prevailing wage is already factored into the project cost.

**Table HE-37: Summary of Development Fees – Prototypical Projects**

<b>Fee Type</b>	<b>Single Family Unit</b>	<b>Multi-Family Unit</b>
<b>Community Development</b>		
Planning/Building/Engineering fees which includes:	3,546.94	1,371.39
Plan Review (Planning)		
Subdivision (Tract/Parcel Map) Review		
Building Plan Check (includes permits for electrical, mechanical and plumbing)		
Building Inspections		
Grading Permit		
Engineering Inspections		
Landscape - Plan Check and Inspections		
Fire Plan Check and Inspections		
School Fees (\$3.20 per square foot)	7,680.00	5,120.00
Parks/Recreation (fee)	9,818.00	5,611.00
Green Building Standards	9.00	
Other fees (records management/seismic)	40.72	26.82
<b>Sub-Total</b>	<b>21,094.66</b>	<b>12,129.21</b>
<b>City/County Infrastructure Fees:</b>		
Sewer-City	105.00	118.33
Water-City	2,647.61	2,578.00
Sanitation District Fees	3,341.00	2,549.00
<b>Sub-Total</b>	<b>6,093.61</b>	<b>5,245.33</b>
<b>Impact Fees:</b>		
Dispatch	55.00	40.00
Traffic	1,974.00	1,203.00
Water	362.00	385.00
Fire	1,029.00	731.00
<b>Sub-Total</b>	<b>3,420.00</b>	<b>2,359.00</b>
<b>Total Fees Per Unit</b>	<b>\$30,608.27</b>	<b>\$19,733.54</b>

Source: City of Brea, 2013

Fee Assessments based upon a typical single-family detached development (Huang Res.) of 2,000 sq. ft. of living area/400 sq. ft. garage, 3-bedroom unit. Residence on a 7,000 sq.ft. lot with a detached 2nd unit.

Fee Assessments based upon a typical multiple-family development (Stone Valley Townhomes) of 1200 sq. ft. of living area/400 sq. ft. garage, 2-bedroom unit. Project developed on 1 acre parcel.

## 5. Building Codes and Enforcement

Brea has adopted the latest version of the California Code of Regulations, Title 24, along with all required updates. The City has also incorporated the 2010 California Energy Code and Green Building Code Standards into the Municipal Code.

California's Code is now based upon the new International Code of Building Officials, which brings California building codes into consistency with the rest of the country. As part of the City's efforts to enhance the safety of building construction in Brea, the City's Building and Safety Manager participated in the Orange County Code Uniformity Group sponsored by the International Code Council. This group of 24 Orange County Building Officials coordinated their efforts to develop local amendments to the Code necessary to reflect local conditions.

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

- Fire sprinklers are required in buildings exceeding 6,000 square feet and in all new single-family homes.
- The hillside areas in Brea and its sphere of influence have been identified as a High Fire Hazard Severity Zone/Wildland Urban Interface. These areas are conducive to uncontrollable fires due to topography and native vegetation. Development in these areas is required to comply with the construction requirements of the Very High Fire Hazard Area Requirements Manual, including:
  - Fire sprinklers in all buildings
  - Ignition resistant construction materials
  - Class A roofing materials and assemblies
  - 180 foot fuel modification around structures
  - 24 foot two-lane street widths
- Proposed development within areas designated as having potential for methane gas generation are required to comply with the requirements of the City's Combustible Soil Mitigation System Installation and Inspection Requirements Manual. Soil sampling and testing is required for sites within 300 feet of historic oil wells, and to the extent oil or tar seeps are identified, the following mitigation is required:

- Installation of underground collection systems to collect water and oil
- Installation of an impermeable membrane or “liquid boot” under residential structures
- Installation of subslab venting systems
- Venting of all wells

As discussed earlier, the 1,600+ acres of Hillside Residential within Brea’s sphere of influence are constrained by a variety of environmental factors, including wildland fire hazards and methane gas. As these properties are annexed into the City, development will be subject to Fire and Building Codes necessary to ensure public health and safety. With several major hillside developments completed/underway/or under review - including Olinda Ranch (639 units), Blackstone (795 units), and Madrona (162 units) – the City’s standards have not served as a constraint to development.

## 6. Local Processing and Permit Procedures

Brea permits single-family development by right in all residential districts, and multi-family development by right in all multi-family districts. Due to potential compatibility issues associated with introducing residential uses within commercial districts, residential uses within Brea’s mixed use districts require either Precise Development Review (mixed-use projects with 5+ units), or a Conditional Use Permit (exclusively residential projects).

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

Brea’s development process can be summarized in the following steps, although all steps may not be necessary depending on the nature of a project. The City continues to focus on process improvements through its no cost screen check service, focused staffing on development projects through the cost center system, streamlining of permit processing through automation, and concurrent processing of entitlement and plan check processes. Furthermore, the City has developed a “User-Friendly

Handbook to Brea's Development Process" which it publishes on the City's website and provides as a handout to project applicants.

## Screen Check

The Screen Check process is a free service that allows a developer to meet with staff from various City departments before filing an application that initiates the development process. City staff help developers by assessing proposed projects, discussing concerns, and explaining any special requirements of the projects. Screen Check can potentially save developers time and money by addressing potential concerns at an early stage thereby avoiding delays later.

## Application Submittal

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

## Plan Review

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

## Precise Development Review (Mixed Use Zones)

The Precise Development Review (PD) process is used for review and analysis of mixed-use residential projects with five or more units within the Mixed Use zoning districts. The focus of the review is upon project specific details including site planning, architecture, landscaping, parking configuration, etc., to assess a project's compliance with development standards, compatibility with the neighborhood setting, and overall design quality. The PD Review process culminates with a public hearing before the Planning Commission concurrent with the any other entitlement associated with the project. In addition, applicants have the opportunity to concurrently process construction documents for

building code compliance (Plan Check) during the course of PD Review. PD Review from initial submittal through public hearing can be accomplished within 90 days, depending on the level of necessary environmental clearance.

**Conditional  
Use Permit  
(Mixed Use Zones)**

To ensure compatibility when introducing residential uses within Brea's commercial districts, the City requires a Conditional Use Permit (CUP) for exclusively residential projects within Mixed Use zones. The emphasis of the CUP is to provide any necessary safeguards as conditions of approval to protect the health, safety and general welfare of future occupants of the proposed residential development. Particularly since the majority of Brea's MU-I and MU-III zones front on the City's primary arterial roadways, the CUP process is utilized to address the incompatibilities inherent in placing street-level housing on high volume arterials. Findings required for approval of the CUP include: use is desirable for the development of the community and in harmony with the objectives of the General Plan, and site is of adequate size and shape to accommodate proposed development with all the necessary setbacks, landscaping and other buffers to ensure compatibility; these findings are consistent with the inclusion of housing within the Mixed Use zones.

Similar to the PD process described above, applicants have the opportunity to concurrently process construction documents for Plan Check during processing of the CUP, resulting in minimal, if any, additional processing time. Depending on the necessary environmental clearance, CUP review from initial submission through public hearing can be achieved in 90 days.

As a means of specifically incentivizing the provision of affordable units, the City has included a new program in the Housing Element (Program 15), to allow exclusively residential projects in the MU-I and MU-II zones by-right (without a CUP or PD review) in exchange for the incorporation of affordable units. Rental projects which provide a minimum of 15 percent very low income affordable units, and ownership projects which provide a minimum of 15 percent low income affordable units will be processed the same as an integrated mixed use project under zoning.

If a project is determined to require discretionary action, it is scheduled on the Planning Commission's agenda and public

## Planning Commission Approval

notice is given. Property owners within 500 feet of the proposed project are notified. Hearings are scheduled at least 10 days and not more than 40 days after acceptance of the application. The developer is strongly encouraged to work out potential problems with neighboring residents or business owners before the Commission meeting.

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

## Plan Check

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

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

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

## Building Permit

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

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

Prior to submitting an application for a building permit, a certificate of compatibility is required for individual single-family

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

## Project Final

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

## Summary of Processing Procedures

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

As a means of demonstrating the efficiency of Brea's processing procedures, the following summarizes the start to finish processing steps for a hypothetical mixed-use project within the MU-I zone district. As the project contains a mix of both residential and commercial uses and includes more than 5 units, Precise Development Plan review before the Planning Commission is required. Assuming proper applicant prepared plans, a realistic processing example could be as follows:

Day 1	Screen Check
Day 2	Application Submittal
Days 2-21	Staff review of plans, any comments delivered to applicant.
Days 21-35	Applicant prepares revisions, any other responses to staff comments.
Days 35-45	Any further comment, revision of plans, technical coordination between staff and applicant.
Days 45-90	Final coordination of details, confirm qualification for CEQA Class 32 exemption, preview to Planning Commission, public hearing notification, Planning Commission hearing and action.

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

## C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

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

### 1. Seismic Hazards

The City is likely to experience ground shaking associated with the active and potentially active fault systems in the surrounding area. The most severe ground shaking would result from earthquake activity on the Whittier fault zone. The Whittier fault is active and cuts across Brea and the Sphere of Influence diagonally (northwest/southeast orientation).

### 2. Slope Stability - Landslides and Subsidence

Stability of natural slopes in the rugged Carbon Canyon area is a significant concern. The numerous landslides that have occurred in this area attest to its stability hazards. There is some potential for erosion and slope instability related to stream activity along major canyons and drainage courses. Liquefaction may also occur in areas of Carbon Canyon and along the major drainages of Brea Creek and Fullerton Creek where perched water may exist.

### 3. Wildland Fire Hazards

Carbon Canyon and a significant portion of Brea's sphere of influence remain undeveloped, consisting of rugged topography with highly flammable native vegetation. Orange County has designated much of the hillsides Special Fire Protection Areas (SFPA) for wildland and urban interface fire risks. SFPA are geographic areas subject to uncontrollable fires due to formidable fire conditions, such as topography and native vegetation. As discussed in the earlier section on Building Codes and Enforcement, development within these High Fire Areas is required to comply with special construction requirements addressing construction and roofing materials, fire sprinklers, fuel modification, and street widths.

### 4. Flooding

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

### 5. Public Services and Facilities

As an urbanized community, the majority of Brea has already in place all of the necessary infrastructure to support future development. All land currently designated for residential use is served by sewer and water lines, streets, storm drains, and telephone, electrical, and gas lines. Future development in the hillsides and Carbon Canyon area will result in the need for additional infrastructure (roads, facilities providing water and power etc.) and public safety facilities including police, fire and paramedic services. These additional services and facilities will be funded by developers who are required to pay various impact fees.

## 4. HOUSING RESOURCES



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

### A. AVAILABILITY OF SITES FOR HOUSING

SCAG has determined the projected housing need for its region for the 2014-2021 Housing Element cycle, and has allocated this housing need to each jurisdiction by income category. This Regional Housing Needs Assessment (RHNA) represents the minimum number of housing units each community is required to plan for by providing “adequate sites” through the general plan and zoning. An important component of the Housing Element is the identification of adequate sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City’s share of regional housing needs (RHNA). Brea has a RHNA allocation of 1,851 units distributed among the following income groups: 213 extremely low income; 213 very low income; 305 low income; 335 moderate income; and 785 above moderate income units.

The largest component of Brea’s RHNA (42%) is for above-moderate income households, which is primarily addressed through single-family and executive style housing. Market rate apartment development and price-restricted ownership units provided through Brea’s inclusionary program can address the City’s moderate income RHNA needs. Housing for lower income households is not typically provided in the Orange County market without some level of subsidy or regulatory requirement, and thus the Housing Element will need to provide sites at sufficient densities, combined with programs to support

affordability, to address the housing needs of lower income households.

Brea's 2014-2021 residential sites inventory consists of the following components:

- Vacant single-family and hillside residential sites;
- Focused development sites within mixed-use areas; and
- Residential projects with development entitlements.

In aggregate, the City's residential sites capacity from the above sources provides for 4,104 additional units, including sites suitable for development of 1,380 lower income, 226 moderate income and 2,498 above moderate income units, providing more than sufficient capacity to address the City's RHNA allocation by income category, and described in detail in the following narrative. Parcel specific site inventories and maps are included in Appendix B to the Element.

## 1. Vacant Residential Sites

Brea's incorporated city limits encompass nearly ten square miles, totaling over 6,100 acres. Approximately one-fifth of the City's acreage is comprised of hillsides and open space, much of which has historically been used for oil production. Brea's 2003 General Plan established a Hillside Residential land use designation to provide for limited development within the privately-owned hillside areas of the City, as well as the 1,600 acres of hillsides within Brea's sphere of influence. Properties designated Hillside Residential are subject to the City's Hillside Management Ordinance, with permitted densities based upon average slope calculations, protection of environmental resources, and conformance with performance criteria.

As illustrated in Table HE-38, Carbon Canyon in Brea's eastern foothills contains over 400 vacant acres of Hillside Residential (excluding the 398 acre Madrona/former Canyon Crest project currently undergoing entitlements for 162 units). Analysis of the parcelization and ownership of this hillside acreage results in an estimated development potential for 145 new single-family units. Any projects with more than 20 units would be subject to Brea's 10 percent inclusionary requirement, resulting in 11 units required to be provided at levels affordable to moderate income homebuyers, or pay an in-lieu fee.

In addition to Carbon Canyon, Brea’s sphere of influence annexation agreement includes 141 vacant acres designated Hillside Residential located at the southwest corner of Valencia and Lambert adjacent to Olinda Ranch. This acreage could support 55 units, at an average density of one unit per 2.5 acres, and is automatically incorporated into the City of Brea in 2020, or upon receipt of a development application, whichever occurs first.

One primary area of vacant Low Density (R-1) Residential remains in Brea: 94 acres west of Valencia north of Lambert immediately west of Olinda Ranch, owned by Aera Energy. This Low Density site can yield 374 units, including 37 moderate income units, or payment of an in-lieu housing fee into Brea’s Housing Trust Fund.

**Table HE-38: Vacant Residential Sites**

<b>Land Use District</b>	<b>Realistic Residential Density (du/ac)</b>	<b>Acreage</b>	<b>Total Dwelling Units</b>	<b>Moderate Income (Inclusionary) Units</b>
Hillside (HR) – Carbon Canyon	Varies based on slope	439	145	11
Hillside (HR) – Valencia/Lambert	1 du/2.5 acres	141	55	5
Low Density (R-1)	4 du/acre	94	374	37
<b>Total</b>		674	574	53

Source: Vacant Land Survey, Community Development Department, City of Brea, 2013.

## 2. Mixed Use Sites



**South Brea Lofts**



**Downtown Collection**

In addition to providing for sensitive development within the City's hillsides, another key tenet of Brea's General Plan is the establishment of mixed-use districts in the City's older, more centrally located districts. Downtown Brea and the Birch Street Corridor are designated MU-I, providing for residential densities of up to 50 units/acre. Mixed Use II provides for up to 40 units/acre and applies to the former Unocal Research property and similar larger properties that would benefit from an integrated approach of development; the 260 unit Olen Pointe Apartments is an example of 40 unit/acre residential integrated within an existing office complex in the MU-II district. The MU-III designation is designed to facilitate the revitalization of deteriorated commercial corridors, such as South Brea Boulevard and portions of Imperial Highway, by allowing the integration of residential uses at densities up to 18 units/acre. The award winning South Brea Lofts, which provides 47 live/work townhomes, and most recently the Downtown Collection with 19 live/work townhomes, 8 duplex units, and 3 single-family homes, have been developed in the MU-III district.

The City's vision for development within the three mixed use districts, as articulated in the General Plan, is predominately residential in focus to help realize Brea's goals for workforce housing. Within the highest density MU-I district, affordable and mixed-income rental housing is emphasized, as exemplified by the Birch Street Lofts which provides 62 rental units, including 33 affordable units, at a density of 41 units per acre. All mixed use districts permit residential densities exclusive of commercial uses, which are separately regulated through floor area ratios (FAR). A description of Brea's vision for the future pattern of development within each of the three mixed use districts is presented in Appendix B to the Element.

While the General Plan designates a significant amount of land for mixed use (58 acres MU-I; 134 acres MU-II; 25 acres MU-III), for purposes of the 2014-2021 Housing Element, a two-tiered approach has been utilized to assess those mixed-use parcels most suitable for development during this eight year planning period. First, City staff updated the current Housing Element inventory of mixed use parcels that were either vacant or developed with an existing building greater than 30 years in age, and thereby more likely to be redeveloped. As indicated in Table

HE-39, this reduces the developable acreage to 43.6 acres in MU-I and 15.1 acres in MU-III.<sup>9</sup>

As a second refinement, the City identified “Focused Development Sites” from groupings of contiguous parcels which met one or more of the following criteria: development sites are anchored by Agency-owned or vacant parcels; sites include a high ratio of surface parking lots; City is aware of development interest on the site; a single parcel is of significant size (> 1 acre); and/or existing uses are particularly underutilized and marginal. As presented in Table HE-39, this second tier of refinements yields 34.5 acres of MU-I and 7.2 acres of MU-III.



**Focused Development Site**

In terms of estimating the residential development capacity on these Focused Development Sites, the City selected a development density based on recent projects built under the new mixed-use standards. For MU-III, the maximum density of 18 units/acre is utilized, the density of South Walnut Bungalows project developed on .5 acres in the nearby MU-I district. South Brea Lofts and the Downtown Collection were also built to MU-III standards, but due to the larger unit sizes (up to 2,200 square feet) in South Brea Lofts, and the inclusion of three single-family units in the Downtown Collection, densities in both of these projects were slightly lower at 17 du/acre.

Since Brea has not had a recent project developed in the MU-I district, for purposes of estimating development potential, MU-I densities are conservatively estimated at 80 percent of the maximum, or 40 units/acre. The achievement of this density under MU-I development standards is confirmed through review of a site planning concept submitted to the City for Focused Development Site #2 (refer to Appendix B). The preliminary site plan for this 25,916 square foot site proposes 27 units, translating to 45 units per acre. Planning staff have reviewed the proposed site plan against the MU-I development standards and found it to be consistent with code criteria. While the site plan concept has not yet been developed to an extent providing for architectural concepts and other relevant project details, staff believes these issues could be successfully resolved without sacrificing density. Birch Street Lofts in Downtown Brea, while built prior to adoption of the mixed-use zoning standards, serve

<sup>9</sup> MU-II sites were not included in this analysis because the La Floresta projects already have entitlements and projects pending for Brea’s MU-II sites.

as a model for MU-I development, with two stories of rental housing above ground floor retail at a density of 41 units per acre.

As presented in Table HE-39, using these realistic development densities, a total of 275 new units can be accommodated within the MU-III district, with 128 of these units on Focused Development Sites. Within the MU-I district, 1,744 high density units can be developed, including 1,380 units on Focused Development Sites.

A detailed inventory of all the MU-I and MU-III parcels included in the Housing Element sites inventory is presented in Appendix B to the Element. Parcels which comprise the Focused Development Sites are highlighted in the inventory, with a separate map presented for each area. As a means of documenting how Focused Development Sites can realistically be assembled and developed during in the planning period, a detailed "Sites Suitability Analysis" narrative has been prepared for each of the seven MU-I sites, also included in Appendix B. This analysis further details existing conditions, including the presence of economically marginal uses, underutilized parking lots, and City (former Redevelopment Agency) owned parcels, as well as where there has been recent development interest on the sites.

**Table HE-39: Mixed Use Residential Sites**

Land Use District	Realistic Density	Tier 1 Vacant /Use >30 years		Tier 2 Focused Development Sites	
		Acres	Unit Potential	Acres	Unit Potential
Mixed Use III	18 du/acre	15.1	275	7.2	128
Mixed Use I	40 du/acre	43.6	1,744	34.5	1,380
<b>Total</b>		58.7	2,019	41.7	1,508

Source: Land Use Survey, Community Development Department, City of Brea, 2013

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

### 3. Projects in Process

Several large residential projects in various stage of entitlement will contribute towards addressing Brea’s housing needs. Projects under construction with occupancy projected to occur prior to 2014 are discussed under *Evaluation of 2008-2014 Housing Element Accomplishments* (Section 5A). Only those projects with occupancy in the 2014-2021 planning cycle are credited towards the sites inventory, as presented in Table HE-40:

#### Entitled Projects

- **La Floresta** is a master planned community consisting of two non-contiguous sites: the 119 acre La Floresta Village (Site #1), and the 91 acre Birch Hills (Site #2).

**La Floresta Village** is a mixed-use community being developed on the site of the former Unocal Research Center. The Village is entitled for up to 1,110 units, including active adult single-family homes, condominiums, and independent living, as well as non-age restricted single-family homes, townhomes, and live/work lofts. The 116 unit Capriana Senior Living and 59 townhome units in Planning Area 7 will be ready for occupancy in 2013, with the remaining 935 entitled units to come on line during the 2014-2016 time frame.

