

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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September 8, 2022

Bill Gallardo, City Manager
City of Brea
1 Civic Center Circle
Brea, CA, 92821

Dear Bill Gallardo:

RE: City of Brea's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Brea' (City) housing element on August 17, 2022 and adopted August 16, 2022. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Article 10.6 of Gov. Code). The adopted element addresses the statutory requirements described in HCD's August 9, 2022 review.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program 6 (Density Bonus Incentives)
- Program 8 (Housing Opportunity Sites and Rezone)
- Program 8a (Lot Consolidation)
- Program 9 (Brea Core Plan)
- Program 11 (Publicly-owned Land)
- Program 13 (Objective Development Standards and Administrative Approval)
- Program 14 (Update Parking Standards)
- Program 15 (Zoning Text Amendments for Special Needs)
- Program 17 (Affirmatively Furthering Fair Housing)
- Program 25 (Healthy Communities)

The City must monitor and report on the result of these and all other programs through the annual progress report pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element and other laws. This includes failure to

implement program actions included in the housing element. HCD may revoke housing element compliance if the local government actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the cooperation and responsiveness the City's housing element team provided throughout the review. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the general plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Chelsea Lee, of our staff, at chelsea.lee@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager