



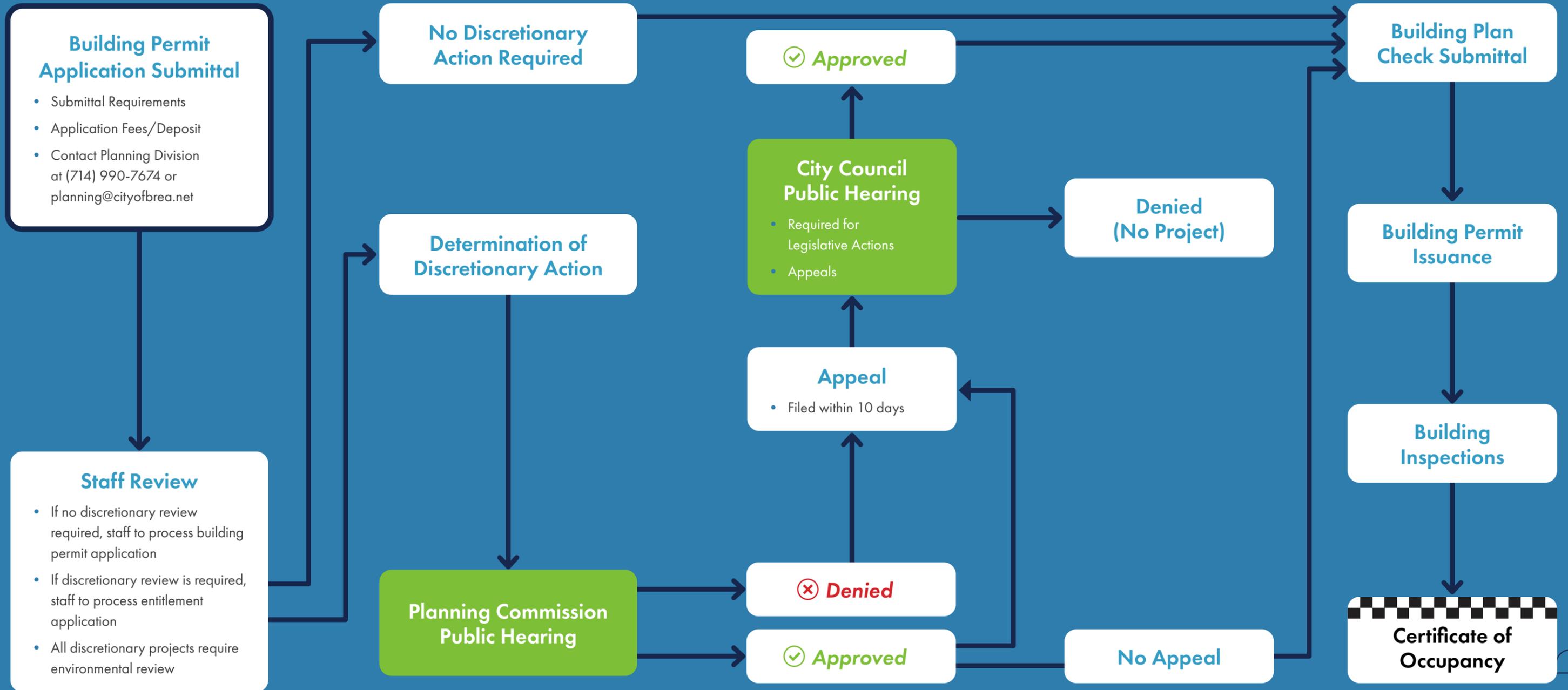
# *Affordable Housing Guide*

**The City of Brea** prioritizes housing opportunities for all residents. Specifically, the City is working to increase opportunities for affordable housing and has developed a variety of incentives and programs for the creation of affordable housing. The Affordable Housing Guide serves as a directory for developers interested in creating affordable housing. From Accessory Dwelling Units to Density Bonuses, the benefits of each housing incentive and opportunity is outlined, as well as the City's development flow chart.



# Housing Approval Process

BEGIN HERE



## City of Brea – Incentives



To off-set the costs of the development of affordable units the City may approve any of the following incentives:

- A density bonus up to 50 percent
- Flexible development standards
  - » Examples: reduction in unit size, setbacks, off-site improvements, parking requirements, etc.
- Deferral of development impact fees
- Use of Building Code alternatives
- Assistance in application for public funds
  - » Examples: Rent subsidies, bond financing, community Development Block Grants
- Use of Redevelopment set-aside funds, as approved by the Agency Board
- Other lawful means of offering the costs of providing affordable units agreed upon between the City and a developer
- Lot consolidation ordinance to provide flexible development standards, reduced fees and streamlined permit processing through administrative staff review
- Objective standards and ministerial processing standards in 2022
- Utilize Categorical Exemptions (CEQA), if appropriate to streamline review
- Financial assistance for new development, as available, with particular consideration given to projects with units affordable to extremely low-income households

The Planning Commission must approve all incentives offered and evaluate each program on the project specific basis.