**Birch Hills** consists of three components: an 18-hole executive golf course, 132 townhomes and 115 very low income affordable workforce apartments being developed to fulfill La Floresta’s ten percent inclusionary housing requirement. Birch Hills Apartments will be occupied in 2013, and therefore just the 132 Birch Hills townhomes are credited towards the 2014-2021 Housing Element sites inventory.



La Floresta Site Plan

- **Central Park Village** is a mixed use project consisting of 369 apartments/lofts, 83 townhomes, 66,000 square feet of new commercial/ retail space, and a one acre park. The 15 acre site, which was rezoned from Light Industrial to MU-II, is located on the former Brea Community Hospital site which closed in 2005. Pursuant to the City’s Inclusionary Housing Ordinance, ten percent, or 45 units, will be restricted as affordable to moderate income households.

- The 800 acre **Blackstone Planned Community** in Tonner Hills, which will total up to 701 single-family homes at buildout, has entitlements for 329 market rate units in phases 4-6 projected to come on line in 2014-2016. The County has processed this development and as certificates of occupancy are issued, the homes are transferred into Brea under an annexation agreement.
- Jamboree Housing has developed a 94 unit 100% affordable project (**Bonterra Apartments**) within the Blackstone PC to fulfill the project’s affordable housing requirements. Brea’s former Redevelopment Agency provided \$1.2 million in assistance to the project and the project has been annexed into the City. However, the annexation agreement with the County specifies that these affordable units are to be credited towards the County’s Housing Element RHNA obligations, and thus have not been reflected in Table HE-40.
- In Carbon Canyon, the **Madrona** project (formerly Canyon Crest that was put on hold after the Freeway Complex Fire in 2008) proposes 162 market rate single-family homes. The project is currently on appeal to the City Council and is anticipated to be heard in late 2013.
- Several **small infill projects**, totaling 12 units, have also received planning entitlements. These include Puente Homes (5 units), Elm/Date single-story homes (3 units), and Ash Street Townhomes (4 units).



**Bonterra Apartments**

**Table HE-40: Projects with Entitlements or Pending Entitlements  
(Occupancy Post 2013)**

<b>Project Name</b>	<b>Total Units</b>	<b>Moderate Income</b>	<b>Market Rate</b>
La Floresta Village	935		935
Birch Hills <sup>1</sup>	132		132
Central Park Village	452	45	407
Blackstone <sup>1</sup>	329		329
Madrona	162		162
Infill Projects	12		12
<b>Total</b>	<b>2,022</b>	<b>45</b>	<b>1,977</b>

Source: Brea Community Development Department, April 2013.

<sup>1</sup>Does not include Birch Hills Apartments 115 very low income units to be occupied in 2013.

<sup>2</sup>Does not include the 94 unit Bonterra affordable apartments which are credited to the County in accordance with the annexation agreement.

## 4. Comparison of Sites Inventory with RHNA

Table HE-41 compares Brea’s RHNA for 1,851 new units with the City’s aggregate residential sites inventory derived from the following:

- 574 units on vacant residential sites
- 1,508 units on Focused Development Sites within the MU-I and MU-III districts
- 2,022 units in projects with entitlements/pending entitlements

**Table HE-41  
Comparison of Regional Housing Growth Need and Residential Sites**

<b>Income Category</b>	<b>Entitled Projects (post 2013) occupancy</b>	<b>Minimum Density Guidelines</b>	<b>Vacant Residential Sites</b>	<b>Mixed Use Sites</b>	<b>Total Unit Potential</b>	<b>Total RHNA</b>
<b>Very Low</b>	--	≥30 units/acre	--	1,380	1,380	426
<b>Low</b>	--					305
<b>Moderate</b>	45	≥15 units/acre	53	128	226	335
<b>Above Moderate</b>	1,977	<15 units/acre	521	--	2,498	785
<b>Total Units</b>	2,022		574	1,508	4,104	1,851

In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, Housing Element statutes now provide for use of “default densities” to assess affordability. Based on its population, Brea falls within the default density of 30 units/acre for providing sites affordable to very low and low-income households. For moderate-income households, based on several moderate-income projects developed in the City, the City has chosen a threshold of 15 units/acre to reflect a reasonable density with which moderate-income development can be achieved. Allocating Brea’s residential sites inventory based on these density thresholds, combined with the affordability mix anticipated in both entitled

and projects with pending entitlements, results in the provision of sites suitable for development of 1,380 units affordable to lower income households, 226 units affordable to moderate income households, and 2,498 units for above moderate income households.

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

### Availability of Public Facilities and Services

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

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

## B. FINANCIAL RESOURCES

The extent to which Brea can achieve its Housing Element goals is in large part dependent upon the availability of financial resources.

The primary local source of funds for affordable housing in Brea has traditionally been its Redevelopment Agency's Low and Moderate Income Housing Fund, which generated approximately \$4.7 million per year for housing activities. However, due to passage of Assembly Bill (AB) 1X 26, redevelopment agencies across California have been eliminated as of February 1, 2012, removing this tool for creating affordable housing. Loans made by Brea's former Redevelopment Agency using Low and Moderate Income Housing Funds will return to the City acting as the Agency's Housing Successor, and will be deposited into a Housing Asset Fund to support future affordable housing development; proceeds from any land or property sales purchased with Low/Mod funds will also contribute to Brea's Housing Asset Fund.

The City will continue to explore new funding sources and programs, and opportunities to partner with the private sector and local non-profit organizations. Examples of new funding opportunities include:

- The \$93 million Golden State Acquisition Fund (GSAF) was launched in early 2013 by State HCD in partnership with seven Community Development Financial Institutions (CDFIs), providing developers and public agencies with access to favorably priced funds for developing and preserving affordable rental and ownership housing.
- Passage of SB 391, the California Home and Jobs Act, would generate approximately \$525 million annually for affordable housing by imposing a \$75 recording fee on real estate documents; the bill will be heard by the Assembly Appropriations Committee in 2014.

The following summarizes the major sources of housing funds that may be available to carry out housing activities in Brea during the planning period.

## 1. City Housing Trust Fund

The City allows the payment of in-lieu fees to fulfill the inclusionary housing requirement under the Affordable Housing Ordinance. The City Council decides, on a case by case basis, whether a developer can pay in-lieu fees instead of providing the required affordable housing units. The in-lieu fees collected are deposited into a City Housing Trust Fund to be used exclusively for the development or maintenance of housing affordable to low- and moderate-income households. The Trust Fund has a current balance of approximately \$2 million.

## 2. Community Development Block Grant (CDBG) Funds

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities benefiting low-income persons. The CDBG program provides formula funding to larger cities and counties, while smaller cities (less than 50,000 population) generally compete for funding that is allocated to and administered by the state or county. As a smaller city, Brea applies annually to the Orange County Housing and Community Services Department for CDBG funds. The City receives approximately \$150,000 in annual funds, which it uses to fund its Residential Rehabilitation programs and Neighborhood Enhancement Program.

## 3. HOME Investment Partnership Program

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

The County of Orange Housing and Community Services Department (HCS) periodically releases Notices of Funding

Availability (NOFA) for HOME funds for specified activities. Brea responds to the County's NOFAs as they are made available.

## 4. Housing Agreements

The City of Brea and its former Redevelopment Agency have assisted in the development of new affordable housing units by entering into Disposition and Development Agreements (DDA) or Owner Participation Agreements (OPA) with developers. DDAs or OPAs may provide for the disposition of City-owned land at a price which can support the development of units at an affordable housing cost for low- and moderate-income households. These agreements may also provide for development assistance, usually in the form of a density bonus or the payment of specified development fees or other development costs which cannot be supported by the proposed development. With the loss of redevelopment, it is unlikely these type of housing agreements will occur during the planning period.

## 5. Low Income Housing Tax Credits (LIHTC)

The federal LIHTC program is used to encourage the construction and rehabilitation of low-income rental housing, and represents the deepest federal subsidy available for rental housing. In 1987, the California legislature created a state LIHTC program to supplement the federal credit. Both programs are structured to allow investors an annual tax credit over a ten-year period, provided that housing meets low-income occupancy requirements: 20 percent very-low income (50% AMI) units, or 40 percent low income (60% AMI) units. Developers apply to the State Tax Credit Allocation Committee (TCAC) in one of two annual rounds for 9 percent tax credits, or on an ongoing basis for 4 percent credits. Competition for state and federal LIHTC is intense. TCAC's highest funding priority is for rental housing for large families. Preservation of at-risk rental housing is also an eligible activity under tax credits.

## 6. State Dept of Housing & Community Development (HCD) Programs

Major programs with potential applicability in Brea include:

- Multi-family Housing Program: Low interest loans for development, acquisition/rehabilitation and preservation of affordable rental housing.
- Multi-family Housing Program – Supportive Housing: Loans for rental housing with supportive services for the disabled who are homeless or at risk of homelessness.
- Building Equity and Growth in Neighborhoods (BEGIN): Grants to cities to provide downpayment assistance (\$30,000) to low and moderate-income purchasers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.
- Infill Infrastructure Grant Program: Funding of public infrastructure to facilitate infill housing development.
- Transit-Oriented Development Program: Funding for housing/infrastructure within ¼ mile of transit stations.

## 7. California Housing Finance Agency (CalHFA) Programs

CalHFA administers a Residential Development Loan program, providing low interest, short term loans to local governments for site acquisition and predevelopment expenses related to development of affordable infill, owner occupied housing. The Development Loan Program links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers. Through the Downpayment Assistance Program, CalHFA makes below market loans to first-time buyers of up to 3 percent of the sales price. CalHFA also provides loans for non-profit agencies to acquire and preserve at-risk rental housing.

## 8. CalHOME

CalHOME provides grants to cities and non-profit developers to fund first-time homebuyer mortgage assistance and owner-occupied housing rehabilitation. CalHome also issues loans to cities and non-profits to fund homeownership development projects; loans are converted into grants as qualifying households occupy units.

## C. ADMINISTRATIVE RESOURCES

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

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

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

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

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

and lending services; foreclosure prevention services; and community building programs.

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

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

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

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

## D. OPPORTUNITIES FOR ENERGY CONSERVATION

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

### 1. Green Building Practices

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

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

Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impact. The 2010 California Building Standards Code establishes mandatory Statewide green building standards; Brea has adopted the California Green Building Standards Code (CALGREEN) in its entirety.

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

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

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

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

- Development of programs by the Building and Safety Division to encourage energy efficiency, such as one-stop permitting, on-line permitting and separate zero net energy permit processes.
- Addition of the Green Life, Green Brea section of the City’s website to present comprehensive information on Brea’s varied sustainability efforts.
- Establishment of the Green Life, Green Brea award, used to recognize exceptional energy efficient projects in the private sector.
- Provision of information to rehabilitation loan applicants on use of green materials and energy conserving measures in home improvements.
- Require where feasible, for new residential construction to use “solar ready” guidelines, for the easy, cost effective installation of solar energy systems in the future.
- Information page on the City’s website to assist and guide Brea residents to locate contractors, incentives and financial resources to install photovoltaic panels on their homes or businesses.
- In August 2013, the City became a participating jurisdiction in the California Home Energy Renovation Opportunity (HERO) Program, providing property owners with low interest financing for energy and water efficiency improvements and electric vehicle charging infrastructure



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

## 2. Brea Energy Efficiency & Solar Power Project

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

Overall, the combined improvements will offset 86,884 metric tons of CO<sub>2</sub> emissions over the project's 25-year life span as \$13 million in net savings accumulates. The City's main goal for this project was to generate long-term General Fund and Water Fund savings. Even after paying for infrastructure costs, continued savings will result while simultaneously reducing energy usage by more than 40 percent.

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

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

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

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

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

**Goal 1**

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

**Goal 2**

*Plan for the sustainable stewardship of natural resources.*

**Goal 3**

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

**Goal 4**

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

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

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

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

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

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

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

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

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

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

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

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

- The 115 unit very low and low income **Birch Hills Apartments** developed by Jamboree Housing is designed to the Platinum LEED standard. The property's sustainable footprint includes: solar panels to provide power and water heating for common areas; optimum water efficiency features; energy efficient lighting; and ENERGY STAR appliances in each apartment unit. An on-site community garden offers local produce and helps to promote healthy eating among residents. The Birch Hills Apartments

received the 2013 Outstanding Planning Project Award from the Orange Section of the American Planning Association.



**Downtown Collection Solar Panels**

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

## 4. Energy Conservation Programs Offered through Local Utilities

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

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

Income-qualified Edison and So Cal Gas customers may be eligible for the State's Energy Savings Assistance program, and/or a 20% bill discount under the California Alternate Rates for Energy (CARE) program.

### **Energy Upgrade California (EUC)**

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

## 5. HOUSING PLAN



Sections 2 through 4 of the Housing Element establish the housing needs, opportunities and constraints in the City of Brea. The following Housing Plan section first evaluates the accomplishments of the last adopted housing element and then presents the City's 2014-2021 Housing Plan. This Plan sets forth Brea's goals, policies, and programs to address the identified housing needs of the City.

### A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible (e.g. the number of units that were rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

Brea's prior Housing Element was adopted in 2008, and sets forth a series of housing programs with related objectives for the following topic areas: housing conservation and maintenance; provision of adequate affordable housing; provision of adequate housing sites; removal of governmental constraints; and promotion of equal housing opportunities. Table HE-42 summarizes the progress in implementation of these programs since 2008, their effectiveness, and continued appropriateness to the 2014-2021 Housing Element. The section concludes with an overall summary of Brea's accomplishments and progress in meeting its quantified objectives for new construction, rehabilitation, and conservation of housing. The results of this analysis provide the basis for developing the comprehensive program strategy presented in Part C of this section.

**Table HE-42  
Review of Accomplishments under 2008-2014 Housing Element**

Policy/Program	Accomplishments
<b>Goal: Conserve Existing Supply of Affordable Housing</b>	
<p><b>1. Neighborhood Enhancement Plan</b>  <u>Action:</u> Undertake activities identified in the 1999 Neighborhood Enhancement Plan to facilitate neighborhood upgrading in the six Focus Areas, with emphasis on community outreach.</p>	<p><u>Progress:</u> Between 2008-2011, the City continued to implement the Neighborhood Enhancement Plan, including focused code enforcement, alley improvements, marketing of Brea’s rehabilitation program, and several Neighborhood Enhancement Clean-Up Days.  <u>Effectiveness:</u> The program has been very effective in countering neighborhood deterioration that might have otherwise taken place.  <u>Appropriateness:</u> While the City will continue to implement its Housing Rehabilitation and Code Enforcement programs on a Citywide basis, improvements have been achieved within the Focus Areas, and combined with the loss in redevelopment funds, a Neighborhood Enhancement Program will be implemented on a reduced scale.</p>
<p><b>2. Single-Family Rehabilitation Program</b>  <u>Action:</u> Provide low-interest rehabilitation loans to lower income homeowners with the goal of issuing 18 loans and 4 grants annually.</p>	<p><u>Progress:</u> Between 2008-2012, the City provided rehabilitation loans and grants to a total of 95 households, including 7 extremely low income, 80 very low income, and 8 low income. In addition to families, this program is very popular with seniors living in mobile homes.  <u>Effectiveness:</u> With an average of 15 households assisted annually, the program was very successful, yet fell slightly below the city’s goal to assist 22 households annually. The City manages Federal funds, allocated through the County of Orange, to help households finance home repairs. In the past, RDA set-aside funds have also been used for more extensive improvements, such as room additions to alleviate overcrowding.  <u>Appropriateness:</u> As a large portion of Brea’s single-family housing stock reaches the age of needed upgrading and repairs, the Single-Family Rehabilitation program remains integral to maintaining the quality of the City’s housing.</p>
<p><b>3. Paint Your Heart Out Brea</b>  <u>Action:</u> Paint and perform minor repairs on 5 homes annually.</p>	<p><u>Progress:</u> The Economic Development Division has coordinated the painting of 51 houses through the volunteer “Paint Your Heart Out” Program through 2011. Many of these homes were in the Neighborhood Enhancement Areas. In 2012, the Program was halted due to the wind-down of the City’s redevelopment program.  <u>Effectiveness:</u> Very successful while in operation.  <u>Appropriateness:</u> While the City will continue to implement its Housing Rehabilitation and Code Enforcement programs, due to the loss in redevelopment funds, a separate Paint Your Heart Out Program is no longer viable.</p>

**Table HE-42  
Review of Accomplishments under 2008-2014 Housing Element**

<b>Policy/Program</b>	<b>Accomplishments</b>
<p><b>4. Rental Rehabilitation and Assistance Program</b>  <u>Action:</u> Provide rehabilitation and refinancing loans to qualifying owners of rental properties and mobile-home parks. Inform owners about program, with goal of rehabilitating 25 units over the planning period.</p>	<p><u>Progress:</u> The City utilized Redevelopment Housing funds to achieve rehabilitation of the 92 unit Imperial Park Apartments and transfer of ownership to KDF communities. No applications were received in 2011 or 2012.</p> <p><u>Effectiveness:</u> Successful in upgrading rental housing and preserving for low- and moderate-income households. However, in the current high rent market, difficult to attract property owners into program due to required rent restrictions. With the loss of redevelopment funding, this program will need to rely on the limited monies available through the City's Housing Trust Fund.</p> <p><u>Appropriateness:</u> Rental rehabilitation remains an important tool to maintain and upgrade older apartment buildings in the City. While the current market environment make this program economically challenging to utilize, the program may become more economically viable as market conditions change over the 8 year planning period.</p>
<p><b>5. Multi-family Housing Acquisition/ Rehabilitation</b>  <u>Action:</u> Identify apartments in need of rehabilitation, and work with non-profits to acquire and rehabilitate units.</p>	<p><u>Progress:</u> Acquisition and rehabilitation of the 92 unit Imperial Park Apartments (described under Program #4) and 16 unit Acacia Apartments (described under Program #5a) were completed during the planning period. Due to the economic downturn and loss of Redevelopment Housing Funds, this program was inactive in 2011 and 2012.</p> <p><u>Effectiveness:</u> Very successful when working with established and experienced non-profit entities. With financial assistance from the City, the non-profits are able to oversee the acquisition and rehabilitation process and stay in place as long-term owners and operators. In return for City financial assistance, deed restrictions are recorded which assure long-term affordability.</p> <p><u>Appropriateness:</u> The acquisition/rehabilitation program provides a mechanism for upgrading Brea's rental housing stock, improving the quality of life in neighborhoods, and providing long-term affordable housing. With the elimination of redevelopment agency funding, future funding sources will be limited to the City's Housing Trust Fund, loan repayments to Brea's Housing Successor Agency, tax credits, and other competitive grant monies.</p>

**Table HE-42  
Review of Accomplishments under 2008-2014 Housing Element**

<b>Policy/Program</b>	<b>Accomplishments</b>
<p><b>5a. Committed Assistance – Acacia Apartments</b>  <u>Action:</u> Purchase affordability covenants on market rate units to provide 13 very low and 3 low-income units.</p>	<p><u>Progress:</u> The former Redevelopment Agency purchased four blighted 4-plexes within one of Brea’s Neighborhood Enhancement Areas and completed substantial rehabilitation improvements for a total investment of \$5.5 million. All tenants were moved back into their rehabilitated units by July 2010, with 15 units provided at affordable rents to very low income and 1 unit provided to low income households. As transferring ownership to a non-profit purchaser has not yet been successful, the City has retained ownership of the 16 units, and established 55 year affordability covenants that run with the land.</p> <p><u>Effectiveness:</u> Very successful. The program has eliminated existing overcrowding, rehabilitated deteriorated rental housing, and provided long-term affordable housing.</p> <p><u>Appropriateness:</u> The Acacia Apartments committed assistance program was completed and the City plans to transfer this property to a non-profit.</p>
<p><b>6. Preservation of Assisted Housing</b>  <u>Action:</u> Contact property owners at Brea’s 3 at-risk projects (Brea Woods, Civic Center Apts, Town and Country Apts). Provide preservation incentives; work with priority purchasers; provide tenant education.</p>	<p><u>Progress:</u> The City has contacted owners of both Brea Woods and Civic Center Apartments to discuss provision of City rehabilitation assistance in exchange for extending affordability controls beyond 2014. As the expiration dates on the 3 at-risk projects approach, if the property owner expresses potential interest in preservation, the City’s economic consultant will perform a present value analysis to determine the cost of a rent buy-down loan on each project.</p> <p><u>Effectiveness:</u> None of the at-risk projects has converted to market-rate, and the City continues to actively pursue preservation options.</p> <p><u>Appropriateness:</u> While this program remains highly appropriate for the updated Housing Element, with the loss of redevelopment funds to provide property owner incentives, preservation will be difficult to achieve.</p>
<p><b>7. Senior Subsidy Program</b>  <u>Action:</u> Provide rental subsidies to very low-income seniors, with the goal of assisting 120 seniors monthly.</p>	<p><u>Progress:</u> The program was able to assist 120 senior households monthly through 2012 up until the dissolution of the Redevelopment Agency. The program is now winding down through attrition, with approximately 90 seniors currently receiving assistance (December 2012).</p> <p><u>Effectiveness:</u> The Senior Subsidy Program has been effective in assisting very low income senior (age 62+) tenants on fixed incomes with rent subsidies.</p> <p><u>Appropriateness:</u> Due to the elimination of Redevelopment funding, this program is winding down through attrition and is no longer appropriate for the updated Housing Element.</p>

