

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 2008-2014 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 2000, 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 2000, their effectiveness, and continued appropriateness to the 2008-2014 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 2000 Housing Element**

Policy/Program	Accomplishments
Goal: Conserve Existing Supply of Affordable Housing	
<p>1. Neighborhood Enhancement Plan <u>Action:</u> Undertake activities identified in the 1999 Neighborhood Enhancement Plan to facilitate neighborhood upgrading in the six Focus Areas, including: 1) assistance to non-profits for acquisitions/rehab; 2) programs based on “critical need”; 3) rehabilitation loan program</p>	<p><u>Progress:</u> A part-time Neighborhood Coordinator position has been added to provide more staff outreach. <u>Effectiveness:</u> Through the use of a team of experienced staff members, in 2005 the City revisited the neighborhoods identified in the 1999 Neighborhood Enhancement Plan. Their evaluation revealed an overall improvement but the continuation of pockets – often a single parcel or two – that are in significantly poorer conditions than their neighbors. One means of addressing such problems has been through working with a non-profit organization, Paint Your Heart Out Anaheim (PYHOA). Through this program, assistance is provided to low-income homeowners to refurbish the exteriors of their homes utilizing a volunteer workforce; a total of 30 homes have received assistance under the Paint Your Heart Out Program. Of the homes that have been upgraded in this program, some are in the identified neighborhoods. Other City programs and grant applications have been focused on the identified neighborhoods. For instance, a CDBG grant has been obtained to upgrade an alley in FY 2007-2008 that would not have been addressed through the City’s ongoing alley improvement program for several years to come. Periodic newsletters and community meetings have been used to relay information of interest to residents of specific neighborhoods and to highlight housing programs available to them. <u>Appropriateness:</u> The City will continue this program to counter neighborhood deterioration that might otherwise take place.</p>
<p>2. Single-Family Rehabilitation Program <u>Action:</u> Provide low-interest rehabilitation loans to lower income homeowners with the goal of issuing 18 loans annually.</p>	<p><u>Progress:</u> Achieved rehabilitation of 88 housing units city-wide for families earning 80% or less of the County median income. Many of these were grants to very low income mobile home park tenants. Handicapped accessibility improvements were also provided, including access ramps. <u>Effectiveness:</u> Very successful. The City manages Federal funds, allocated through the County of Orange, to help families finance home repairs. 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>3. Rental Rehabilitation and Assistance Program <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 annually.</p>	<p><u>Progress:</u> Achieved rehabilitation of 36 unit Birch Terrace Apartments, with 18 units reserved for lower income households. <u>Effectiveness:</u> Successful in upgrading rental housing and preserving for low- and moderate-income households. However, in current high rent market, difficult to attract property owners into program due to required rent and income restrictions. Original program goal for 25 units annually was unachievable under current market conditions. <u>Appropriateness:</u> The City/Agency will continue this program to assist multi-family owners, and conduct targeted marketing within Neighborhood Enhancement areas.</p>