## Community Engagement

Outreach is an essential part of the development process because it informs and empowers the community. The City strongly encourages developers to inform nearby residents of new development through community workshops. Workshops can be held both in person and virtually. Workshops provide education to residents about changes in their neighborhood. Community engagement workshops should generally include the following:

- Introduction of the team
- A presentation including key information about project
- Time for questions and comments

City staff is available to provide guidance and assistance for developer-led community outreach. Please reach out to Brea Planning staff for information on next steps when planning a community outreach meeting. The City's contact information is found on the last page of this guidebook.



## Density Bonus

### WHAT IS A DENSITY BONUS?

A density bonus is an incentive-based tool that offers developers an increase in density, incentives, and concessions, in exchange for helping the community achieve public policy goals.

The City of Brea offers density bonuses and incentives to developers in exchange for the development of housing projects including a percentage of units for very low-income, low-income, or moderate-income households.

### PURPOSE OF A DENSITY BONUS

The purpose of a density bonus is to incentivize and encourage developers to create much needed affordable housing units in California.

### DENSITY BONUS INCENTIVES

The City of Brea's density bonus incentives are consistent with the City's affordable housing incentives. To view the incentives included in the Brea City Code, Section 20.40, [click here](#).

### BENEFITS OF DENSITY BONUSES

- + Increased opportunity for developers to boost their bottom line.
- + Increased density where the community wants it.
- + Provide a community benefit without requiring public funding.
- + Directly results in the development of affordable housing units
- + Boost surrounding commercial areas.
- + More diverse housing stock.
- + Assists in complying with goals in the City's General Plan Housing Element by providing a wide range of housing types, especially for lower income families.

## Building an ADU

### WHAT IS AN ADU?

An Accessory Dwelling Unit (ADU) is an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence.

### TYPES OF ADUS

- **Attached:** The unit is attached to the primary structure.
- **Detached:** The unit is separated from the primary structure.
- **Junior ADU (JADU):** An ADU created by the conversion of existing space that is contained entirely within an existing or proposed single-family residence.

### BENEFITS OF ADUS

- + Affordable rental options
- + House family, friends, and guests from out of town
- + Increase property value and passive income
- + Sustainable living options
- + Gives homeowners flexibility to share independent living options

### APPLICATION PROCESS REQUIREMENTS

Download Building Permit Application

Consult with Planning Division to review application for consistency with requirements and develop a design

Submit application for review by Planning and Building & Safety Divisions

If application is approved, a building permit is issued.

Record a covenant within 30 days. Consult with Planning Division for covenant

Begin building your newly permitted ADU

# Resources & Funding

## City of Brea

**Housing Rehabilitation Program** - can be accessed [here](#).

**Homebuyer Program** - additional information can be accessed [here](#).

**Mortgage Credit Certificate Program** - additional information can be accessed [here](#).

**Brea Successor Agency – Low- and Moderate-Income Housing Asset Fund:**

- As of July 2021: \$5.3 million (FY 21/22)

- Local source of funds for affordable housing

- [Housing Successor Annual Report for fiscal year 2020-2021](#) can be accessed [here](#).

**City Inclusionary Housing Ordinance – City Housing Trust Fund:**

- As of July 2021: \$3.2 million (FY 21/22)

- To be used exclusively for the development or maintenance of housing affordable to low- and moderate- income households

## Federal and State Programs

**HOME Investment Partnership Program** - land and building acquisition; new construction; moderate or substantial rehabilitation; homebuyer assistance; and tenant-based assistance. Provided by the OCHA NOFAs.

**Low-income Housing Tax Credit (LIHTC)** - encourage the construction and rehabilitation of low-income rental housing - additional information and applications can be accessed [here](#).

**CalHFA** - residential development loan program - additional information can be accessed [here](#).

**Workforce Housing Program** - additional information can be accessed [here](#).

**Golden State Acquisition Fund (GSAF)** - additional information can be accessed [here](#).

## HCD programs

**Transit-Oriented Development (TOD) Housing Program** - additional information can be accessed [here](#).

**Housing Related Parks Program** - additional information can be accessed [here](#).

**Infill Infrastructure Program** - additional information can be accessed [here](#).

**Local Early Action Planning (LEAP) Grants** - additional information can be accessed [here](#).

**Regional Early Action Planning (REAP) Grants** - additional information can be accessed [here](#).

## Contact Information

**1. City of Brea - Planning Division**

**Email:** [planning@cityofbrea.net](mailto:planning@cityofbrea.net)

**Phone:** 714-990-7674

**2. Orange County Housing Authority**

**Email:** [OCHAContact@occr.ocgov.com](mailto:OCHAContact@occr.ocgov.com)

**Phone:** 714-480-2700