**Table HE-42  
Review of Accomplishments under 2008-2014 Housing Element**

<b>Policy/Program</b>	<b>Accomplishments</b>
<p><b>8. One-Time Rental Assistance Program</b>  <u>Action:</u> Provide emergency rental assistance to lower income tenants on an as-needed basis.</p>	<p><u>Progress:</u> The program provided rental assistance to 20 clients (extremely low to low income households) between 2008-2011. The Program was then halted in 2012 due to the wind-down of the City's redevelopment program.  <u>Effectiveness:</u> While in operation, this program was effective in providing emergency assistance in order to stay evictions, assist in extreme financial crisis, and pay initial move-in costs.  <u>Appropriateness:</u> Due to the loss in Redevelopment funding, this program is no longer appropriate for the updated Housing Element.</p>
<p><b>9. Section 8 Rental Assistance (Certificate/Voucher) Program</b>  <u>Action:</u> Continue current levels of Section 8 assistance, and direct eligible households to the County program.</p>	<p><u>Progress:</u> Brea continues to participate in the Section 8 assistance program, and assisted 225 Brea households in completing applications for assistance.  <u>Effectiveness:</u> Very successful, especially with assisting senior citizens.  <u>Appropriateness:</u> This program has enabled Brea to assist many more seniors than just the 90 in the Senior Subsidy Program, and also assists some of Brea's extremely-low-income families.</p>
<p><b>Goal: Assist in Provision of Housing</b></p>	
<p><b>10. Homebuyer Assistance Program</b>  <u>Action:</u> Provide second mortgages to help lower and moderate-income families purchase homes in Brea, with a goal to assist five households annually.</p>	<p><u>Progress:</u> Between 2008-2011, 28 downpayment assistance loans were provided for low and moderate income households. The City also conducted a workshop for homeowners at-risk of foreclosure. With the wind-down of the City's redevelopment program in 2012, the program will operate in a far more limited basis.  <u>Effectiveness:</u> While in operation, the program was effective in moving income qualified renters into homeownership.  <u>Appropriateness:</u> Program no longer active due to loss of RDA funds. City will instead promote first-time homebuyer assistance available through outside sources, and use its inclusionary housing program to generate affordable ownership units.</p>
<p><b>11. Affordable Housing Development Assistance</b>  <u>Action:</u> Provide financial and regulatory incentives to developers to increase affordable housing. Focus portion of Agency assistance towards rental projects for lower income renters and large families.</p>	<p><u>Progress:</u> From 2008-2012, the City provided financial and regulatory incentives to the following affordable and mixed income housing projects, totaling 165 affordable units: Olen Pointe Apartments (260 units/26 moderate); Stone Valley Townhomes (22 moderate units); Brea Downtown Collection (30 units/3 moderate); Birch Hills Apartments (12 extremely low, 102 very low income). The City also provided assistance to Bonterra Apartments (10 extremely low, 55 very low, 28 low income units), but under the annexation agreement, the County receives housing element credit for these units.  <u>Effectiveness:</u> With 165 affordable units provided, the City has been effective in the provision of a variety of affordable housing throughout the community.  <u>Appropriateness:</u> Brea's affordable housing development program remains appropriate to the Housing Element, but will be scaled back based on available resources.</p>

**Table HE-42  
Review of Accomplishments under 2008-2014 Housing Element**

<b>Policy/Program</b>	<b>Accomplishments</b>
<p><b>12. Affordable Housing Ordinance</b>  <u>Action:</u> Require developers of residential projects with 20 or more units to provide 10% of the units for housing affordable to low- and moderate-income households, or pay an in-lieu fee. Evaluate increasing requirement to 15% in Redevelopment Project Areas.</p>	<p><u>Progress:</u> The City has continued to implement the requirements of the Affordable Housing Ordinance, and provided 166 workforce housing units. With the elimination of the Redevelopment Agency, increasing the inclusionary requirement to 15% within RDA Project Areas is no longer applicable.  <u>Effectiveness:</u> With 166 affordable units produced during the planning period and 51 moderate income units with planning entitlements (Summerwind and Central Park Village), the ongoing use of the mandatory 10% inclusionary housing program has been key to Brea’s success in producing affordable housing.  <u>Appropriateness:</u> The inclusionary program remains appropriate for the updated Housing Element.</p>
<p><b>13. Housing Breans Advisory Board</b>  <u>Action:</u> Provide community input into the City’s housing efforts. Conduct regular meetings to involve the Board in affordable housing activities.</p>	<p><u>Progress:</u> Since its creation in 1991, the Housing Breans Advisory Board has been effective in overseeing progress under the Brea Redevelopment Agency’s housing programs, and making recommendations to City Council.  <u>Effectiveness:</u> The Housing Breans Advisory Board has played an integral role in providing input and insight into the community’s housing needs and priorities.  <u>Appropriateness:</u> The City will utilize the City Council Development Committee to establish housing policy direction on an as needed basis. This program is no longer necessary for the updated Housing Element.</p>
<p><b>Goal: Provide Adequate Housing Sites</b></p>	
<p><b>14. Land Use Element and Sites Inventory</b>  <u>Action:</u> Maintain an inventory of residential and mixed use sites and provide to developers in conjunction with information on incentives.</p>	<p><u>Progress:</u> Since the comprehensive General Plan update in 2003, the Community Development Department staff continues to maintain a current inventory of residential and mixed-use sites. This database was placed on the City’s website in 2008 and is updated regularly.  <u>Effectiveness:</u> The update of the Land Use Element was highly effective in providing additional sites for housing in Brea.  <u>Appropriateness:</u> Implementation of the Land Use Element remains an appropriate program for the Housing Element, along with maintaining an inventory of suitable sites for residential and mixed-use development.</p>
<p><b>15. Annexation of Areas in Sphere of Influence</b>  <u>Action:</u> Pursue phased annexation of the Sphere of Influence consistent with infrastructure capacities as a means of accommodating future housing growth.</p>	<p><u>Progress:</u> In 2006, the City successfully completed the annexation of over 500 acres for the Tonner Hills project (now known as Blackstone) and surrounding lands. The Community Development Department continues to monitor annexation opportunities to accommodate future housing growth.  <u>Effectiveness:</u> Brea’s annexation program has been effective in providing additional sites into the City for housing development.  <u>Appropriateness:</u> This program remains appropriate to the updated Housing Element.</p>

**Table HE-42  
Review of Accomplishments under 2008-2014 Housing Element**

<b>Policy/Program</b>	<b>Accomplishments</b>
<p><b>16. Second Units</b>  <u>Action:</u> Provide additional sites for rental housing within existing residential neighborhoods through implementation of the City's second unit ordinance.</p>	<p><u>Progress:</u> Between 2008-2013, 12 second units received ministerial planning approvals. In order to allow for smaller units on more constrained single-family lots, the City revised its ordinance to allow for efficiency units (150 sq ft).  <u>Effectiveness:</u> The City continues to process requests for second units, however the level of activity has been relatively modest. The City will evaluate modifications to its current second unit standards, and pursue expanded educational outreach including model second unit development plans.  <u>Appropriateness:</u> This program remains appropriate to the Housing Element.</p>
<b>Goal: Remove Governmental Constraints</b>	
<p><b>17. Regulatory Incentives</b>  <u>Action:</u> Continue to offer incentives for affordable housing. Periodically review all regulations, ordinances and fees.</p>	<p><u>Progress:</u> On-going. All current incentives continue, with a regular annual review to identify any newly needed incentives, from which none have been identified to date.  <u>Effectiveness:</u> Brea has been effective in utilizing a combination of regulatory and financial incentives to achieve affordable units.  <u>Appropriateness:</u> While this program remains appropriate to the Element, it will focus on regulatory incentives through density bonus and other mechanisms, whereas financial assistance will be more limited due to the loss of redevelopment, and will be part of the Affordable Housing Development program.</p>
<p><b>18. Efficient Project Processing</b>  <u>Action:</u> Continue to offer streamlined development processing, and periodically review procedures.</p>	<p><u>Progress:</u> On-going. The Community Development Department conducts regular audits of our permitting functions and provides any necessary adjustments to assure the most efficient processes available are implemented.  <u>Effectiveness:</u> The City has been effective in providing efficient processing of projects.  <u>Appropriateness:</u> The time and uncertainty involved with processing development projects can contribute significantly to project costs, serving as a disincentive to development. Brea's continued focus on efficient processing through its Community Development Department remains integral to the way the City does business.</p>
<p><b>19. Zoning for Emergency Shelters</b>  <u>Action:</u> Amend the City's Zoning Ordinance by 2009 to make explicit provisions for shelters in the M-1 zone.</p>	<p><u>Progress:</u> These Zoning Code changes were completed and adopted by City Council on October 20, 2009.  <u>Effectiveness:</u> The City has not received any requests for an emergency shelter but the program was effective in updating the City's regulations to facilitate such development.  <u>Appropriateness:</u> This program has been completed and is no longer necessary for the updated Housing Element.</p>

**Table HE-42  
Review of Accomplishments under 2008-2014 Housing Element**

Policy/Program	Accomplishments
<b>Goal: Promote Equal Housing Opportunity</b>	
<p><b>20. Fair Housing Program</b>  <u>Action:</u> Promote fair housing practices. Provide educational information on fair housing to the public. Refer fair housing complaints to the Orange County Fair Housing Council.</p>	<p><u>Progress:</u> The City continues to contract with the Fair Housing Council of Orange County to implement the regional Fair Housing Plan (AI), and to offer fair housing services and tenant/landlord counseling to residents. The City also continued to promote fair housing practices through articles published in the "Brea Line" and various brochures available at City public services counters.  <u>Effectiveness:</u> Fair housing brochures are provided at City Hall, the Brea Community Center, and at other public locations throughout the community. The program has been effective in promoting fair housing and disseminating information on available services.  <u>Appropriateness:</u> The Fair Housing Program provides an important service to residents and landlords in the community, and remains appropriate for the Housing Element update.</p>
<p><b>21. Accessible Housing</b>  <u>Action:</u> Develop reasonable accommodation procedures by 2009; encourage Universal Design in new development; provide rehabilitation grants for accessibility improvements.</p>	<p><u>Progress:</u> Adopted reasonable accommodation policies and procedures to ensure persons with disabilities have fair access to housing. An informational brochure regarding Universal Design has been produced by the City and is used regularly with development applicants to make them aware of opportunities within their projects. Staff then uses the Universal Design checklist in discussions with applicants within Plan Review with the goal to provide as many Universal Design features within projects as possible.  <u>Effectiveness:</u> The program has been effective in incorporating accessibility features in new development and providing reasonable accommodation for disabled individuals.  <u>Appropriateness:</u> Informing the public about opportunities for reasonable accommodation, and working with development applicants to provide Universal Design remains appropriate for the updated Housing Element.</p>
<p><b>22. Senior Shared Housing</b>  <u>Action:</u> Evaluate the parameters for establishing and funding a senior shared housing program by 2009.</p>	<p><u>Progress:</u> The City informally assists seniors in identifying housing opportunities through the Senior Center, but has not established a formal Senior Shared Housing Program.  <u>Effectiveness:</u> The program was not formally implemented.  <u>Appropriateness:</u> This program remains under consideration for future implementation and will be incorporated within a comprehensive program for senior housing opportunities in the Housing Element.</p>

## Summary of Housing Accomplishments

Since the adoption of the 2008 Housing Element, the City of Brea has made significant progress in achieving its housing goals:



**Stone Valley Townhomes**



**Brea Downtown Collection**



**Acacia Apartments after rehabilitation**

- Provision of 191 new low and moderate income workforce housing units through Redevelopment Agency assistance and Brea's inclusionary housing ordinance, including 12 extremely low and 111 very low income units.
- Issuance of building permits for 12 new second units.
- Redevelopment Agency acquisition and rehabilitation of 108 deteriorated apartment units (Acacia St. and Imperial Park/Terrace Apts), and preservation as long term affordable housing.
- Provision of 95 single-family rehabilitation loans to lower income single-family homeowners.
- Provision of 28 loans for low and moderate-income first-time homebuyers.
- Ongoing provision of rent subsidies for very low-income seniors through the Senior Subsidy Program.
- Provision of one-time emergency rental assistance to 20 lower income households, and assisted 225 households complete applications for Section 8 rental assistance.
- Improved housing conditions in the neighborhoods identified in the Neighborhood Enhancement Plan, including focused code enforcement, alley improvements, marketing of Brea's rehabilitation program, and numerous Neighborhood Enhancement Clean-Up Days.
- Initiation of the "Paint Your Heart Out" program, providing volunteers to refurbish home exteriors occupied by lower income households, with 51 homes assisted or refurbished.
- Revision of Zoning Ordinance to provide zoning for emergency shelters by-right.
- Adoption of Reasonable Accommodation policies and procedures to ensure that persons with disabilities have equal access to housing.
- Ongoing meetings of the Housing Breans Advisory Board to provide community input into the City's housing efforts.

Table HE-43 summarizes Brea’s progress in meeting its 2008 Housing Element quantified objectives.

**Table HE-43: Progress Towards 2008-2014 Quantified Objectives**

Income Level	New Construction (2006-2013)		Rehabilitation		Conservation	
	Goal	Progress	Goal	Progress	Goal	Progress
Very Low	441	123	173	113	120	120
Low	356	12	121	90	36	36
Moderate	404	68			39	39
Above Moderate	847	697				
<b>Totals</b>	<b>2,048</b>	<b>900</b>	<b>294</b>	<b>203</b>	<b>195</b>	<b>195</b>

**New construction** goal reflects RHNA; progress includes 520 units issued building permits as reported to the State Department of Finance through 2012, and 380 entitled units in progress with occupancy projected to occur 2013 within this planning period.

**Rehabilitation goal** reflects single-family (161 units) and rental (25 units) rehabilitation projects, and multi-family acquisition/rehabilitation (108 units – Imperial Park and Acacia). Progress reflects 95 single-family rehab grants/loans and 108 multi-family rehab units in Imperial Park and Acacia Apartments.

**Preservation goal** reflects Senior Rent Subsidies (120 households), and continuation of rent restrictions in Brea Woods (36 low, 39 moderate) during the 2008-2014 planning period.

Based on review of residential building permits issued between January 2006 – December 2012, Brea fulfilled approximately half of its regional housing construction needs, or “RHNA” for 2,048 new units (refer to Appendix A for summary of building permits issued and projects with expected occupancy during the current planning period). The collapse of the real estate market in 2007 and prolonged economic recession significantly impacted the level of development activity in Brea and throughout most of the State. The City, its former Redevelopment Agency, and Brea’s various housing partners were able to achieve the development of 123 units affordable to very low-income households, 12 units affordable to low income households, and 68 moderate income units during the planning period.

In terms of housing rehabilitation, the City provided assistance to 95 lower income single-family homeowners, or an average of 19 per year, slightly below its goal to assist 22 households annually. Brea also achieved the acquisition and rehabilitation of 108 units in Imperial Park and Acacia Apartments.

Finally, the City met its conservation goal through 120 locally funded senior rent subsidies, and continued rent restrictions in

the 75 affordable units at risk of conversion in Brea Woods Apartments during the planning period. However, due to the elimination of Redevelopment funding, the Senior Rent Subsidy Program is winding down through attrition and will no longer be included in the updated Housing Element. City staff have contacted the owners at Brea Woods to discuss extending affordability controls beyond 2014, but the property owner is not interested, so these 75 affordable units will likely convert to market rate during the upcoming 2014-2021 planning period.

## B. GOALS AND POLICIES

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

### Maintaining Existing Housing Quality and Affordability

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

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

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

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

**Policy 1.4 Neighborhood Involvement**  
Encourage resident involvement in addressing maintenance of housing in their neighborhoods.

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

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

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

## Provision of New Affordable Housing

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

**Policy 2.1** **Financial Resources**

Pursue expanded financial resources to support in the production of housing affordable to Brea's modest income workforce and special needs populations. Provide funding priority to projects that include units for extremely low income households and other difficult to serve groups.

**Policy 2.2** **Mixed Income Housing**

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

**Policy 2.3** **Homeownership Assistance**

Encourage the provision of financial assistance to low and moderate first-time homebuyers through County and State programs.

**Policy 2.4** **Rental Housing for Families**

Support the provision of rental housing to accommodate large families.

**Policy 2.5** **Senior Housing**

Facilitate the development of senior housing with supportive services.

**Policy 2.6** **Housing for Workforce**

Promote the City's Affordable Housing Programs with employers in Brea.

**Policy 2.7** **Public/Private Partnerships**

Explore collaborative partnerships with non-profit organizations, advocacy groups, developers, the business community and governmental agencies in the provision of affordable, workforce and special needs housing.

## Provision of Adequate Housing Sites

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

**Policy 3.1 Variety of Housing Choices**

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

**Policy 3.2 Housing in Downtown Brea**

Provide opportunities for mixed use and infill housing development opportunities in Downtown Brea as part of the City’s ongoing revitalization strategy for the area.

**Policy 3.3 Residential Mixed Use**

Promote the efficient use of land by encouraging commercial and residential uses on the same property in both horizontal and vertical mixed-use configurations.

**Policy 3.4 Reuse Sites**

Explore reuse opportunities on obsolete or underutilized commercial and industrial sites.

**Policy 3.5 Second Units**

Encourage and facilitate the provision of second units in existing and new development as a form of multi-generational housing.

**Policy 3.6 Hillside Development**

Base allowable densities in Brea’s hillsides on the ability of infrastructure, landform, physical constraints, and emergency response capabilities to support new development

**Policy 3.7 Annexations**

Pursue phased annexation of Brea’s Sphere of Influence to provide additional growth opportunities for a range of housing types consistent with infrastructure capacities.

## Removal of Governmental Constraints

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

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

**Policy 4.2 Flexible Development Guidelines**  
Provide flexibility in development/design guidelines to accommodate new models and approaches to providing housing, such as transit-oriented development, mixed use, and live/work housing.

**Policy 4.3 Efficient Use of Multi-Family/Mixed Use Zoning**  
Encourage the sustainable use of land and promote affordability by establishing minimum densities and prohibiting new single-family development within multi-family and mixed-use land use districts.

**Policy 4.4 Development Processing**  
Maintain the City's expedited and coordinated permit-processing system.

**Policy 4.5 Development Certainty**  
Promote development certainty and minimize discretionary review for affordable housing.

Equal  
Housing  
Opportunities  
and Special  
Needs

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

**Policy 5.1 Fair Housing**  
Support the provision of fair housing services and tenant/landlord mediation to City residents.

**Policy 5.2 Homeless Housing and Services**  
Support continued efforts to implement the Orange County Continuum of Care program for the homeless. Provide services to persons and families at-risk of homelessness through Brea’s Family Resource Center and local human services agencies. As part of the City’s Annual Housing Element Report, evaluate the effectiveness of the M-1 zone in facilitating the provision of emergency shelters.

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

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

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

Sustainability,  
Energy  
Efficiency and  
Healthy  
Community

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

**Policy 6.1 Smart Growth**

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

**Policy 6.2 Green Building**

Implement Brea's Green Building Program to ensure new development is energy and water efficient.

**Policy 6.3 Energy Efficiency and Alternative Energy Sources**

Promote modifications to increase energy efficiency and the use of alternative energy sources such as solar energy, cogeneration, and non-fossil fuels.

**Policy 6.4 Healthy Community**

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

**Policy 6.5 Transportation Alternatives and Walkability**

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

**Policy 6.6 Jobs/Housing Balance**

Encourage a closer link between housing and jobs in the community, including housing opportunities affordable to Brea's modest income workforce.