**Table HE-42
Review of Accomplishments under 2000 Housing Element (cont'd)**

Policy/Program	Accomplishments
<p>4. Multi-family Housing Acquisition/ Rehabilitation <u>Action:</u> Identify apartments in need of rehabilitation, and work with non-profits to acquire and rehabilitate units.</p>	<p><u>Progress:</u> The Redevelopment Agency acquired 4 substandard fourplexes (16 units) on Acacia Street, which are being rehabilitated and will be sold to a non-profit for long-term management as affordable housing. The Agency also recently provided a loan to KDF Communities for the purchase of Imperial Terrace and Imperial Park Apartments for the acquisition and rehabilitation of 92 units, and preservation as long term affordable housing. Both of these projects will be completed during the future 2008-2014 planning period. <u>Effectiveness:</u> Very successful when working with established and experienced non-profit entities. With financial assistance from the City/Agency, 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/Agency financial assistance, deed restrictions are recorded which assure long-term affordability and help meet legal requirements for sustaining affordability. <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, and remains appropriate for the Housing Element.</p>
<p>5. Senior Subsidy Program <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 Senior Subsidy Program was designed to assist senior tenants on fixed incomes. There are 120 allotted spaces in the Program. Eligible seniors are those who are 62 years of age or older whose incomes are below 50% of the area median income. <u>Effectiveness:</u> The Agency continues to keep the allotted spaces filled with 120 participants. <u>Appropriateness:</u> This much needed program is very popular with Brea's seniors. The program continues to remain appropriate for the future planning period.</p>
<p>6. Section 8 Rental Assistance (Certificate/Voucher) Program <u>Action:</u> Continue current levels of Section 8 assistance, and direct eligible households to the County program.</p>	<p><u>Progress:</u> A total of 158 Brea households are assisted under the Section 8 program, compared to 51 in 2000. <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 120 in the Senior Subsidy Program, and is also responsible for assisting some of Brea's very-low-income families.</p>
<p>Goal: Assist in Provision of Housing</p>	
<p>7. Homebuyer Assistance Program <u>Action:</u> Provide second mortgages to help lower and moderate-income families purchase homes in Brea.</p>	<p><u>Progress:</u> Between 2000-2006, Agency provided 59 down payment assistance loans. <u>Effectiveness:</u> In 2004, the City raised the down payment assistance level from \$40,000 to \$95,000 in response to increasing housing prices. In 2005, the level was increased to \$225,000. <u>Appropriateness:</u> With home prices as high as they are, this Program is much needed in Brea, but works best if combined with an Agency-restricted sales price (inclusionary unit).</p>
<p>8. Mortgage Credit Certificate (MCC) Program <u>Action:</u> Help first-time homebuyers qualify for first mortgage loans by increasing their after-tax income.</p>	<p><u>Progress:</u> From 2000 to 2004, six Mortgage Credit Certificates were issued to Brea homebuyers. <u>Effectiveness:</u> Works best when interest rates are high, so there was little activity during the period. <u>Appropriateness:</u> The County has discontinued the MCC Program.</p>

Table HE-42
Review of Accomplishments under 2000 Housing Element (cont'd)

Policy/Program	Accomplishments
<p>9. Affordable Housing Development <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> Provided land for development of 7 Habitat units for very-low-income households. Also provided adjacent land for the development of the South Walnut Bungalows, a 9-unit very-low-income rental complex. Tonner Hills Apartments have received entitlements, and grading is currently under way for this 94-unit family complex being developed by Jamboree Housing, known for its high quality and well-managed projects. The Acacia Apartments mentioned in item #4 above includes 4 three-bedroom units for large families. The Agency has invested in the apartment complex across the street from the Acacia Apartments, continuing to improve this neighborhood and stimulating improvements by other property owners. <u>Effectiveness:</u> The City has been effective in the provision of a variety of affordable housing throughout the community. Tonner Hills will bring affordable rental units to the east side of town, thereby helping to integrate affordable housing throughout the City. <u>Appropriateness:</u> Brea's affordable housing development program continues to provide needed housing for the community and its workforce, and remains appropriate to the Housing Element.</p>
<p>10. Affordable Housing Ordinance <u>Action:</u> Require developers of residential projects with 20 or more units to provide 10 percent of the units for housing affordable to low- and moderate-income households, or pay an in-lieu fee. Adopt modified fee structure by 2000.</p>	<p><u>Progress:</u> In 2004, adopted Implementation Program (Guidelines) to provide longer term affordability restrictions, and provide greater detail on Ordinance requirements. Completed following new housing projects with affordable inclusionary units during 1998-2005: Vintage Canyon (105 very low units); Artisan Walk (106 units/3 median); City Walk (40 units/20 moderate); Birch Street Lofts (62 units/8 low, 25 moderate); Olinda Ranch (658 units/25 median, 39 moderate); Tomlinson Park (231 units/7 moderate + \$750,000 in-lieu fee); Berkeley Townhomes (83 units/8 median); Laurel Creek Phase II (3 units/2 moderate); Walden Estates (54 units/2 low, 3 moderate off-site); Habitat for Humanity (7 homes). <u>Effectiveness:</u> With 252 affordable units produced during the planning period and over 200 planned in future projects, 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, and will be evaluated for an increase to 15% within RDA Project Areas.</p>
<p>11. Housing Breans Advisory Board <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> With the City Council's implementation of the Agency's Affordable Housing Strategy, "Housing Breans" in 1991, and the adoption of Agency's Housing Replacement Plan in 1992, it became a priority to increase Brea's affordable housing resources. <u>Effectiveness:</u> The Housing Breans Advisory Board makes recommendations regarding all facets of the Agency's housing programs and reviews the City's and Agency's progress toward meeting the overall affordable housing goals. The Board meets as needed and is active in early concept stages and in the selection of developers. The Board is made up of 5 members of the Brea community who are appointed by the City Council for four-year terms. <u>Appropriateness:</u> The Housing Breans Board works well in conjunction with Brea's housing programs and plays an integral role in providing input and insight into the community's housing needs and priorities.</p>

