

General Information	
Jurisdiction Name	Brea
Reporting Calendar Year	2019
Contact Information	
First Name	Jessica
Last Name	Magaña
Title	Associate Planner
Email	jessicam@cityofbrea.net
Phone	7149907674
Mailing Address	
Street Address	1 Civic Center Circle
City	Brea
Zipcode	92821

Jurisdiction	Brea
Reporting Year	2019 (Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A Housing Development Applications Submitted																			
Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below																			
	319-101-37	1065 Brea Mall	Brea Mall Mixed Use Projects		MH	R	2/20/2019								0		0	No	
	296-141-05	SE of Mercury Lane and Berry Street	Mercury Apartments		MH	R	3/21/2019								0		0	No	
	315-011-19	109 Lilac Lane	Perez Residence		SFD	O	6/25/2019								0		0	No	
	336-631-16	407 S Maple Avenue	Murdock Residence		SFD	O	7/8/2019								0		0	No	
															0		0		
															0		0		
															0		0		

Jurisdiction	Brea	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	426											426
	Non-Deed Restricted												
Low	Deed Restricted	305											305
	Non-Deed Restricted												
Moderate	Deed Restricted	335							20			41	294
	Non-Deed Restricted					21		9					
Above Moderate		785	321	461	194	435	9	695				2115	
Total RHNA		1851											
Total Units			321	461	194	456	9	715				2156	1025

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Brea
Reporting Year	2019 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Single Family Rehabilitation Program	Provide loans to lower income homeowners to help them rehabilitate their homes.	Year 5	One (1) loan and four (4) grants were given to low income Brea homeowners for the rehabilitation/repair of their homes through the administration of Community Development Block Grants.
Preservation of Assisted Housing	Preserve the existing affordable rental stock at-risk of conversion to market rents.	Year 5	The City continues to make efforts to preserve the existing affordable rental stock at-risk of conversion to market rents.
Affordable Housing ordinance	Integrate housing affordable to low and moderate-income households within market rate developments.	Year 5	Central Park Village continued to the construction phase. The project will add 20 new affordable units to the City's housing stock.
Land Use Element and Sites Inventory	Provide a balance of land uses to meet the present and future needs of all residents.	Year 5	The Brea Place project commenced its building permit process. The project is in its second phase and at completion will add 653 residential units to Sites 3 and 4 of the Focused Development Site Inventory.
Mixed Use/ High Density Opportunity Sites	Provide expanded opportunities for mixed use and high density residential development.	Year 5	The City is moving forward to consider high density development projects within the Brea Core Area. In 2019 three applications were submitted that are currently in process.
Accessory Dwelling Units	Continues to promote the development of housing as a form of multigenerational housing.	Year 5	The City continues to promote the development of Accessory Dwelling Units (ADU) as a form of multigenerational and affordable housing. This year 9 building permit applications were approved for ADUs in the City. The City has created a rent survey to work to update the ADU Ordinance to explore incentives to promote ADUs.
Multi-family Design Guidelines	Provide upfront direction to developers on the desired character of multi-family development in Brea.	Year 5	The City was awarded SB 2 funds with an intention to create flexible design guidelines to accommodate new approaches to housing, update parking standards and remove entitlement impediments to streamline the process.

CEQA Exemptions for Infill Projects	Utilize allowable CEQA exemptions for qualified urban infill and other qualifying residential projects.	Year 5	The City continues to utilize allowable CEQA exemptions for qualified urban infill and other qualifying residential projects.
Efficient Project Processing	Provide efficient\ development processing procedures to reduce the cost of development.	Year 5	The City has secured funding and is looking to implement a new permit software system to streamline the process and help with record retention.
Fair Housing Program	Further fair housing practices in the community.	Year 5	The City aims to further Fair Housing Practices in the community by providing fair housing outreach and educational information to the public through the public counter, one-on-one appointments and on the website.
Housing Accessibility	Expand accessible housing options to persons living with disabilities.	Year 5	The City continues to expand accessible housing options to persons living with disabilities by including conditions of approval for Universal Design in all new developments.
Senior Housing Opportunities	Support a range of housing options to address the diverse needs of Brea's growing senior population.	Year 5	The City supports a range of housing options to address the diverse needs of Brea's growing senior population. Silverado Residential Care facility completed construction this year. The project added 70 beds for seniors with dementia and memory impairment. The City continues to conduct outreach with the senior population to ensure their voices are heard including input on the Active Transportation Plan.
Green Building	Promote green building practices for more sustainable housing.	Year 5	The City continues to provide outreach and education to developers, architects and residents on the CALGREEN code and ways to incorporate sustainability in project design. The City adopted the 2019 California Building Code that went into effect on January 1, 2020. The updated code includes changes that will positively affect the energy code requirements and improve the design for residential energy consumption.
Healthy Communities	Foster community health through land use planning and support for initiatives that promote a more active lifestyle.	Year 5	The City completed the Active Transportation Plan to further augment Phase One of the Brea Core Plan, promoting healthy living and physical activity. Phase One consist of public outreach and education regarding opportunities to implement Brea Envisions initiatives in this central area of the city.

Jurisdiction	Brea	
Reporting Period	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Brea	
Reporting Period	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity	3	2		5					
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income	3	2		5					

Jurisdiction	Brea
Reporting Period	2019 (Jan. 1 - Dec. 31)

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)**

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1						4
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Brea	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	20
	Non-Deed Restricted	0
Above Moderate		695
Total Units		715

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0