## C. HOUSING PROGRAMS

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

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

Brea’s housing plan for addressing unmet needs, removing constraints, and achieving quantitative and qualitative objectives is described in this section according to the above six areas. The housing programs described on the following pages include existing programs as well as several new programs, which have been added to address the City’s unmet housing needs. The program summary (Table HE-44) included at the end of this section specifies for each program the following: eight-year objective(s), funding source(s), and agency responsible for implementation of the program.

## Maintaining Existing Housing Quality and Affordability

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

### 1. Single-family Rehabilitation Program

Brea offers a zero percent interest, deferred payment rehabilitation loan program for lower income (80% AMI) single-family homeowners. Grants of up to \$7,500 are also available for very-low-income (50% AMI) households. The maximum loan amount is \$35,000, although loan amounts typically vary from \$15,000 to \$25,000. Homeowners may receive loans to address the following types of problems: painting, plumbing, leaks, sagging ceiling, electrical problems, termite damage, damaged floor tile and carpeting, poor drainage, crumbling chimney, roof leaks and related improvements. The City may also provide funding for room additions to alleviate overcrowded conditions. The City conducts program advertising through the Brea newsletter, on the City website, and on the City's cable access channel. City staff also offers technical assistance to the property owner, including determining the needed repairs, completing the loan application, and negotiating with contractors.

**2014-2021 Objective:** Continue to provide rehabilitation loans and grants to qualified lower income homeowners. The objective is to issue 15-18 loans and grants annually, dependent upon funding levels.

### 2. Rental Rehabilitation Program

The Rental Rehabilitation Program provides rehabilitation and refinancing loans to qualified owners of rental properties and mobile home parks. Typical loan amounts range between \$10,000 to \$20,000 per unit with fixed interest rates and 30-year

terms. These loans make it possible for apartment and/or mobile home park owners to afford high standards of housing maintenance. In return for the loans, property owners must: (1) maintain affordable rent levels for a portion of the units as determined by the Redevelopment Agency; (2) provide property maintenance covenants; and (3) provide and maintain a significant level of affordability for the long term.

**2014-2021 Objective:** Continue to inform owners of apartments about the Rental Rehabilitation Program, and pursue HOME and other available State and federal funds to support the program.

### 3. Multi-family Housing Acquisition and Rehabilitation

A key program in Brea’s overall strategy to provide affordable housing to lower income households has been through the acquisition and rehabilitation of aging and/or deteriorating apartment complexes. Under this program, the City acquires or assists in the acquisition of a problem apartment complex and then works with the development partner to coordinate the rehabilitation, maintenance, and management of the project as long term affordable housing. Through acquisition and rehabilitation of the 92 units Imperial Park Apartments, and 16 unit Acacia Apartments during the last planning period, Brea has demonstrated the success of this program in improving the City’s aging stock of multi-family rental units.

**2014-2021 Objective:** Identify apartments in need of rehabilitation, and cooperate with non-profit housing providers to secure funds to acquire and rehabilitate the units.

### 4. Preservation of Assisted Housing

Brea contains five projects, totaling 146 rent-restricted units, considered at risk of conversion to market rate during the 2013-2023 period – Birch Terrace Apartments (18 very low/low units), Brea Woods Apartments (75 low/mod units), Civic Center Apartments (16 very low/low units), Orange Villa Senior Apartments (9 low units), and William’s Senior Apartments (28 low/mod units). City staff have contacted the property owners of the two projects at risk of conversion in 2014 (Brea Woods and Civic Center Apartments) to discuss providing City

rehabilitation assistance in exchange for extending affordability controls, but neither owner is interested, and thus the 91 rent restricted units in these two projects will likely convert to market rate.

The following are strategies the City will undertake to work towards preservation of the 55 at-risk units in Birch Terrace, Orange Villa Senior Apartments, and William's Senior Apartments:

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

**2014-2021 Objective:** Contact property owners of at-risk projects to initiate preservation discussions. Based on the outcome of these discussions, the City will: 1) provide preservation incentives to owners; 2) work with priority purchasers; and 3) coordinate technical assistance and education to affected tenants. Financial assistance may include HOME, CDBG, and State preservation funds to incentivize owners to maintain affordable rents, or in the case of transfer of ownership to a non-profit, assistance in property acquisition and rehabilitation.

## 5. Section 8 Rental Assistance

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

**2014-2021 Objective:** The City’s objective is to continue current levels of Section 8 rental assistance, to direct eligible households to the County program and, as necessary, assist households in completing their Section 8 application. Encourage landlords to register units with the Housing Authority and undergo education on the Section 8 program.

### Provision of New Affordable Housing

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

## 6. Affordable Housing Ordinance

In 1993, the City adopted the Affordable Housing Ordinance which requires projects with 20 or more units to allocate 10 percent for housing affordable to low- and moderate-income households (provided that the City determines the provision of the affordable units does not make the project economically infeasible). The City can approve various financial or regulatory incentives to offset the costs of developing the required affordable units, including: reduced unit sizes; flexible development standards for on and off-site improvements; use of Building Code alternatives; and direct financial assistance. Instead of providing the required affordable units, at the

discretion of the City Council, a developer may be allowed to pay in-lieu fees to be deposited into an Affordable Housing Trust Fund. With nearly 300 inclusionary units produced to date, implementation of the City's mandatory 10 percent inclusionary housing program has been key to Brea's success in producing workforce housing units.

**2014-2021 Objective:** Continue to utilize the Affordable Housing Ordinance as a tool to integrate affordable housing within market rate developments, or alternatively, to generate fees in support of affordable developments in off-site locations.

## 7. Affordable Housing Development Assistance

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

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

The City also provides technical assistance to developers in support of affordable housing development, including evaluation of projects for appropriate use of funding sources and assistance in moving projects forward through the public review process.

**2014-2021 Objective:** Continue to provide financial and regulatory incentives to private developers to increase the supply of affordable housing in Brea. Within the MU-I district, emphasize development of affordable and mixed income rental housing, and monitor development to ensure affordable housing opportunities are being provided.

## Provision of Adequate Housing Sites

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

### 8. Land Use Element and Sites Inventory

The Land Use Element of the General Plan provides for a variety of housing types in Brea, with densities ranging from one unit per five acres to 50 dwelling units per acre. Mixed-use districts within the older, more centrally located areas of the City provide opportunities for people to live, work, shop and recreate without having to use their cars. The residential sites analysis demonstrates the availability for development of approximately 4,000 units during the 2014-2021 Housing Element time frame, including over 1,300 medium- and high-density (30+ du/acre) mixed use units.

This residential development potential is more than adequate to address the City's share of regional housing needs, identified as 1,851 new dwelling units. As part of this Housing Element update, City staff updated the parcel-specific vacant and underutilized sites inventory that will continue to be used to assist developers in the identification of potential sites.

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

**2014-2021 Objective:** Continue to provide appropriate land use designations to address Brea's share of regional housing needs, and provide incentives for consolidation of smaller parcels for

development. Maintain an inventory of potential residential and mixed-use sites to provide to developers in conjunction with information on available development incentives for development of affordable units. Provide information on Focused Development Sites on the City website.

## 9. Mixed Use/High Density Opportunity Sites

With adoption of the City's General Plan in 2003, Brea began encouraging residential/commercial mixed use in select locations in the Downtown and on larger underutilized sites. The City continues to recognize the key role that mixed use development can play in helping to address Brea's workforce housing needs, and by locating higher density housing in proximity to jobs, services and transit, can also serve to implement Brea's goals for sustainability. Brea is committed to providing expanded opportunities for mixed use development, and has identified the following opportunity sites for evaluation:

- Mercury Lane corridor
- Brea Mall
- Birch Street/State College Intersection
- Imperial Highway/State College Boulevard intersection

These four sites consist of groupings of vacant and underutilized commercial and light industrial parcels identified as potentially suitable for mixed-use or high-density residential infill development. The two State College sites and the Brea Mall site are all located along OCTA's planned bus rapid transit (BRT) corridor, a 28 mile-fixed route running between the Brea Mall and Irvine Transportation Center. By integrating higher density residential and mixed use along this corridor, Brea is taking a proactive role in implementing the regional SB 375 Sustainable Communities Strategy to reduce greenhouse gas emissions.

**2014-2021 Objective:** In conjunction with the focused update of Brea's General Plan, evaluate the suitability of re-designating one or more of the four identified opportunity sites for mixed use and high density residential development and/or other sites as may be identified.

## 10. Creation of Higher Density Residential Zoning

Brea's Development Code establishes four primary residential zone districts (HR, R-1, R-2, R-3), with the R-3 zone district providing the highest permitted densities of 24.89 units per acre. State Housing Element statutes establish minimum default densities for site affordability, and based on its population, Brea falls within the minimum default density threshold of 30 units per acre for development of housing affordable to lower income households (refer to Chapter 4, Section A5). As a means of better facilitating affordability within new multi-family development, the City will evaluate establishing a new R-3H zone district to accommodate by-right densities of between 30-40 units per acre. R-3H development standards, along with new multi-family design guidelines (refer to Program 17) will be established to ensure this higher density development is consistent with the quality and visual character expectation of the Brea community.

**2014-2021 Objective:** Evaluate the potential of a new R-3H zoning designation and associated General Plan land use designation. In conjunction with the focused update of Brea's General Plan, evaluate the suitability of re-designating one or more of the four opportunity sites (identified in Program 9) for mixed use or residential development and/or other sites as may be identified. Work with a design professional to establish R-3H design and development standards.

## 11. Second Units

A second unit is an attached or detached dwelling unit which provides complete, independent living facilities for one or more persons on the same parcel as the primary single-family dwelling. Second units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students and single persons. Second, the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes. Brea permits second units by right in the HR and R-1 zones.

Pursuant to current State law, Brea provides for second units through a ministerial, non-discretionary process. Chapters 20.208.040 and 20.212.020 of the Municipal Code permit attached and detached second units in Brea's single-family zones, subject to the development standards of the underlying zone. One additional off-street garage parking space is required for the second unit.

While Brea continues to process second unit applications, with 12 permits issued during the last 2008-2013 planning period, the level of activity has been fairly modest. Considering the benefits second units can offer an aging population in particular, the City will undertake the following actions to encourage and facilitate the provision of second units:

- Re-evaluate current second unit standards, including requirement for garage parking and adherence to 35% lot coverage maximum. Consider allowance for reduced setbacks and deviations from other standards through an administrative remedy process.
- Evaluate expanding permitted locations from R-1 to additional residential and mixed use zone districts.
- Develop design guidelines and sample site plans.
- Develop an educational brochure on second units, and discuss with development applicants opportunities to integrate second units in project design.

**2014-2021 Objective:** By 2015, re-evaluate the City's current second unit standards and amend the Zoning Code to better facilitate the provision of second units for seniors, caregivers, and other modest income households. Develop an educational brochure and make information available on the City's website, at the City Hall public counter, and at the Senior Center. Prepare design guidelines and sample site plans, and encourage residential developers to integrate into project design as a form of multi-generational housing.

## 12. Publicly-Owned Land for Affordable Housing

As a predominately built-out city, Brea has few remaining vacant properties suitable for residential development. This shortage of vacant developable land necessitates the use of alternative

mechanisms for providing sites for housing. Such mechanisms can include long-term leases of surplus publicly-owned land and sale of air rights. Within master planned developments, Brea has also been successful in using its Affordable Housing Ordinance to leverage private land donations for development by non-profit housing developers, including donation of over ten acres of land in two master planned projects.

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

Pursuant to AB 1484, upon receiving a finding of completion from the Department of Finance, the Brea Successor Agency will prepare a long-range Property Management Plan to address the use and disposition of former RDA real property assets, providing potential land resources for affordable housing.

**2014-2021 Objective:** Prepare an inventory of public and former RDA-owned land that is not designated as open space, including parking lots, and examine the feasibility of their use for housing. Evaluate modification of the City's zoning regulations to conditionally allow residential uses in the P-F zone.

## 13. Annexation of Sphere of Influence

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

## Removal of Governmental Constraints

**2014-2021 Objective:** Pursue phased annexation of the Sphere of Influence to provide additional growth opportunities for a range of housing types, consistent with infrastructure capacities.

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

### 14. Regulatory Incentives

Brea has a strong track record in providing regulatory incentives to facilitate the development of affordable housing. The City provides the following incentives to developers to off-set or reduce the costs of providing affordable housing: density bonus, flexible development standards, use of building code alternatives, assistance in applying for public funds as well as any other viable means. Where direct City assistance is involved, the City typically enters into a Development Agreement, which provides regulatory relief from density, parking, and other multi-family development standards in exchange for affordable housing and creative design. The City also uses the administrative process to provide flexibility in height, setback, open space, parking and other requirements. In order to specifically encourage the provision of housing affordable for extremely low income households (ELI - <30% AMI), the City will waive (via reimbursement through the Housing Trust Fund) application processing fees for projects with a minimum ten percent ELI units, or not less than one unit, provided the project is utilizing funding sources, such as federal HOME funds, where prevailing wage is already factored into the project cost.

**2014-2021 Objectives:** Continue to offer regulatory incentives to facilitate the provision of affordable housing by private developers. Provide a waiver via payment through the City Housing Trust Fund, of application fees for projects with a minimum 10% Extremely Low Income units, to the extent funds are available. The City will periodically review all regulations, ordinances, and residential fees related to housing rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate.

## 15. Affordable Housing Incentives in Mixed Use Zones

A key tenet of Brea's General Plan is the provision of Mixed Use districts which support and encourage the integration of residential and commercial uses within a single development. While stand-alone multi-family residential is permitted, it requires both a conditional use permit and precise development review permit from the Planning Commission. In addition, General Plan policy is to only permit densities at the high end of the Mixed Use density range for projects that "clearly integrate uses."

With the majority of future multi-family growth potential occurring within Brea's Mixed Use districts, it is of key importance that the City's standards and procedures do not hinder the provision of housing. As a means of better facilitating residential development, while at the same time incentivizing the provision of affordable units, the City will amend its Mixed Use I and II zones to allow for stand-alone residential by-right (without CUP or PD) and allow densities at the top end of the density range in exchange for the incorporation of affordable units. More specifically, rental projects which provide a minimum of 15 percent very low income affordable units, and ownership projects which provide a minimum of 15 percent low income affordable units, will be treated the same as an integrated mixed use project under this zoning criteria.

**2014-2021 Objectives:** Initiate text amendments to Mixed Use I and Mixed Use II zoning designations for stand-alone multi-family residential which incorporates a minimum of 15 percent affordable units to: 1) eliminate discretionary review; and 2) allow for development at the top end of the Mixed Use density range.

## 16. Multi-family Development in Multi-family Zones

Brea's General Plan establishes both minimum and maximum densities within its Residential and Mixed Use land use districts. However, the City's Development Code explicitly identifies single-family residential as a permitted use within multi-family (R-3) and Mixed-Use (MU-I, MU-II, MU-III) zones. In addition,

the density range established for the High Density Residential General Plan land use designation extends from 12.1 – 24.89 units/acre, potentially allowing these higher density sites to be built with lower intensity, single-family detached dwellings. In order to encourage well-designed multi-family housing to be built to at least the mid- to high-end of the General Plan density range, the City will evaluate the establishment of minimum zoning density thresholds and the establishment of narrower multi-family density ranges to encourage an increased intensity of residential development in areas of the City.

**2014-2021 Objectives:** Develop standards within the Zoning Code that promote multi-family development in multi-family and mixed use zoning districts, and discourage the development of single-family homes in such districts.

## 17. Multi-family Design Guidelines

As suburban communities are becoming more urbanized and developing on infill sites surrounded by existing uses, Breans are recognizing the important role design guidelines can play in improving both the compatibility, longevity, and overall quality of development. Establishing a clear set of design guidelines can also help to expedite the planning review process. As a means of providing better up-front direction to the development community regarding the desired character of multi-family residential development in Brea, the City will develop an illustrative set of Multi-Family Design Guidelines. The Guidelines will be informational, rather than prescriptive, and may be interpreted with flexibility in their application to individual projects. In addition to building and site design elements, the Multi-Family Design Guidelines will also integrate recommendations for sustainable site planning and green building design to minimize reliance on natural resources and encourage alternative modes of transportation.

**2014-2021 Objectives:** Develop and adopt Multi-Family Design Guidelines which address development compatibility and promote sustainable site design and building practices

## 18. CEQA Exemptions for Infill Projects

Brea will continue to utilize allowable California Environmental Quality Act (CEQA) exemptions for qualified urban infill and other residential projects where site characteristics and an absence of potentially significant environmental impacts allow. Use of the CEQA exemption must be consistent with the environmental review of individual projects.

**2014-2021 Objectives:** Continue to utilize categorical exemptions under CEQA on a case-by-case basis as appropriate based on the facts and circumstances of individual residential and mixed use infill development projects.

## 19. Efficient Project Processing

A major goal of Brea's Community Development Department is to maintain streamlined project processing procedures. The Department's Development Process handbook provides an informative step-by-step guide aimed at simplifying the development process. The no-charge Screen Check service provides project applicants an up-front discussion of project processing needs to better enable preparation of a complete application at initial submittal, saving developers time and money. The City assigns a project "case manager" to each development project to serve as the City's central liaison and expedite projects from initial filing through entitlement. And for projects requiring discretionary entitlements, concurrent processing with Plan Check processes results in significant timesaving. Another way the City assists developers in project processing is through the Guaranteed Second Opinion Program. Developers are given the opportunity to ask for a second opinion on how a regulation or policy is interpreted at any point during the permit process. In addition, the Community Development Department uses "Tell Us" cards to monitor performance from the developer's perspective.

**2014-2021 Objective:** Continue to offer streamlined development processing, and will periodically review departmental processing procedures to ensure efficient project processing.

## Equal Housing Opportunities and Special Needs

To adequately meet the housing needs of all segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability. More generally, this program component entails ways to further fair housing practices, including accommodations for persons with disabilities.

### 20. Fair Housing Program

The City uses the services of the Orange County Fair Housing Council for fair housing outreach and educational information, fair housing complaints, tenant/landlord dispute resolution, and housing information and counseling. The role of the Council is to provide services to jurisdictions, agencies, and the general public to further fair housing practices in the sale or rental of housing.

In order to provide greater consistency with fair housing laws, the City will revise its current definition of "family" within its Zoning Code to: 1) not limit to persons related by blood, marriage or adoption; and 2) not limit the number of unrelated persons living together,

**2014-2021 Objective:** Continue to promote fair housing practices, and refer fair housing complaints to the Orange County Fair Housing Council. As a means of furthering fair housing education and outreach, the City will advertise the fair housing program through placement of fair housing services brochures at the public counter, the Community Center, and through the City's newsletter. The City will amend the Zoning Code to update the definition of "family" consistent with fair housing laws.

### 21. Housing Accessibility

As Brea's population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The City adopts updates to Uniform Building and Housing Codes to reflect current accessibility requirements in new construction, and has adopted policies and procedures for requesting a reasonable accommodation with respect to zoning, permit processing and building codes for persons with

disabilities. Lower income homeowners can receive grants for accessibility improvements through Brea's Residential Rehabilitation Program.

In addition to enforcing Building Code requirements for accessibility, Brea promotes greater levels of accessibility through its Universal Design program. The goal of Universal Design is to accommodate a wide range of abilities including children, aging populations, and persons with disabilities by providing features in residential construction that enhance accessibility. Brea has adopted Universal Design principles and modifications for residential homebuilders, and requests all developers incorporate Universal Design features when submitting proposed designs to the City.

**2014-2021 Objective:** As a means of expanding accessible housing for persons with disabilities, the City will:

- Implement procedures for disabled individuals to request a reasonable accommodation from zoning and building standards without requiring a permit or fee.
- Continue to adopt accessibility updates to building and housing codes.
- Provide all residential development applicants with a copy of the City's *Universal Design Principles and Modifications for Residential Homebuilders* brochure, and make recommendations on universal design features as part of the development review process.
- Provide rehabilitation grants to income-qualified households for accessibility improvements.

## 22. Senior Housing Opportunities

Senior citizens (age 65+) have grown to comprise nearly one-quarter of Brea's households. Nearly half of Brea's seniors are age 75 and above, and 40 percent of the community's 3,200 senior households live alone. Addressing the needs of senior residents requires strategies which foster independent living (such as accessibility improvements, universal design, second units, shared housing and rehabilitation assistance), as well as strategies which encourage the provision of variety of supportive living environments for seniors of all income levels.

The development of La Floresta's active adult condominiums and single-family homes, and Capriana's independent senior living units will offer expanded housing options for Brea's more affluent seniors. Integration of mixed use housing opportunities in the Downtown within walking distance of services can provide housing suitable for more modest income seniors, and adoption of incentives for inclusion of lower income units will help to address those most in need (refer to Program 15).