Table HE-42
Review of Accomplishments under 2000 Housing Element (cont'd)

Policy/Program	Accomplishments
Goal: Provide Adequate Housing Sites	
<p>12. Land Use Element <u>Action:</u> Maintain an inventory of residential sites and provide appropriate land use designations to fulfill regional housing needs.</p>	<p><u>Progress:</u> The City adopted a comprehensive update to its General Plan in 2003, and was awarded a State American Planning Association Award for the Plan. As part of the Plan update, a comprehensive analysis of residential development potential was conducted. New mixed-use zoning was adopted in 2006 that allows for higher density development and encourages housing in the older, more centrally located areas of Brea, as well as within several large opportunity areas identified as underutilized with current development. <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>13. Specific Plans <u>Action:</u> Ensure specific plans are properly implemented to provide housing of varying types and costs.</p>	<p><u>Progress:</u> Implementation of the Olinda Heights (Ranch) Specific Plan contributed over 600 units to Brea’s housing stock, and the Tomlinson Park and Birch Hills Specific Plans also provided for residential development. With Brea’s adoption of the 2003 General Plan and subsequent hillside development standards and mixed use zoning, the Brea Towne Plaza and Carbon Canyon Specific Plans were no longer necessary and were therefore rescinded. <u>Effectiveness:</u> While specific plans have been used in the past to effectively guide development in the City’s hillsides and in the downtown, the City’s new General Plan and zoning now establish detailed parameters for development, thereby streamlining development approvals and eliminating the need for specific plans. <u>Appropriateness:</u> Brea’s General Plan discourages the use of specific plans, unless necessary to achieve a cohesive land use plan for a property. Therefore, this program is no longer appropriate for the Housing Element.</p>
<p>14. Annexation of Areas in Sphere of Influence <u>Action:</u> Pursue phased annexation of the Sphere of Influence as a means of accommodating future housing growth.</p>	<p><u>Progress:</u> Since adoption of the 2000 Housing Element, the City has annexed over 800 acres within its Sphere of Influence, providing significant additional opportunities for residential 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 2000 Housing Element (cont'd)

