

*The City of Brea is in the process of updating the 2021-2029 Housing Element. This Fact Sheet provides information about the Housing Element and the City's update process.*

## What is a Housing Element?

The Housing Element is a required chapter of the City's General Plan. It is a policy document initiated by the City that identifies policies and programs to address existing and projected future housing needs for all economic segments in the City of Brea. The 2021-2029 Housing Element identifies specific actions to address local housing needs.

## Key Features of the 2021-2029 Housing Element:

- Maintaining existing housing quality and affordability
- Assisting in the provision of new affordable housing
- Providing adequate housing sites to address Brea's regional housing needs (RHNA)
- Identifying and removing governmental constraints to housing development
- Promoting equal housing opportunities
- Promoting sustainability, energy efficiency and healthy community



# HOUSING ELEMENT

## Background

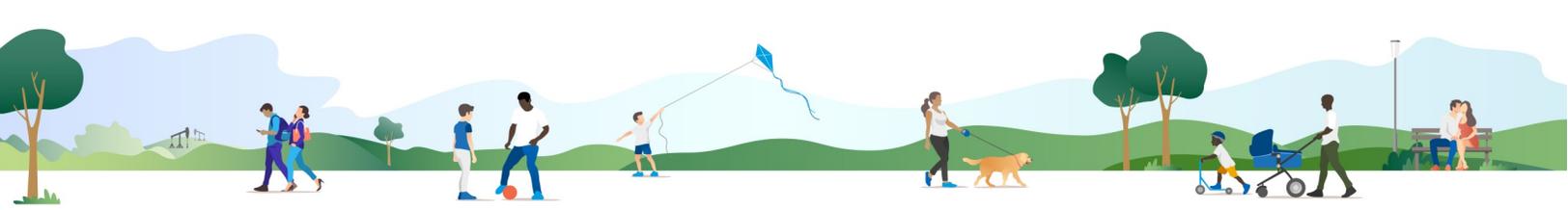
The City's current Housing Element (5th Cycle) was adopted by the City Council on November 5, 2013 and is certified by the State Department of Housing and Community Development (HCD). The adopted Housing Element covers the planning period from October 15, 2013 through October 15, 2021.

The City is currently implementing the current Housing Element's goals, programs and actions. To comply with State law, the City's Housing Element must be updated to ensure Brea's policies and programs can accommodate the estimated housing growth need identified in the Southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA) allocation for the 2021– 2029 planning period. The 6th Cycle Housing Element will require review by HCD for compliance with State law. The updated Housing Element must be adopted by the City Council on or before October 15, 2021 to comply with State law.

## What is the Regional Housing Needs Assessment (RHNA)?

The RHNA is mandated by State Housing law to quantify the existing and projected need for housing by income categories for each local jurisdiction during specified planning periods. The process for the 6th cycle RHNA is underway, with 1.34 million new housing units assigned by the state to the SCAG region, representing the largest allocation the region has ever received and resulting in much higher RHNA allocations for SCAG cities and counties. The main determining factors in SCAGs methodology in allocating the RHNA among local jurisdictions are household growth, job accessibility and transit accessibility. After a total RHNA is calculated, a social equity adjustment is applied to determine the four income categories. The following Table presents Brea's draft RHNA for the 2021-2029 Housing Element cycle.

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.



## 2021–2029 City of Brea RHNA Housing Needs Allocation

Income Category	% of Median Family Income (MFI)	Income Range		RHNA Allocation
		Min.	Max.	
Very Low	0–50%MFI	--	\$51,500	669 Units
Low	51–80% MFI	\$51,501	\$82,400	393 Units
Moderate	81–120% MFI	\$82,401	\$123,600	403 Units
Above Moderate	> 120% MFI	\$123,601	> \$123,601	900 Units
Total				2,365 Units

**Notes:** Income range is based on the 2020 HUD Median Family Income (MFI) for Orange County of \$103,000

### What is included in the Housing Element?

Brea’s Housing Element consists of the following major components:

- An analysis of the City’s demographic, household and housing characteristics and related needs
- A review of potential market, governmental, environmental and infrastructure constraints to meet Brea’s identified housing needs
- An evaluation of residential sites, financial and administrative resources available to address Brea’s housing goals, and resources for energy conservation
- The Housing Plan for addressing the City’s identified housing needs, constraints and resources, including housing goals, policies and programs

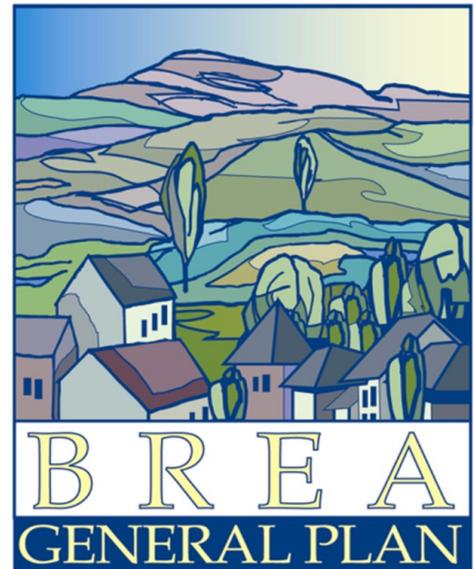
### Importance of Updating the Brea Housing Element

- Allows the City to plan for the housing needs of the community
- Demonstrates the ability to meet future housing growth needs
- Allows the community to participate in the planning process
- Addresses local housing needs
- Allows the City to be eligible for some State grants and funding sources
- Ensures the City complies with State Housing Law

### What is Included in the Update Process?

The Housing Element Update is a community-based process that includes a variety of analyses, as well as multiple activities and opportunities for the Brea community to be involved, including:

- Virtual and in-person engagement (when it is deemed safe to do so)
- Online community survey
- Review of draft documents
- Identification of housing sites to accommodate future growth need
- Public Hearings before the Planning Commission and City Council



### How Can You Participate in the Update Process?

An online Community Survey is available on the City’s website that will allow residents to provide the City with comments, preferences, and additional feedback. A virtual stakeholder workshop is scheduled on February 11, 2021 and a community input meeting on March 23, 2021 to provide the public with an additional opportunity for input prior to the completion of the Housing Element update. There will also be Planning Commission and City Council hearings which will be open to the public in 2021.

To find out other fun ways to participate, visit [www.ShapeBrea.Net/Housing-Element-Update](http://www.ShapeBrea.Net/Housing-Element-Update)