**2014-2021 Objective:** Continue to actively pursue opportunities to provide a range of housing options to address the diverse needs of Brea's growing number of senior citizens. Consult with senior housing and gerontology experts to assist the City in adequately planning for these major demographic changes in the population.

## 23. Housing Opportunities for Persons Living with Developmental Disabilities

The Orange County Regional Center (OCRC) reports that nearly 60 percent of their adult clients with developmental disabilities live with their parents, and as these parents age and become more frail, their adult disabled children will require alternative housing options. The OCRC has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing. The City will work with the OCRC to implement an outreach program informing Brea families of housing and services available for persons with developmental disabilities, including making information available on the City's website.

Brea currently supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in R-3 and commercial zones subject to a conditional use permit

- Regulation of supportive housing as a residential use of property, and to permit in districts where residential is permitted subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Implementation of programs to facilitate affordable housing, including the Affordable Housing Ordinance, Affordable Housing Development Assistance, Multi-Family Acquisition/Rehab and Second Units, among others.

**2014-2021 Objective:** Continue to support a variety of housing types to help address the needs of persons with developmental disabilities, and work in cooperation with the OCRC to publicize information on available resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects.

## 24. Veteran and Homeless Assistance

California is home to nearly 2 million veterans, of which an estimated 19,000 are homeless. Within Orange County, the Dept of Veterans Affairs identifies 132,000 veterans, and estimates that 870 (12%) of the 7,000 homeless countywide are veterans.

The Orange County Veterans Service Office actively pursues the rights of veterans and their dependents for access to various entitlements that may have been earned through military service. They are the most knowledgeable about programs for health and education, as well as being up-to-date when there are any changes in the law. A certified veteran's services counselor (CVSO) now holds monthly office hours at the Brea Family Resource Center to discuss benefits claims and provide referrals that may be needed.

Several affordable housing resources may also be available to veterans. The City of Brea has added veterans as a preference group under its Affordable Housing Ordinance, providing veterans priority on the Program's waiting list (along with existing Brea residents and persons who work in the City). Similarly, the Section 8 rental assistance program administered by the County Housing Authority also provides preference to veterans. The Veterans Housing and Homeless Prevention Act (AB 639) proposes to restructure \$600 million in existing State

bond money towards construction and rehabilitation of affordable, supportive housing for veterans.

**2014-2021 Objective:** Promote housing and supportive services for veterans by: 1) hosting the Veterans Service Office at the Family Resource Center; 2) providing priority assistance under the City's Affordable Housing Ordinance; 3) considering veterans' needs in future affordable housing development; 4) assisting veterans in completing applications for Section 8; and 5) supporting passage of AB 639 to provide expanded financial resources for veterans housing.

The City of Brea is committed to fostering the health and long-term sustainability of its community, as exemplified by the following implementing programs and objectives.

Sustainability,  
Energy  
Efficiency and  
Healthy  
Community

## 25. Prioritization of Sustainable Housing Projects

The Federal Department of Housing and Urban Development (HUD), Department of Transportation (DOT), and the Environmental Protection Agency (EPA) formed an interagency partnership in 2009 for Sustainable Communities, incorporating livability principles into the provision of housing. Transit-oriented and mixed use developments are two of these key principles, focusing on the provision of housing in relative proximity to transit and amenities, therefore reducing the need for cars owned by residents. Community benefits associated with transit-accessible and mixed use housing include: better health outcomes, increased access to employment, reduced infrastructure costs to the City, additional economic development, and increased tax revenue.

The City of Brea places a high priority on sustainability, and will prioritize funding for residential and mixed use projects located within one-half mile or less walking distance to transit and other pedestrian amenities.

**2014-2021 Objective:** Prioritize projects competing for funds and grants that are within a quarter to half mile radius of transit stops, have a large number of amenities within a half mile radius, and/or have a higher walkscore.

## 26. Green Building

Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impact. The 2010 California Building Standards Code establishes mandatory Statewide green building standards; Brea has adopted the California Green Building Standards Code (CALGREEN) in its entirety.

Brea's green building program involves several components. On a project level, staff works with applicants early in the process to explain the State's Green Building Standards, and the long-term financial and environmental benefits of integrating sustainable features in project design. As a means of educating the public on the new Code, the City disseminates handouts and provides information.

**2014-2021 Objective:** Provide outreach and education to developers, architects and residents to provide information on the new CALGREEN code, and ways to incorporate sustainability in project design and in existing structures.

## 27. Energy Conservation

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

The City dedicated a comprehensive Energy Efficiency and Solar Power Project in July 2011 that encompasses: generation of clean, renewable energy from three different sites; energy efficiency retrofits and upgrades at 14 civic facilities; and energy efficient street lighting, all resulting in a 40 percent reduction in

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

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

- Development of programs to encourage energy efficiency, such as one-stop permitting, on-line permitting and separate zero net energy permit processes.
- Addition of the Green Life, Green Brea section of the City's website to present comprehensive information on Brea's varied sustainability efforts, including information to assist Brea residents in locating contractors, incentives and financial resources to install photovoltaic panels on their homes or businesses.
- Establishment of the Green Life, Green Brea award, used to recognize exceptional energy efficient projects, including LEED certified Gold/Platinum projects.
- Provision of information to rehabilitation loan applicants on use of green materials and energy conserving measures.
- Use of "solar ready" guidelines in new development for the future installation of solar energy systems.
- Continue to be an active member in the California Energy Partnership.

**2014-2021 Objective:** Implement actions for clean energy and energy efficiency.

## 28. Healthy Communities



The City of Brea is committed to promoting the health and well being of its residents, as highlighted by the 2013 Brea mayor's theme "Active Lives, Healthy City." The 2013 theme promotes awareness of the many benefits when people stay active and get involved in their communities, and encourages Brea residents to take advantage of local opportunities for improving their health. Brea's infrastructure includes parks and trails, with more on the way including the 4-mile, cross-town pedestrian and cycling "Rails-to-Trails" project. Programs offered through the Community Services Department provide health education and a variety of organized physical activities. A range of workout options are available at the Brea Fitness Center; nutritional support is also provided through the Brea Senior Center and

Family Resource Center. And from a land use perspective, the City's Land Use and Housing Elements encourages mixed use and higher density infill development, discouraging reliance on automobile travel and promoting walking, bicycling and transit use.

**2014-2021 Objective:** Conduct an educational campaign to heighten awareness of local opportunities for residents to stay active and improve their health. Support a built environment that encourages physical activity and reduces automobile travel.

**Table HE-44  
Housing Implementation Program Summary**

<b>Housing Program</b>	<b>Program Goal</b>	<b>2014-2021 Objective/ Time Frame</b>	<b>Funding Source(s)</b>	<b>Responsible Department or Agency</b>
<b>Maintaining Existing Housing Quality and Affordability</b>				
1. Single-Family Rehabilitation Program	Provide loans to lower income homeowners to help them rehabilitate their homes.	Issue an average of 15-18 loans and grants on an annual basis, with a goal to assist 130 households over the planning period.	CDBG; HOME	Community Development Department
2. Rental Rehabilitation and Assistance Program	Provide rehabilitation and refinancing loans to owners of rental properties.	Inform apartment owners about the program, and pursue expanded resources for implementation.	HOME; Housing Trust Fund; other outside sources	Community Development Department
3. Multi-Family Acquisition and Rehabilitation	Upgrade deteriorated apartment buildings, and provide long-term affordable rental housing.	Identify deteriorated apartments, cooperate with non-profits to secure funds to acquire & rehabilitate units.	HOME; Housing Trust Fund; Low Income Housing Tax Credits; other outside sources	Community Development Department
4. Preservation of Assisted Housing	Preserve the existing affordable rental stock at-risk of conversion to market rents.	Contact property owners of at-risk projects. Provide preservation incentives; work with priority purchasers; coordinate tenant education.	HOME; Housing Trust Fund; other State and Federal funds	Community Development Department
5. Section 8 Rental Assistance Program	Provide rental subsidies to extremely low and very low-income households.	Maintain current levels of assistance and direct eligible households to the program. Encourage landlords to register units with the County.	HUD Section 8	Community Development Department; Orange County Housing Authority
<b>Provision of New Affordable Housing</b>				
6. Affordable Housing Ordinance	Integrate housing affordable to low- and moderate-income households within market rate developments.	Continue to implement Ordinance to achieve affordable units, and generate in-lieu fee revenues.	Housing Trust Fund	Community Development Department
7. Affordable Housing Development Assistance	Facilitate affordable housing development by for-profit and non-profit housing developers/corporations.	Provide financial and regulatory incentives for affordable housing, with particular consideration given to projects with units for ELI and other difficult to serve groups.	Housing Trust Fund; Co. of Orange RFPs; State MHP grants; Low Income Housing Tax Credits; Housing Asset Fund	Community Development Department

Housing Program	Program Goal	2014-2021 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
<b>Provision of Adequate Housing Sites</b>				
8. Land Use Element and Sites Inventory	Provide adequate sites for future housing development consistent with regional housing needs.	Maintain a current inventory of residential and mixed use sites and provide to developers along with information on available development incentives. Maintain inventory on City's website.	General Fund	Community Development Department
9. Mixed Use/ High Density Opportunity Sites	Provide expanded opportunities for mixed use and high density residential development.	In conjunction with the focused General Plan update in 2014, evaluate re-designation of one or more of four identified sites and/or other sites.	General Fund	Community Development Department
10. Creation of Higher Density Residential Zoning	Provide for higher density residential zoning to facilitate affordability in multi-family development.	Evaluate establishing a new R-3H zone and identify suitable locations for designation as part of General Plan update in 2014.	General Fund	Community Development Department
11. Second Units	Promote second units in new and existing housing as a form of affordable, multi-generational housing.	By 2015, re-evaluate existing second unit development standards and amend accordingly. Prepare educational brochure, and sample second unit site plans.	General Fund	Community Development Department
12. Publicly-Owned Land for Affordable Housing	Provide expanded sites for affordable housing on surplus or underutilized public land.	In 2014, prepare inventory of publicly owned land, and evaluate modifying the P-F zone to accommodate residential uses.	General Fund	Community Development Department
13. Annexation of Sphere of Influence	Increase the City's capacity to accommodate future housing growth.	Pursue phased annexation of the Sphere of Influence consistent with infrastructure capacities.	General Fund	Community Development Department

Housing Program	Program Goal	2014-2021 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
<b>Removal of Governmental Constraints</b>				
14. Regulatory Incentives	Facilitate the production of affordable housing through provision of regulatory incentives.	Continue to offer incentives for affordable housing. Provide a waiver via payment through the City Housing Trust Fund, of application fees for prevailing wage projects with a minimum 10% ELI units.	Housing Trust Fund	Community Development Department
15. Affordable Housing Incentives in Mixed Use Zones	Provide incentives for inclusion of lower income units in MU-I and MU-II zone districts.	Amend the Code in 2015 to eliminate discretionary review for stand-alone residential projects in MU-I and MU-II zones that incorporate 15% lower income units.	City Housing Trust Fund	Community Development Department
16. Multi-family Development in Multi-family Zones	Encourage efficient use of multi-family and mixed use zoning, and discourage single-family development in these districts.	In 2015, establish standards in the Zoning Code to promote exclusively multi-family development in R-3 and mixed use zoning districts.	General Fund	Community Development Department
17. Multi-family Design Guidelines	Provide upfront direction to developers on the desired character of multi-family development in Brea.	Develop Multi-Family Design Guidelines in 2015 which address development compatibility and sustainable site design and building practices.	General Fund	Community Development Department
18. CEQA Exemptions for Infill Projects	Utilize allowable CEQA exemptions for qualified urban infill and other qualifying residential projects.	Continue to utilize categorical CEQA exemptions where appropriate, on a case-by-case basis.	General Fund	Community Development Department
19. Efficient Project Processing	Provide efficient development processing procedures to reduce the cost of development.	Continue to offer streamlined development processing, and periodically review procedures to ensure efficiency	General Fund	Community Development Department

Housing Program	Program Goal	2014-2021 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
<b>Equal Housing Opportunities and Special Needs</b>				
20. Fair Housing Program	Further fair housing practices in the community.	Continue to promote fair housing practices and refer fair housing complaints to the Orange County Fair Housing Council. Provide educational information on fair housing to the public.	General Fund	Community Development Department; Orange County Fair Housing Council
21. Housing Accessibility	Expand accessible housing options to persons living with disabilities.	Implement reasonable accommodation procedures; encourage Universal Design in new development; provide rehabilitation grants for accessibility improvements.	General Fund; CDBG	Community Development Department; Community Services Department
22. Senior Housing Opportunities	Support a range of housing options to address the diverse needs of Brea's growing senior population.	Beginning in 2015, consult with senior housing and gerontology experts to assist in adequately planning for the community's senior citizens.	General Fund; HOME; Housing Trust Fund; Housing Successor Fund; Low Income Housing Tax Credits; other outside sources	Community Development Department; Community Services Department
23. Housing Opportunities for Persons Living with Developmental Disabilities	Support a range of housing options for persons with developmental disabilities.	Work in cooperation with the OCRC to publicize information on available resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects.	General Fund; HOME; Housing Trust Fund; Low Income Housing Tax Credits; Mental Health Services Act (MHSA) funds; other outside sources	Community Development Department; Community Services Department
24. Veteran and Homeless Assistance	Promote housing and supportive services for veterans.	Host the Veterans Service Office; provide priority assistance under Brea's Affordable Housing Ordinance; support passage of AB 639 to provide expanded financial resources for veterans housing.	General Fund; Veterans Housing and Homeless Prevention Act (AB 639) funds; available Housing Trust Funds	Community Development Department; Community Services Department

Housing Program	Program Goal	2014-2021 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
<b>Sustainability, Energy Efficiency and Healthy Community</b>				
25. Prioritization of Sustainable Housing Projects	Prioritize sustainable housing developments in sustainable locations for their numerous benefits.	Beginning in 2014, prioritize projects in sustainable locations competing for funds and grants.	General Fund; State and Federal Grants; other potential affordable housing resources	Community Development Department
26. Green Building	Promote green building practices for more sustainable housing.	Provide outreach and education to developers and residents regarding CALGREEN, and ways to incorporate sustainability in project design and existing structures.	General Fund	Community Development Department
27. Energy Conservation	Evaluate and implement activities to support clean energy and energy efficiency solutions in Brea's housing.	Implement actions for clean energy and energy efficiency.	General Fund	Community Development Department
28. Healthy Community	Foster community health through land use planning and support for initiatives that promote a more active lifestyle.	By 2014, initiate an educational campaign on local opportunities for residents to stay active and improve their health. Support a built environment that encourages physical activity and reduces automobile travel.	General Fund	Community Development Department; Community Services Department

**Summary of Quantified Objectives**

The following table summarizes the City of Brea’s quantified objectives for the 2014-2021 Housing Element planning period. The objectives include the City’s new construction objectives to meet its regional housing needs (RHNA); rehabilitation objectives which reflect the Single-family Rehabilitation Program; and conservation objectives to reflect preservation of three rent-restricted housing projects at risk of conversion.

**Table HE-45  
2014-2021 Quantified Objectives**

<b>Income Level</b>	<b>New Construction Objectives</b>	<b>Rehabilitation Objectives</b>	<b>Conservation Objectives</b>
Extremely Low (0% - 30% AMI)	213	100	11
Very Low (31% - 50% AMI)	213		
Low (51% - 80% AMI)	305	30	44
Moderate (81% - 120% AMI)	335		
Above Moderate (>120% AMI)	785		
<b>Totals</b>	<b>1,851</b>	<b>130</b>	<b>55</b>

Notes:

AMI – Area Median Income

New Construction Objectives: Reflects City’s 2014-2021 RHNA. Of allocation for 426 very low income units, half is allocated to extremely low income households, and half to very low income households.

Rehabilitation Objectives: Reflects 130 loans/grants through Housing Rehabilitation Loan Program, with an estimated 75% serving very low income households.

Conservation Objectives: Reflects preservation of 55 at-risk units in Birch Terrace Apts, Orange Villa Senior Apts, and William’s Senior Apts.

# **APPENDIX A**

## **COMMUNITY PARTICIPATION**

**Stakeholders Workshop**

**Senior Survey Results**



## City of Brea

October 09, 2012

Name  
Address  
City, State, Zip

Dear (name),

The purpose of this letter is to formally invite you to attend a Stakeholder's discussion concerning the City of Brea's Housing Element Update. This group gathering will be held on **Thursday, November 1, 2012, at the City of Brea Civic and Cultural Center from 10:30 a.m. to 1:00 p.m. in Community Room A on the 2<sup>nd</sup> Floor.** A light lunch will be provided (*contact Laura Pierce, contact information below, if you have special dietary restrictions*). At this meeting we will review Brea's current housing needs and receive your input on this critical subject. Each of you have been invited to participate in this discussion as you bring a specific and valued perspective and expertise on these needs. We will mail you the meeting agenda and relevant background information well before the meeting occurs. If necessary, we may send you this information via email so if you could please provide your email address to either Laura Pierce or Maribeth Tinio at 714/990-7674 or email [MaribethT@cityofbrea.net](mailto:MaribethT@cityofbrea.net), we would appreciate it.

The Housing Element within our General Plan is the City's chief policy document on housing issues, including programs that encourage affordable housing to very low, low, and moderate income families. A Housing Element provides policies and programs that address issues such as balance between employment and housing, preserves existing housing stock, increases affordability for all segments of our community, and provides opportunity sites for new housing as our population grows.

Attached are a series of general and key issue questions to begin to initiate your thinking toward City policy implications for the next Housing Element. Staff welcomes your feedback on these questions. If you would like to send your answers to Staff ahead of the meeting, please email them to [MaribethT@cityofbrea.net](mailto:MaribethT@cityofbrea.net) or you may complete it and send it via mail to City of Brea, Planning Division, 1 Civic Center Circle, Brea, CA 92821. Otherwise, please come equipped to the meeting to broadly discuss these topics.

City Council    **Don Schweitzer**  
Mayor

**Brett Murdock**  
Mayor Pro Tem

**Ron Garcia**  
Council Member

**Roy Moore**  
Council Member

**Marty Simonoff**  
Council Member

Civic & Cultural Center • 1 Civic Center Circle • Brea, California 92821-5732 • 714/990-7600 • FAX 714/990-2258 • [www.cityofbrea.net](http://www.cityofbrea.net)

It is our hope that you will be able to attend the stakeholder discussion. Your input in this process is critical and your participation is encouraged and most welcome. Please feel free to call Maribeth Tinio at (714) 990-7674 should you have any questions. Also, it would be greatly appreciated if you would RSVP to Laura Pierce either by telephone at 714/990-7674 or email at [LauraP@cityofbrea.net](mailto:LauraP@cityofbrea.net) by **Monday, October 25, 2012**. Thank you for your continued interest in the City of Brea and support of this effort.

Sincerely,

Eric Nicoll  
Community Development Director

cc: Tim O'Donnell, City Manager  
David Crabtree, AICP, Deputy Director / City Planner  
Adrienne Gladson, AICP, Senior Planner  
Maribeth Tinio, Associate Planner  
Karen Warner, Karen Warner Associates

## City of Brea Housing Element 2014-2021 Stakeholder's Meeting Questionnaire

### General Questions

1. *What do you see as the greatest strengths of Brea's housing and neighborhoods?*
2. *What are the community's most important housing needs?*
3. *What options would you like the City to pursue for its housing needs within the housing element? An example would be: explore opportunities for increased density in multi-family and/or mixed used zones.*

**Key Issues** – As part of crafting the housing element update, a number of key trends and noteworthy findings have already been identified specific to the City of Brea. A discussion of these trends will be covered in greater detail during the meeting together with your feedback to the questions.

4. Senior citizens (age 65+) have grown to comprise nearly one-quarter of Brea's households. Nearly half of Brea's seniors are age 75 and above, and 40 percent of the community's 3,200 senior households live alone. Addressing the needs of senior residents will require strategies which foster independent living (such as accessibility improvements, second units, shared housing, rehabilitation assistance), as well as strategies which encourage the provision of a variety of supportive living environments for seniors of all income levels.

*What should Brea's priorities be in addressing the housing needs of its growing senior population?*

5. Brea has 3,300 residents (8%) that are living with a disability, a number that will likely increase as the population continues to age. People living with disabilities represent a wide range of housing needs, depending on the type and severity of their disability as well as personal preference and lifestyle. The design and affordability of housing, modifications to improve accessibility, proximity to services and transit, and group living opportunities represent some of the considerations important in serving this need group.

*What can the City do to expand barrier-free housing opportunities and facilitate the provision of housing to address the diverse needs of the disabled population?*

6. Brea's jobs/housing balance continues to be a concern as we have 45,000 jobs and 15,000 housing units. The Census documents that ninety percent of persons employed within Brea commute in from outside the city limits. With one-third of the City's workforce employed in lower income occupations (including retail, hospitality, construction and service-related industries), housing affordability is also a concern for a large segment of the workforce.

*How can Brea improve its jobs/housing balance and create opportunities for our workforce to live in the community?*

**City of Brea**  
**Housing Element Update 2014-2021**  
**November 1, 2012 –Stakeholders Workshop**

**Attendees:**

1. *Sharon Wagner, Brea Chamber of Commerce*
2. *David Rader, Brea Ministerial Association*
3. *Cesar Covarrubias, Kennedy Commission*
4. *Linda Tang, Kennedy Commission*
5. *Joseph Singh, Community Housing Resources, Inc.*
6. *Darryl Jones, Prudential California Realty*
7. *Laura Archuleta, Jamboree Housing Corporation*
8. *Laurel Rothschild, Energy Coalition*
9. *David Giordano, Brea Olinda School District*
10. *John Koos, Brea Planning Commission*
11. *Christine Marick, Brea Planning Commission*
12. *Bill McMillan, Brea Parks, Recreation & Human Services Commission*
13. *Joanne Todd, Brea Senior Center Leadership Council*
14. *Eric Nicoll, Brea Community Development Department*
15. *David Crabtree, Brea Community Development Department*
16. *Kathie DeRobbio, Brea Community Development Department*
17. *Laura Halcom, Brea Community Development Department*
18. *Adrienne Gladson, Brea Community Development Department*
19. *Maribeth Tinio, Brea Community Development Department*
20. *Tim Takahashi, Brea Community Services Dept. – Senior Center*
21. *Cesar Pacheco, Brea Community Service Dept. – Family Resource Center*
22. *Karen Warner, Karen Warner Associates – Housing Consultant*

**Open Forum Discussion Notes:**

- I. **Strengths of Current Housing & Neighborhoods**
  - a. The diversity of housing product remains important to both Brea's current housing mix and perhaps within developments themselves.
  - b. Protect Brea's existing housing and rental stock.
  - c. Inclusionary Housing Ordinance provides for affordable units that are quality projects which are mixed in seamlessly in Brea's neighborhoods.
  - d. Programs and resources are in place for seniors and families.
  - e. Continue to strive for priority housing for people who currently work in our community.
  - f. Look for additional opportunities or current programs to keep existing stock of housing and rental housing viable and in good shape.
  - g. The need for good quality design is still a priority.

## II. Housing Needs

### a. Growing Senior Population

- i. Look for additional opportunities for senior transitional housing (e.g. aging in place).
- ii. Options for Universal Design
  - There's a need for more single story homes or
  - Master bedrooms downstairs option
- iii. Possibility of tax assistance programs which allow seniors to move without major tax implications.
- iv. Look for options for senior transportation and mobility options. Not necessarily just mixed-use projects but options for additional connectivity and walkability. Important to acknowledge this significant need in the element. It was shared that the Senior Center currently provides various transportation assistance options.
- v. Look at additional density Downtown where seniors and special needs population can be served. (Seniors will need elevators in their buildings)
- vi. New developments should provide services for senior or age restricted projects.
- vii. A question was asked.
  - Does the city have sufficient resources and programs to cover the aging population trend and/or the new housing that is built for seniors?

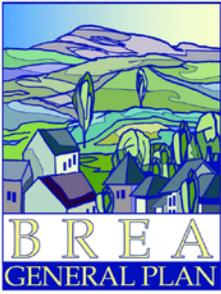
### b. Housing Options for Developmentally Disabled

- i. Data for this population is a bit unclear – need to work with Regional and local groups specializing in and working with the developmentally disabled.
- ii. Need for transportation and mobility options for the developmentally disabled.
- iii. Issue of aging parents taking care of developmentally disabled children – how can this concern be addressed.
- iv. Look for opportunities in existing affordable housing projects with set aside units specific for developmentally disabled.
- v. Look at additional density Downtown where seniors and special needs population can be served.

## III. General Comments

- i. Test opportunities for increased density – Is this the time to be bolder?
  - SB 375 regional goals and priorities
  - Increasing senior population
- ii. Strong sentiments for implementation programs and policies for the changing economy and demographics for this longer eight year cycle.
- iii. Consider a broader definition of mixed use rather than just housing over retail/commercial.
- iv. Ensure appropriate housing opportunities represent future demographics not just current trends.

- v. Ensure that the City gets the quality desired and housing needs are met when incentives are given to developers. For example:
  - Santa Ana has an ordinance which requires a minimum amount of affordable units must be built when a general plan amendment and/or zone change request entitlement is necessary
- vi. Promote options for second unit housing on existing single family residential lots.
- vii. Continue to prioritize and provide open space, parks, recreation space as part of new developments.
- viii. What is Brea currently doing to support the infrastructure for new housing?
- ix. Options for extended family housing.
- x. Consideration of up zoning property to meet the jobs/housing imbalance.
- xi. Provide for sustainable and energy efficiency policies in the element –
  - Idea of a “Net Zero Home”
  - SB 375 – Integrate into housing programs and ensure walkability and connectivity between projects and through the community.
  - Look for more opportunities and/or provide incentives for developers who can provide a net zero home.
  - ABC Green Home – Irvine Great Park – good example of net zero home built affordably.
- xii. Housing opportunities for the reuse of school district property.
- xiii. How can the City provide incentives in a time of reduced resources? Are there new approaches to consider?
- xiv. Locations and sites for increased density – what might be the sensitive receptors located nearby.
- xv. Look at new opportunity sites/approaches – this may be a prime time to shape our future beyond the next 8 year cycle.
- xvi. How do we get developer to bring the correct project here?
- xvii. Consider establishing performance standards to assure that the needs of Developer and City are met. Examples include:
  - By-Right and descriptive guidelines that provide certainty for development projects (e.g. fees, turnaround times, etc.)
  - Idea of by-right development is very desirable by Developers.
  - Evaluate Santa Monica’s – LUCE ordinance – it could good be a model for by-right performance standards
  - City needs assurances that projects will be of quality for aesthetics and longevity and have appropriate proximity to services and open space.



## City of Brea 2014-2021 Housing Element Senior Housing Needs Postcard Survey – Results (61 Respondents)

**T**he City of Brea will be updating housing programs and policies and is interested in getting input from senior citizens within the community on their housing needs. If you are a resident of Brea, age 60 or above, please provide your responses below and drop this postcard into the response box or mail in by May 17, 2013.

1. I would like to be able to have other family members living in Brea (close to me) but they cannot afford to buy or rent here. 77% AGREE 33% DISAGREE

2. I plan to stay in my home well into the foreseeable future. 95% YES 5% NO

3. If I am unable to continue living in my present home at some time in the future, I envision buying or renting another home in Brea which would be (check all that apply):  
20% Smaller 28% Easier to maintain 42% More affordable

4. If I could, I would like to find a way to have a small secondary housing unit on my property (either attached or detached from my home) which could be used to...  
(check any that apply):

21% House a family member

1% House a caregiver

15% Provide rental income

34% I would not want a secondary unit on my property for any reason

21% I reside in a mobile home park or am a renter and therefore, second units are not applicable

## **APPENDIX B**

### **RESIDENTIAL SITES INVENTORY**

**Residential Building Permits 1/2006 – 12/2012**

**Residential Projects with Expected Occupancy Prior to 12/31/13**

**Vacant Residential Land**

**Carbon Canyon Vacant Residential Land**

**MU-I Site Inventory - Focused Development Sites Table, Maps, Suitability  
Analysis**

**MU-III Site Inventory - Focused Development Sites Table, Maps**

**Residential Building Permits: 1/2006 - 12/2012**

PROJECT NAME/LOCATION	TOTAL UNITS	Units by Income Level				COMMENTS
		Very Low	Low	Moderate	Above Moderate	
<b>Jan-Dec 2006</b>						
302-314 S. Walnut Ave. - Brea Bungalows	9	9				9 rental units very low income deed restricted
504-598 S. Brea Blvd. - South Brea Lofts	47			10	37	Live/work condos. 10 units mod income deed restricted
202 E. Alder St.	1				1	Single family modular home
Walden Estates	5				5	Single family homes - balance of project
<b>2006 Total Units</b>	<b>62</b>	<b>9</b>	<b>0</b>	<b>10</b>	<b>43</b>	
<b>Jan-Dec 2007</b>						
602 E. Elm St.	2		1		1	Main house & second unit
734 Cherry St.	1				1	Single family home
437 S. Flower	1		1			Second unit
432 Sievers, #B	1		1			Second unit
235 Oak Place	1		1			Second unit
<b>2007 Total Units</b>	<b>6</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>2</b>	
<b>Jan-Dec 2008</b>						
440 S. Orange Ave.	1		1			Second unit
<b>2008 Total Units</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	
<b>Jan-Dec 2009</b>						
Pointe Apartments	260			26	234	Olen Pointe Apartments - 26 units restricted to mod income
Olinda Ranch - Christopher Homes	6				6	Single family homes
354 Olinda Dr.	1				1	Single family home
437 S. Flower	1		1			Second unit
232 N. Madrona & 232 1/2 Madrona Ave.	2		1		1	Main house & second unit
<b>2009 Total Units</b>	<b>270</b>	<b>0</b>	<b>2</b>	<b>26</b>	<b>242</b>	
<b>Jan-Dec 2010</b>						
116-128 N. Orange Ave. 215-235 Georgetown Circle	22			22		Stone Valley Townhomes - restricted to mod income
442 S. Orange Ave.	1		1			Second unit
407 S. Sycamore	1		1			Second unit
<b>2010 Total Units</b>	<b>24</b>	<b>0</b>	<b>2</b>	<b>22</b>	<b>0</b>	
<b>Jan-Dec 2011</b>						
Brea Downtown Collection Brea/Elm	30			3	27	19 live/work units, 8 duplex units, 3 single-family units. 3 units restricted to mod income
Capriana - Casitas	4				4	
332 & 334 Madrona Ave.	2		1		1	Main house & second unit
<b>2011 Total Units</b>	<b>36</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>32</b>	
<b>Jan-Dec 2012</b>						
Birch Hills Apts. - Jamboree Housing	115	114		1		12 extremely low income, 102 very low income and 1 mngr unit
:La Floresta PA 7 - Models	5				5	Townhomes
916 Newhall Terrace	1		1			Second unit
<b>2012 Total Units</b>	<b>121</b>	<b>114</b>	<b>1</b>	<b>1</b>	<b>5</b>	
<b>1/2006 - 12/2012 Total Permitted Units</b>	<b>520</b>	<b>123</b>	<b>11</b>	<b>62</b>	<b>324</b>	
<b>Entitled units: pre 12/31/13 occupancy</b>	<b>380</b>	<b>0</b>	<b>1</b>	<b>6</b>	<b>373</b>	
<b>1/2006 - 12/2013 Total Units Produced</b>	<b>900</b>	<b>123</b>	<b>12</b>	<b>68</b>	<b>697</b>	

### Residential Projects with Expected Occupancy Prior to Dec. 31, 2013

UNIT TYPE	UNITS	PROJECT	COMMENTS
<b>Single-family detached</b>	1	4449 Carbon Canyon	
	57	Summerwind	6 deed restricted moderate income units
	4	Olinda Homes	
	33	Blackstone - Planning Area 1	
	95	Blackstone - Planning Area 3A	
	59	Blackstone - Planning Area 3B	
	4	Blackstone - Planning Area 7	
<b>Second Units</b>	1	420-422 Sievers	
<b>Multi-Family</b>	54	La Floresta - Planning Area 7	50% of PA 7 townhomes. (5 models accounted for under 2012 building permits)
	72	La Floresta - Planning Area 9 - Capriana Senior Living	72 independent apartment units. (4 casitas accounted for under 2011 building permits. 40 memory care beds considered institutional use).
<b>Total Units</b>	<b>380</b>		

**Vacant Residential Sites**  
**(Housing Element Table HE-38)**

<u>Site Address/APN</u>	<u>Gen Plan</u>	<u>Zoning</u>	<u>Acreage</u>	<u>Realistic Density</u>	<u># Units</u>	<u>Comments</u>
SEC Valencia/Lambert 322-031-01,12-14 N side Rose, E of Valencia 308-011-23	HR	HR	37.43 58.51 7.85 31.9 5.52	1 du/2.5 acres	55	Vacant - Owned by Aera Energy
SWC Valencia/Lambert 320-071-29	Low Density	R-1	65.526	4 du/acre	262	Vacant - Owned by Area Energy
NWC Valencia/Lambert 320-073-07	Low Density	R-1	28.06	4 du/acre	112	Vacant- Owned by Aera Energy
<b>TOTALS</b>			<b>235 acres</b>		<b>429 units</b>	
Moderate income inclusionary units					42	
Market rate units					387	

**Carbon Canyon - Vacant Residential Land**  
**(Housing Element Table HE-38)**

<u>APN #</u>	<u>Gen Plan</u>	<u>Zoning</u>	<u>Acreage</u>	<u># Units</u>	<u>Comments</u>
315-013-14*	HR	HR	46.2	18	Samsung church ownership
308-011-03*	HR	HR	19.8	24	Pacific Communities, east of Olinda Ranch (application pending)
308-011-13*	HR	HR			
308-011-14*	HR	HR			
312-011-04	HR	HR	1.5	1	near Bonilla property
312-011-01*	HR	HR	159.4	45	Dr. Hata ownership
312-021-01*	HR	HR			
312-032-04*	HR	HR			
312-032-01*	HR	HR			
315-011-02*	HR	HR	121	38	InterAmerican Investments
312-011-03	HR	HR	37.5	4	Bonilla property
312-011-06	HR	HR			
312-011-15	HR	HR			
312-011-16	HR	HR			
315-091-10	HR	HR	35.7	5	east of Olinda Village
315-013-07	HR	HR	13.4	5	Michael Nyugen, Skyline Properties
315-011-05	HR	HR	2.1	1	west of Olinda Village
312-011-05	HR	HR	1.3	1	near Bonilla property
308-011-06	HR	HR	0.5	1	near El Rodeo stables
308-011-07	HR	HR	0.2	1	near El Rodeo stables
315-011-06	HR	HR	0.8	1	Aera ownership

\*Parcels subject to 10% inclusionary requirement based on minimum 20 unit project size

<b>TOTALS</b>	<b>439.4</b>	<b>145</b>
Moderate income inclusionary units		11
Market rate units		134

**MU-I Sites Inventory (Housing Element Table HE-39)**

<u>APN #</u>	<u>Gen Plan/ Zoning</u>	<u>Acreage</u>	<u>Realistic Density</u>	<u># Units</u>	<u>Existing Use</u>	<u>Comments</u>
<b><u>FOCUSED DEVELOPMENT SITE #1</u></b>						
296-301-01	MU I	0.7	40 du/acre	28	Econo-Lube	
296-301-02	MU I	0.4	40 du/acre	16	Vacant	Underutilized block, dominated by parking. Key vacant parcel in center of block transferred to City as successor agency by former Brea RDA.
296-301-03	MU I	0.3	40 du/acre	12	Parking lot	
296-301-04	MU I	0.2	40 du/acre	8	1 story office	
296-301-05	MU I	0.1	40 du/acre	4	Small Restaurant	
<b><u>FOCUSED DEVELOPMENT SITE #2</u></b>						
296-332-16	MU I	0.4	40 du/acre	16	Auto Repair	RDA owns vacant parcel, surrounded on 2 sides by auto repair. Development with residential would improve compatibility with adjacent housing.
296-332-17	MU I	0.1	40 du/acre	4	Vacant	
<b><u>FOCUSED DEVELOPMENT SITE #3</u></b>						
319-331-07	MU I	0.4	40 du/acre	16	Vacant	Key site to implement General Plan goal to develop high density residential adjacent the Mall, and extend mixed use down Birch St.
319-331-10	MU I	2.7	40 du/acre	108	Parking lot	
319-331-14	MU I	2.7	40 du/acre	108	25% office, 75% parking lot	
<b><u>FOCUSED DEVELOPMENT SITE #4</u></b>						
319-331-11	MU I	4.2	40 du/acre	168	1/2 vacant/ parking deck	1/2 Property owner interested in residential mixed use project that incorporates parking for adjacent office use. Site adjacent to <b>Tracks at Brea</b> trail, Brea Marketplace, across the street from Brea Mall.
319-331-15	MU I	2.7	40 du/acre	108	Vacant	
<b><u>FOCUSED DEVELOPMENT SITE #5 and #6</u></b>						
319-011-66	MU I	7.4	40 du/acre	296	Parking lot	Underutilized parking in front of Brea Marketplace. Key site for residential adjacent the Mall, and extension of mixed-use down Birch St.
319-011-67	MU I	10.6	40 du/acre	424	Parking lot	
<b><u>FOCUSED DEVELOPMENT SITE #7</u></b>						
319-291-35	MU I	1.6	40 du/acre	64	Empty building (prior Tower Records). Underutilized parking lot	Large surface parking lot located adjacent to key vacant corner building at Brea Blvd/Birch St - an anchor site of Brea's Downtown. Building <30 years old, yet 2+ year vacancy status and prime location makes ripe for residential development.
319-011-59	MU I	0.7	40 du/acre	28	Commercial	
319-011-62	MU I	1.4	40 du/acre	56	Commercial	
319-011-63	MU I	0.3	40 du/acre	12	Commercial	
319-233-01	MU I	2.0	40 du/acre	80	Commercial	
319-331-12	MU I	2.5	40 du/acre	100	Commercial	
319-331-13	MU I	2.2	40 du/acre	88	Commercial	

**TOTAL: 43.6 acres 1,744 units**

**SUBTOTAL: FOCUSED DEVELOPMENT SITES 34.5 acres 1,380 units**

**Key: Vacant Land/Parking Lots**

## **Mixed Use I – Focused Development Sites**

### **Focused Development Site #1**

This site is comprised of five parcels located at a key northern entryway to our successful Downtown. A key vacant parcel 296-301-02 in this development opportunity site is a property owned by the former Redevelopment Agency, however, with the elimination of redevelopment agencies, ownership is with the City of Brea. This still affords the City to proactively direct redevelopment of this site during the next housing period, consistent with its property management plan under AB 1484. Staff has been approached about projects for this site, and because of this activity, we believe the site is ripe for mixed use development. The parcel identified as 296-301-01 in the inventory is home to an Econo-Lube and Tune which sits on nearly two-thirds of an acre of land. City records show this building was constructed in 1981. The business is functional, but is an inappropriate use at this key intersection which appears better suited in a location designated for non-mixed uses. The current use at the parcel identified as 296-301-04 is a single-family home built in 1938 which has seen numerous additions over time to convert and expand the structure to a restaurant. Over the years, the restaurant has had several operators, but is currently in active use, providing an opportunity to integrate within a new mixed use development. The parcel shown at 296-301-05 is a small one-story office building that dates from 1942 and abuts the restaurant next door. The office use for this building currently includes only two businesses; an accountancy and real estate office. The final parcel 296-301-03 currently functions as the parking lot for the restaurant and office use for the previously referenced parcels and, combined with the other four parcels, would bring the site to approximately two acres with a possible yield of 68 new residential units.

### **Focused Development Site #2**

This site is comprised of two parcels located just north of our successful Downtown. A key vacant parcel 296-332-17 for this development opportunity site is a property owned by the former Redevelopment Agency, with ownership being transferred to the City. This still affords the City to proactively direct redevelopment of this site during the next housing period. The parcel identified as 296-332-16 is home to Ron and Wayne's automotive repair shop which sits on nearly one half of an acre of land. City records show this building was constructed in 1919 and has had appropriate code improvements installed so the automotive repair use can occur. The business is functional, but is an inappropriate use along Brea Boulevard which is better suited for mixed use development similar to the development of the Birch Street Promenade, Brea Boulevard Superblocks, and City Walk, which all are situated south of this development opportunity site and were developed during a previous housing cycle.

### **Focused Development Site #3**

This site is comprised of three parcels that serve as the parking lots (grade level only) for the existing office buildings and retail shopping center that are adjacent to this focused development site. The three parcels contain no residential or commercial structures and are considered underutilized. The on-site improvements include necessary parking stalls and typical grid-like drive aisles associated with a surface parking lot to park approximately 750 vehicles. These three parcels are also landscaped with trees and shrubs and have the necessary irrigation systems to support these plantings. These parcels are strategically located north of the Brea Mall at the northwest corner of State College Boulevard and Birch Street which were identified in 2003 as an opportunity site for high density residential development. As a result, these parcels were designated Mixed Use I in 2003 by the General Plan and later zoned Mixed Use I (with a density range up to 50 units per acre) in 2006 to encourage future mixed use development. These parcels combined total nearly 5.8 acres of land with a possible yield of 232 new residential units. Staff continues to receive inquiries from developers on the possibility of high density housing or mixed-use on this site.

### **Focused Development Site #4**

This site is comprised of two parcels that together total 6.9 acres of land. The vacant parcel noted as 319-331-15 is currently being considered by the property owner for mixed use development/high density residential. The site is one of the few vacant parcels of this size suitable for high density mixed-use development in the City. The site contains no structures but does have remnant elements of a former baseball field with ball fields, backstops, bleachers, and security netting. With the addition of parcel 319-331-11, this development opportunity site could be first in the next housing cycle to produce redevelopment to a mixed use configuration. The second parcel currently houses a one-story parking deck that provides parking for the two commercial office structures to the east. These two sites are located adjacent to a future trail (goal of the General Plan) planned for a former railroad line that runs east/west connecting this development area with the Brea Downtown, which is approximately 2 miles west of this focused development site. This trail segment will be one of the first segments to be developed. Staff has been in discussion with the property owners and developers that seek to improve the site with an urban mixed use project/high density project. This development site has a possible yield of 276 new residential units.

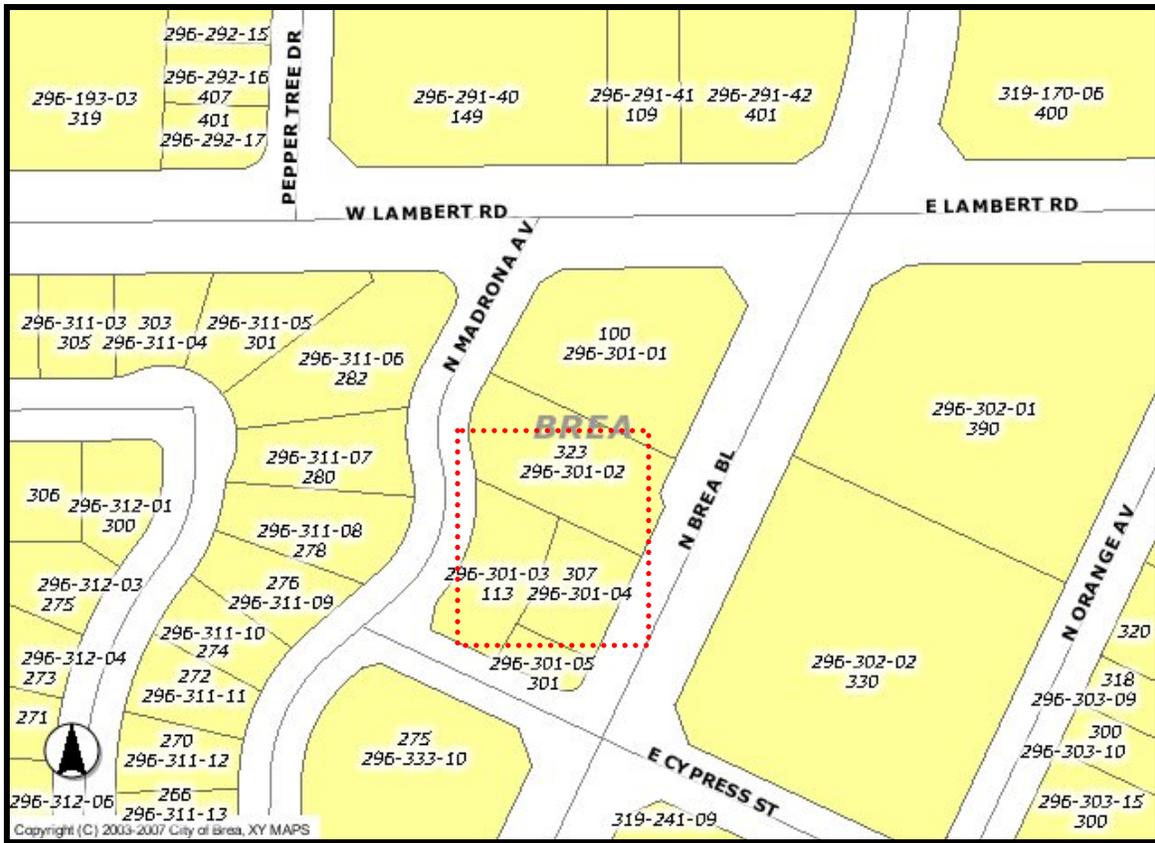
### **Focused Development Site #5 and 6**

These two focused development sites are located adjacent to the commercial buildings associated with the Brea Marketplace shopping center. The two parcels contain no residential or commercial structures and are considered underutilized.

The on-site improvements include necessary parking stalls and typical grid-like drive aisles associated with a surface parking lot to park approximately 1,443 vehicles on the two properties. These two parcels are also landscaped with trees and shrubs and have the necessary irrigation systems to support these plantings. These parcels are strategically located north of the Brea Mall which was identified in 2003 as an opportunity site for high density residential development. As a result, they were designated Mixed Use I in 2003 by the General Plan and later zoned Mixed Use I (with a density range up to 50 units per acre) in 2006 to encourage future mixed use development. These parcels combined total nearly 18 acres of land with a possible yield of 920 new residential units.

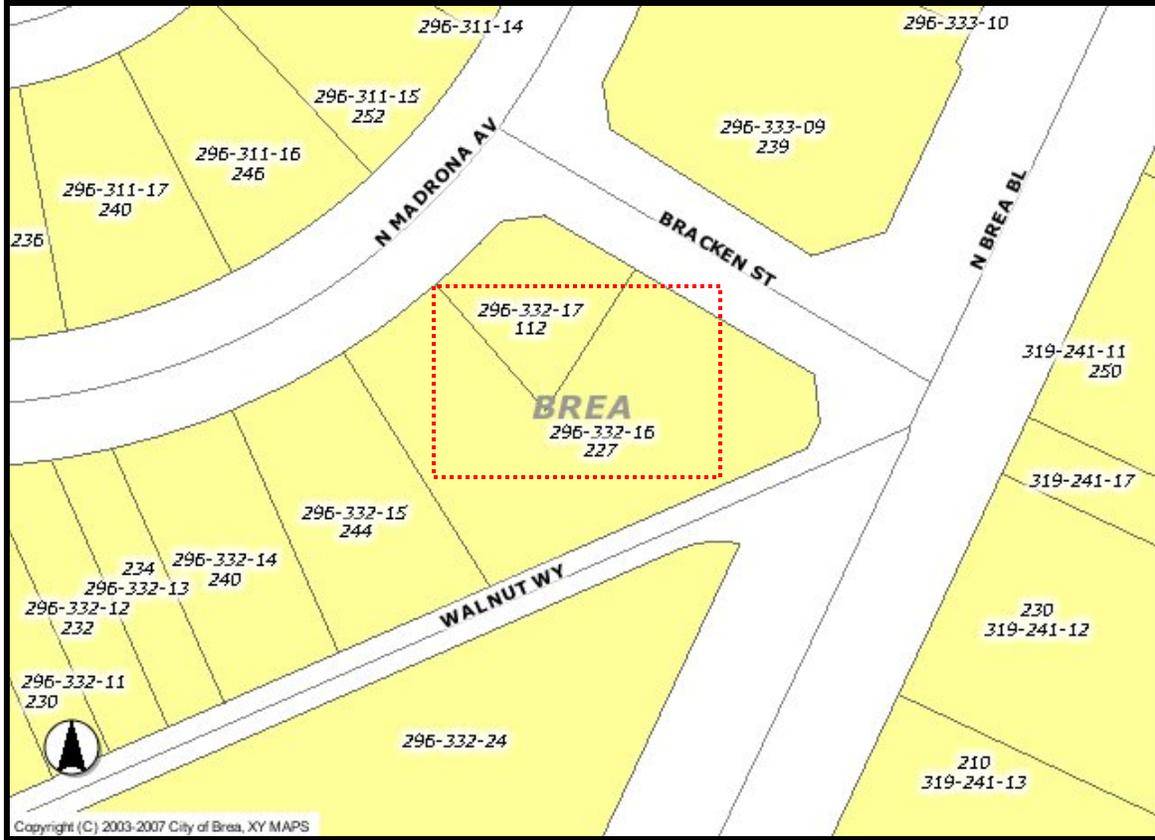
### **Focused Development Site #7**

This site is comprised of a single parcel. Parcel 319-291-35 is owned by the City of Brea and functions as a ground-level parking lot for the lower segment of the Brea Boulevard Superblocks (a commercial center with businesses like Old Navy, TAPS and Yard House restaurants, and the former Tower Records store) which affords the City to proactively direct possible mixed-use development of this underutilized site during the next housing period. The on-site improvements include necessary parking stalls and typical grid-like drive aisles associated with a surface parking lot. This property is also landscaped with trees and shrubs and has the necessary irrigation systems to support these plantings. The property encompasses nearly 2 acres of land with a possible yield of 64 new residential units.



Mixed Use I  
 Focused Development Site #1  
 (301, 307, 323 North Brea and 113 East Cypress)

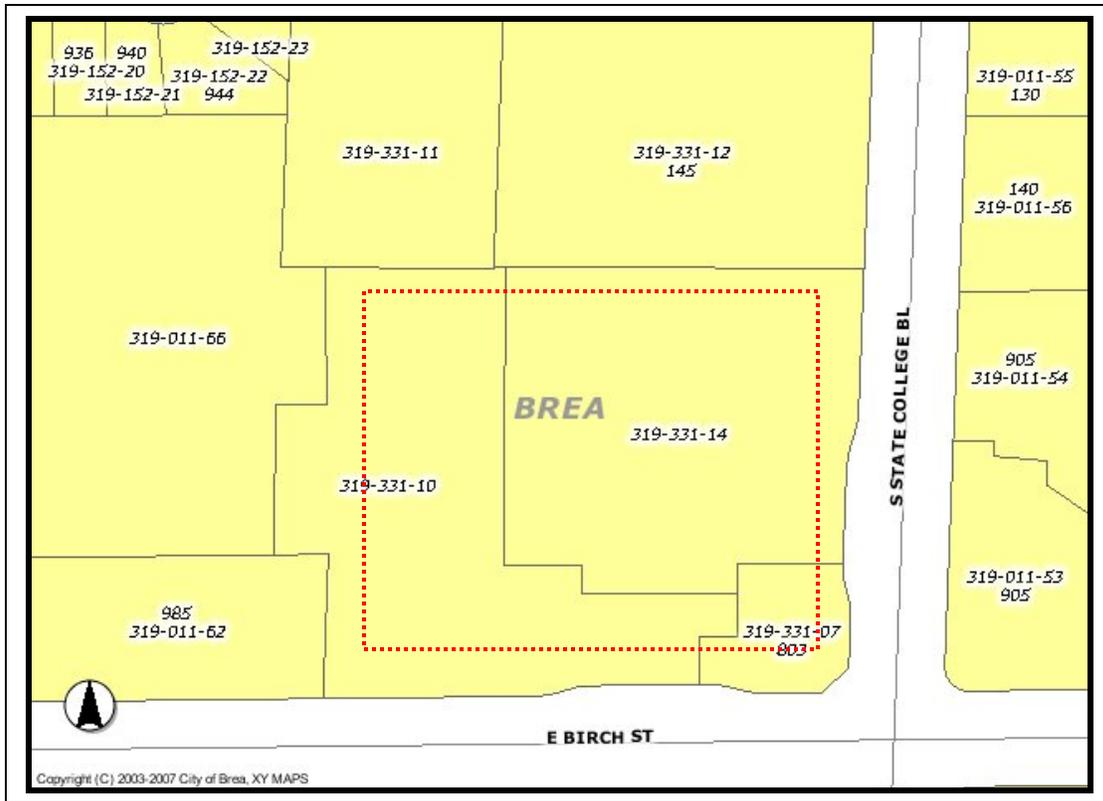
1.7 acres  
 68 units



Mixed Use I  
Focused Development Site #2

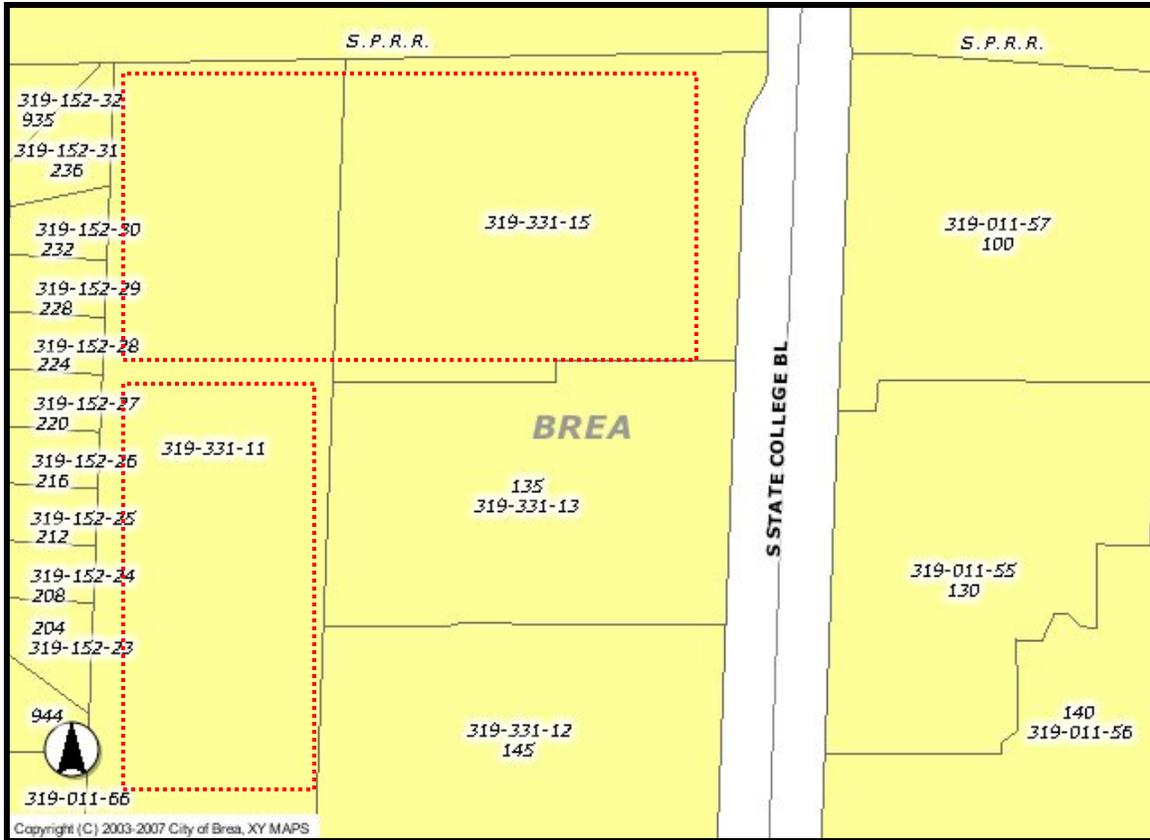
(227 North Brea Boulevard and 112 East Bracken Street)

½ of an acre  
20 units



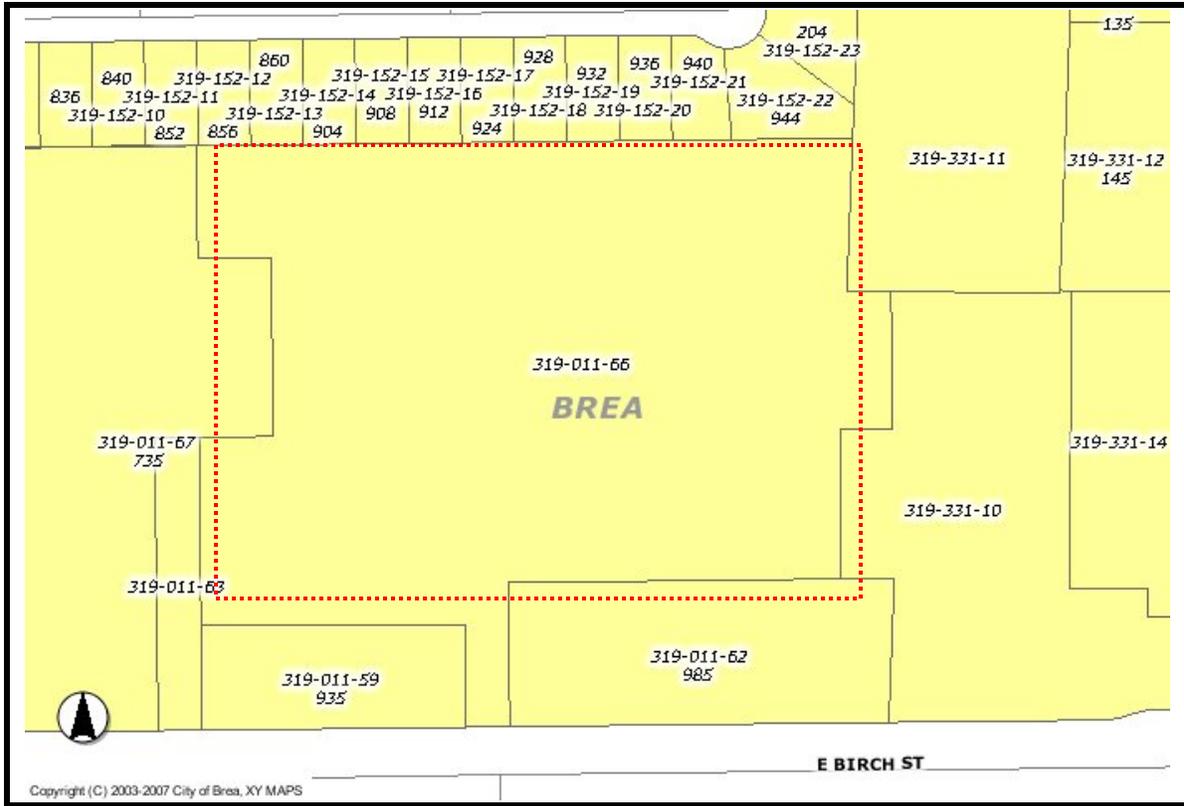
Mixed Use I  
 Focused Development Site #3  
 (803 East Birch, APN's 319-331-10, and 319-331-14)

5.8 acres  
 232 units



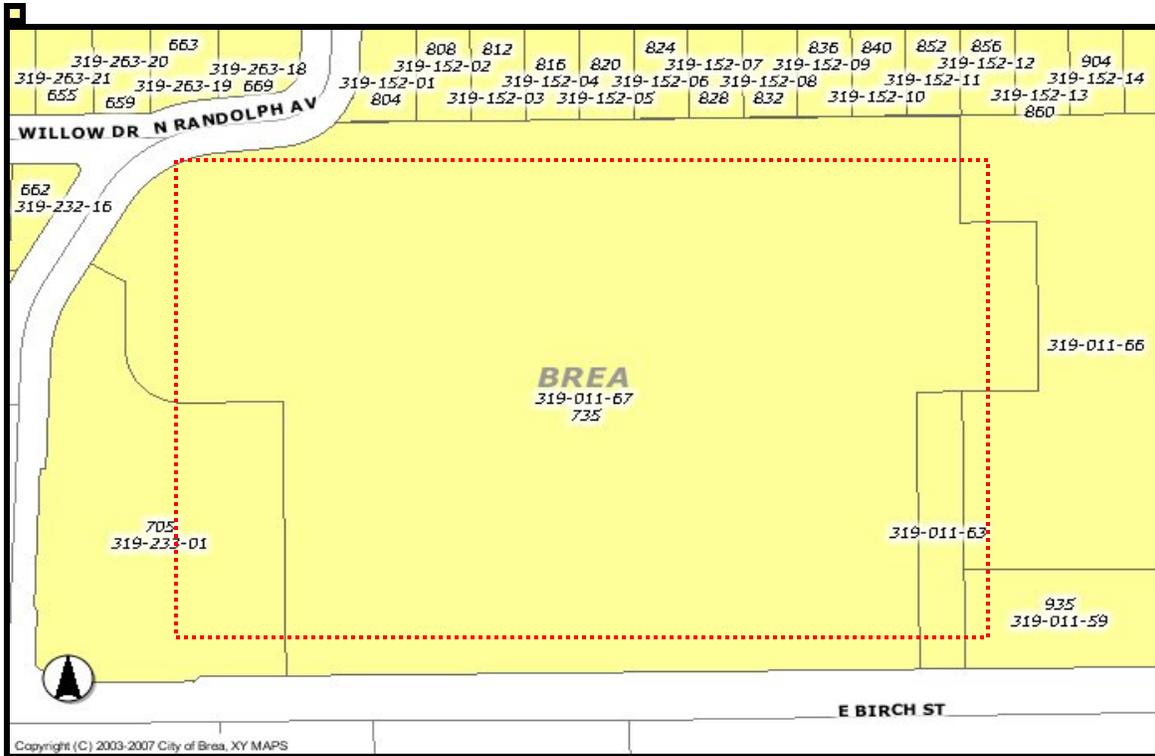
Mixed Use I  
 Focused Development Site #4  
 (APN's 319-331-15 and 319-331-11)

6.9 acres  
 276 units



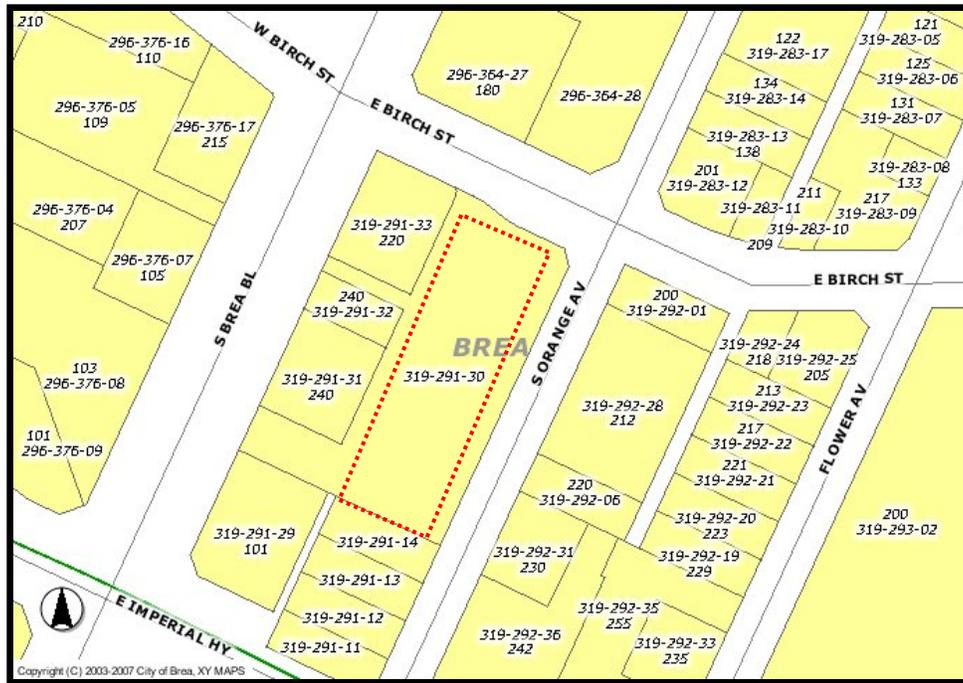
## Mixed Use I - Focused Development Site #5

7.4 acres  
296 units



Mixed Use I - Focused Development Site #6

10 acres  
424 units



Mixed Use I - Focused Development Site #7

1.6 acres  
64 units

**MU-III Sites Inventory**  
(Housing Element Table HE-39)

<u>APN #</u>	<u>Gen Plan/ Zoning</u>	<u>Acreage</u>	<u>Realistic Density</u>	<u># Units</u>	<u>Existing Use</u>	<u>Comments</u>
<b>FOCUSED DEVELOPMENT SITE A</b>						
284-232-13	MU III	0.1	18 du/acre	2	commercial	Existing commercial uses include - auto repair, glass and mirror store, plumbing, florist, beauty salon. Near City Hall Park.
284-232-14	MU III	0.1	18 du/acre	1	commercial	
284-232-15	MU III	0.1	18 du/acre	2	commercial	
284-232-16	MU III	0.2	18 du/acre	3	commercial	
284-232-17	MU III	0.2	18 du/acre	3	commercial	
284-232-18	MU III	0.3	18 du/acre	6	commercial	
<b>FOCUSED DEVELOPMENT SITE B</b>						
<i>Developed with Downtown Collection (30 units) in 2012</i>						
<b>FOCUSED DEVELOPMENT SITE C</b>						
284-282-06	MU III	1.0	18 du/acre	18	75% surface parking, 25% shoe store	Prime corner location for higher intensity use. Single 1 acre parcel.
<b>FOCUSED DEVELOPMENT SITE D</b>						
284-311-27	MU III	1.1	18 du/acre	19	ground floor retail, 2nd story office	Large surface parking area, prime corner location for higher intensity use. Single, 1 acre parcel.
<b>FOCUSED DEVELOPMENT SITE E</b>						
284-321-01	MU III	3.6	18 du/acre	66	single-story retail strip center	Large surface parking area fronting Brea Blvd. Single 3.6 acre parcel. Immediately south of Brea Lofts.
284-153-01	MU III	0.1	18 du/acre	1	residential	
284-153-02	MU III	0.2	18 du/acre	3	residential	
284-153-03	MU III	0.1	18 du/acre	2	office	
284-153-04	MU III	0.2	18 du/acre	4	commercial	
284-153-07	MU III	0.6	18 du/acre	11	older motel	
284-153-12	MU III	0.1	18 du/acre	3	residential	
284-153-13	MU III	0.2	18 du/acre	3	residential	
284-153-14	MU III	0.2	18 du/acre	3	residential	
284-153-15	MU III	0.2	18 du/acre	3	residential	
284-153-16	MU III	0.2	18 du/acre	3	residential	
284-172-01	MU III	0.6	18 du/acre	11	older motel	
284-172-03	MU III	0.2	18 du/acre	4	office	
284-172-06	MU III	0.1	18 du/acre	3	residential	
284-172-07	MU III	0.1	18 du/acre	3	residential	
284-172-09	MU III	0.1	18 du/acre	2	residential	
284-172-10	MU III	0.1	18 du/acre	3	residential	
284-172-11	MU III	0.5	18 du/acre	10	mortuary	
284-172-14	MU III	0.2	18 du/acre	4	residential	
284-231-01	MU III	0.1	18 du/acre	2	office	
284-231-03	MU III	0.2	18 du/acre	3	office	
284-231-25	MU III	0.2	18 du/acre	3	office	
284-231-29	MU III	0.1	18 du/acre	1	vacant/parking lot	Adjacent vacant parcels
284-231-30	MU III	0.1	18 du/acre	1	vacant/parking lot	
284-233-06	MU III	0.2	18 du/acre	3	vacant/parking lot	Adjacent vacant parcels
284-233-07	MU III	0.1	18 du/acre	3	vacant/parking lot	
284-233-05	MU III	0.3	18 du/acre	5	office	

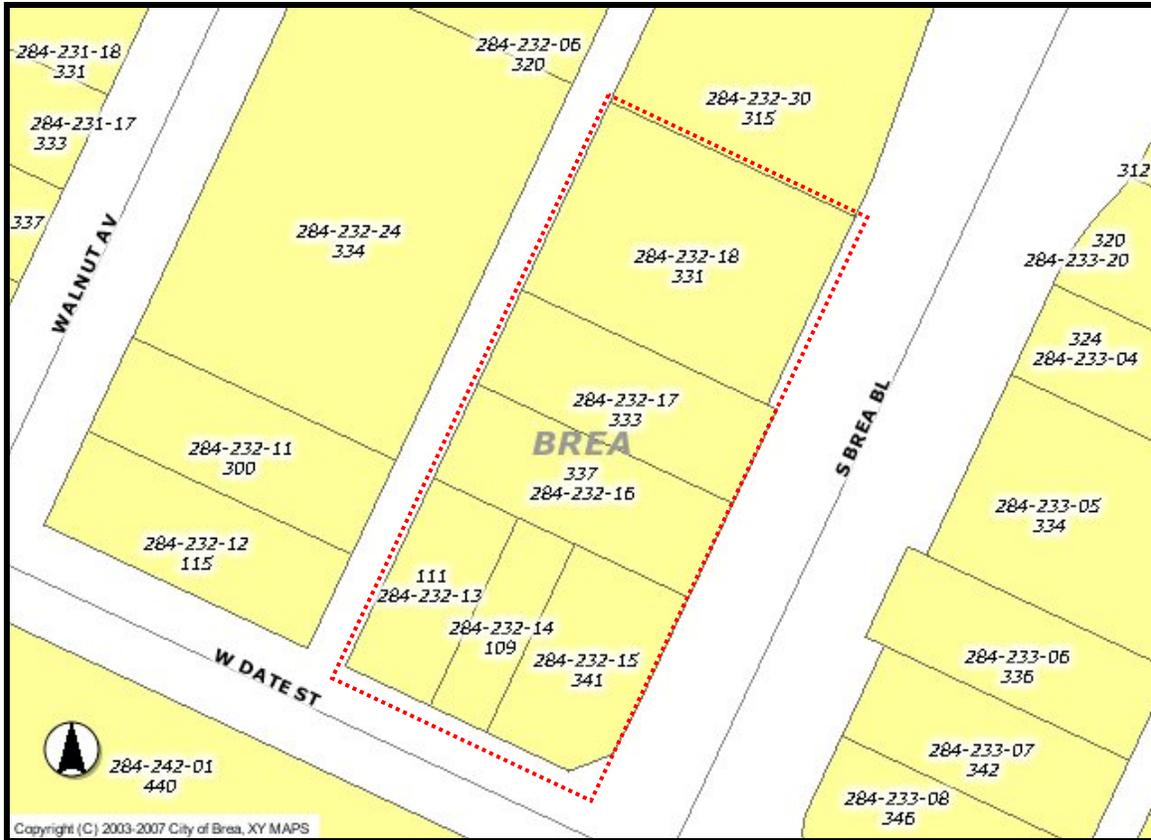
284-233-08	MU III	0.2	18 du/acre	3	commercial
284-251-02	MU III	0.2	18 du/acre	3	residential
284-251-03	MU III	0.2	18 du/acre	3	residential
284-264-14	MU III	0.2	18 du/acre	3	used car dealership
284-264-15	MU III	0.2	18 du/acre	3	office
284-264-17	MU III	0.2	18 du/acre	3	residential
284-264-18	MU III	0.2	18 du/acre	3	office
284-282-07	MU III	0.2	18 du/acre	3	commercial/office
284-282-09	MU III	0.7	18 du/acre	13	commercial
284-282-10	MU III	0.4	18 du/acre	7	used car dealership
284-312-01	MU III	0.4	18 du/acre	7	service station
284-321-33	MU III	0.2	18 du/acre	3	residential
284-321-34	MU III	0.2	18 du/acre	3	office
284-323-01	MU III	0.2	18 du/acre	4	office

**TOTAL:                    15.1 acres                    275 units**

**SUBTOTAL:                7.2 acres                    128 units**

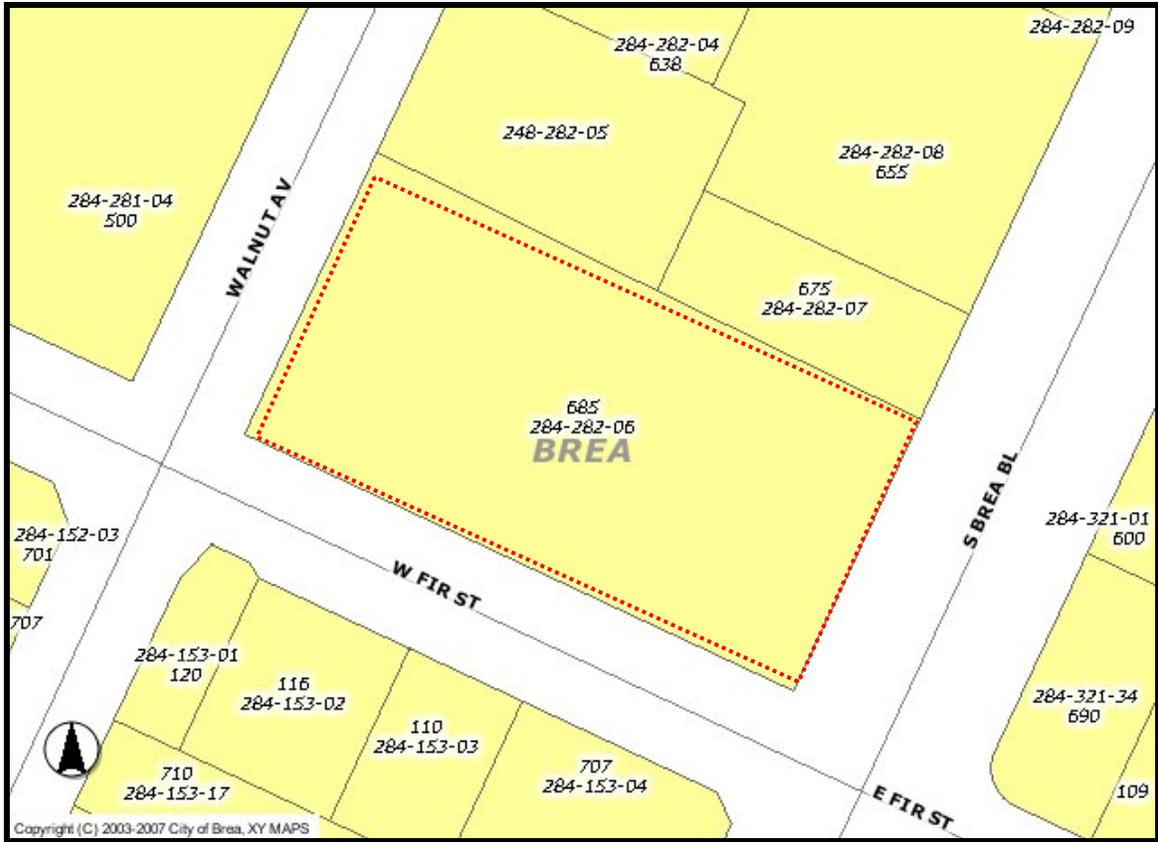
**FOCUSED DEVELOPMENT SITES**

**Key: Vacant Land or Surface Parking Lot**



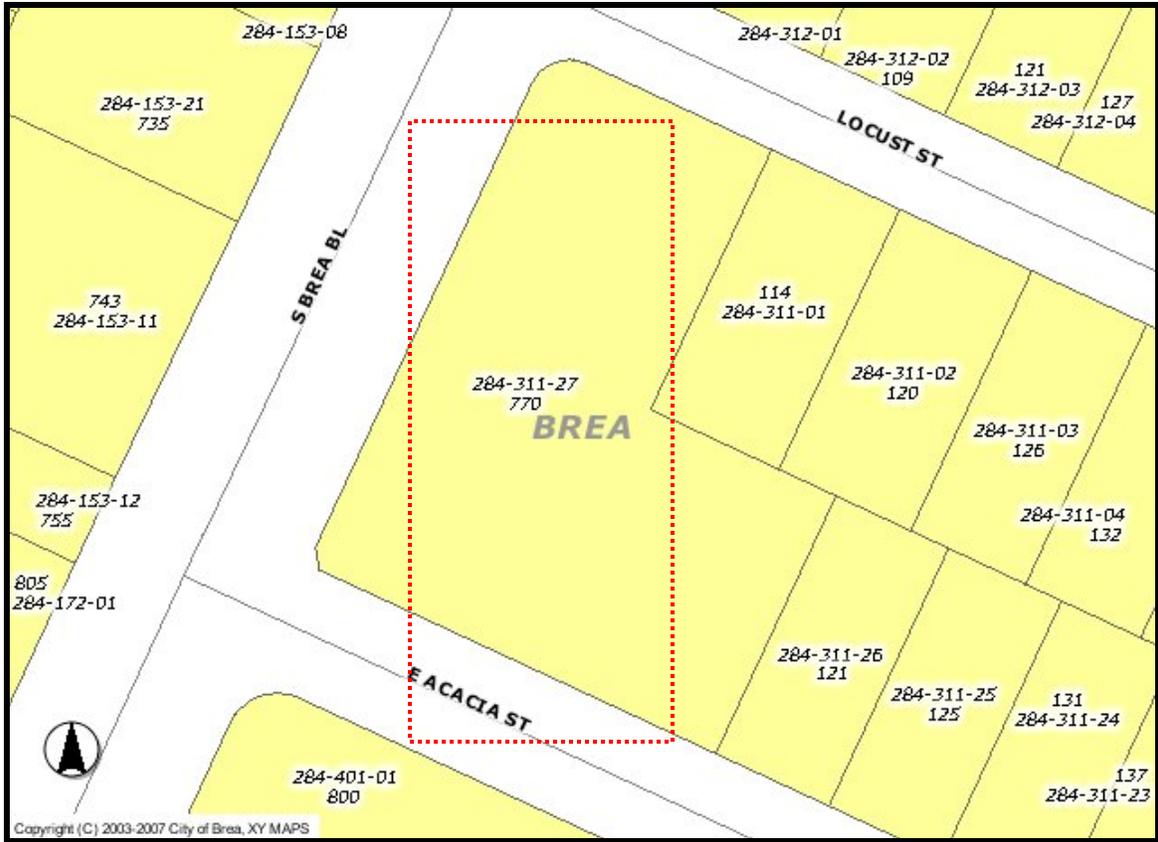
Mixed Use III  
 Focused Development Site A  
 (331, 333, 337, 341 South Brea Boulevard and 109 and 111 West Date)

1 acre  
 18 units



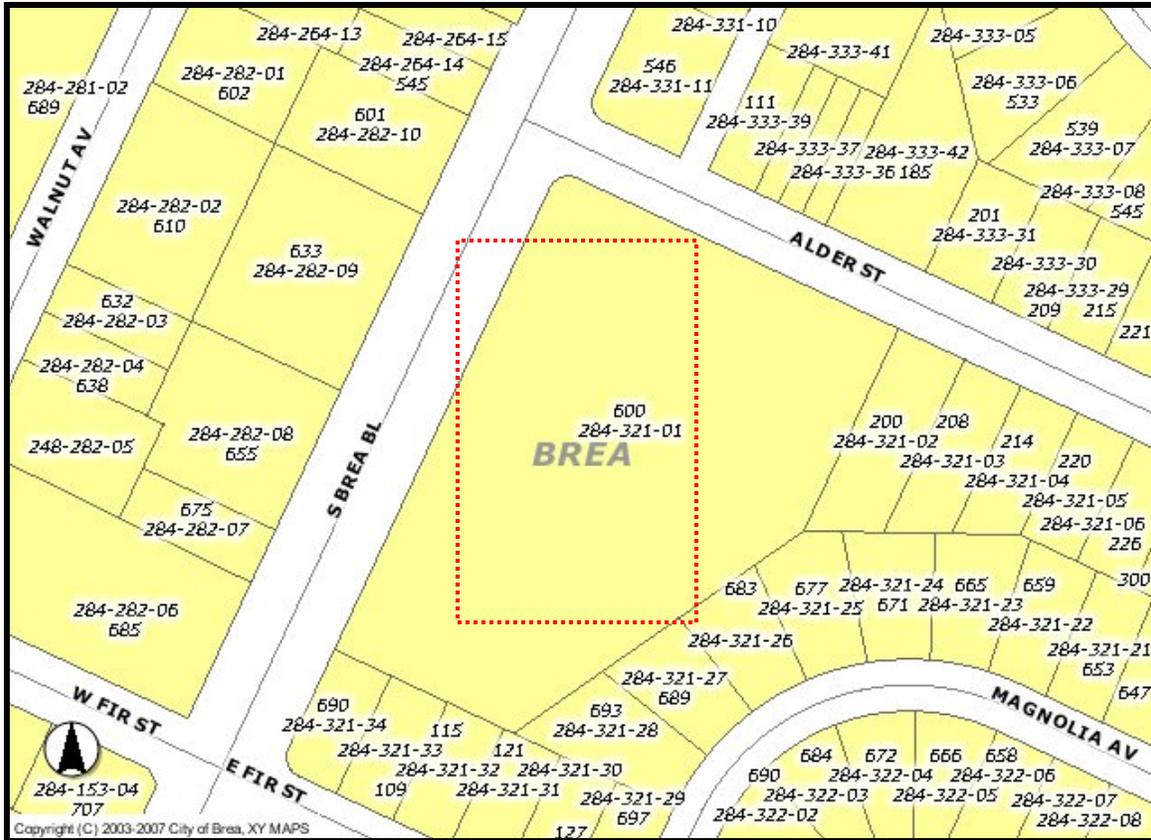
Mixed Use III  
Focused Development Site C  
(685 South Brea Boulevard)

1 acre  
18 units



Mixed Use III  
Focused Development Site D  
(770 South Brea Boulevard)

1.1 acres  
19 units



Mixed Use III  
 Lot Consolidation E  
 (600 South Brea Boulevard)

3.6 acres  
 66 units