Policy/Program	Accomplishments
Goal: Remove Governmental Constraints	
<p>15. Regulatory and Financial Assistance <u>Action:</u> Continue to offer incentives for affordable housing. Periodically review all regulations, ordinances and fees.</p>	<p><u>Progress:</u> Prior to adoption of the Mixed Use III zoning standards, a Development Agreement was used to provide flexible development standards for the South Brea Lofts project. The Agency provided land for development of South Walnut Bungalows (9 units), and Habitat for Humanity homes. The Agency is currently working on an agreement to assist the 260 unit Olen Pointe Apartment project to restrict a proportion of the units as long term affordable housing. <u>Effectiveness:</u> With 161 affordable units produced during the planning period, Brea has been effective in utilizing a combination of regulatory and financial incentives to achieve affordable units. With Brea's new mixed use zoning specifically designed to facilitate higher density development, the City's intent is to minimize the need for further zoning incentives. <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 part of the Affordable Housing Development program.</p>
<p>16. Efficient Project Processing <u>Action:</u> Continue to offer streamlined development processing, and periodically review procedures.</p>	<p><u>Progress:</u> Efforts to minimize project processing times include continued focus on process improvements such as: no cost screen check service, staffing development projects through a dedicated project planner, and streamlining of permit processing through concurrent review. <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 Development Services Department remains integral to the way the City does business.</p>
Goal: Promote Equal Housing Opportunity	
<p>17. Fair Housing Program <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. <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>

Summary of Housing Accomplishments

Since the adoption of the 2000 Housing Element, the City of Brea has made significant progress in achieving its housing goals:



**Downtown Brea – Birch Street
Lofts**



**Brea Boulevard – City Walk
Townhomes**

- Comprehensive General Plan update in 2003, providing areas for higher density housing within 3 new mixed-use districts. Adoption of mixed-use zoning standards in 2006.
- Provision of approximately 250 new workforce housing units through Redevelopment Agency assistance and Brea’s inclusionary housing ordinance, with an additional 200+ workforce units planned in future projects.
- Provision of 59 loans for moderate income first-time homebuyers.
- Ongoing provision of 120 rent subsidies for very low income seniors through the Senior Subsidy Program.
- Redevelopment Agency acquisition and rehabilitation of 16 deteriorated apartment units (Acacia St. Apts), and preservation as long term affordable housing. Additional 92 units underway (Imperial Terrace, Imperial Park Apts).
- Provision of 88 single-family rehabilitation loans to lower income single-family homeowners. Rehabilitation of 36 rental units (Birch Terrace Apartments), with 18 affordable to lower income households.
- Initiation of the “Paint Your Heart Out” program, providing volunteers to refurbish home exteriors occupied by lower income households, with 30 homes assisted or refurbished.
- Amendment of Affordable Housing Ordinance to meet longer term restrictions for affordable housing and revision of Guidelines to provide greater detail on implementation.
- Ongoing meetings of the Housing Breans Advisory Board to provide community input into the City’s housing efforts.
- Improved housing conditions via refinement of the Neighborhood Enhancement target areas. Hiring of Neighborhood Coordinator to focus on this program.

Table HE-43 summarizes Brea’s progress in meeting its 2000 Housing Element quantified objectives.

**Table HE-43
Summary of Quantified Objectives**

Income Level	New Construction*		Rehabilitation**		Conservation***	
	Goal	Progress	Goal	Progress	Goal	Progress
Very Low	203	110 (54%)	150	73 (49%)	171	289 (169%)
Low	136	10 (7%)	65	33 (51%)	--	7
Moderate	212	139 (66%)	--	18	--	
Above Moderate	502	1,115(222%)	--		--	
Totals	1,052	1,374(130%)	215	124(58%)	171	296(172%)

* Reflects RHNA

** Reflects single-family (88 units) and rental (36 units) rehabilitation projects

*** Reflects preservation of Section 8 (158 households), Senior rent subsidies (120 households), affordable units in Imperial Terrace Apartments (18 units).

Based on review of residential building permits issued between January 1998 – December 2005, Brea fulfilled 130 percent of its regional housing construction needs, or “RHNA.” However, given the strong real estate market in Brea during this period, housing to meet the needs of lower and moderate income households was not produced without public subsidy and/or incentive.



Brea Lofts Under Construction

Brea’s Affordable Housing Ordinance was effective in producing 132 moderate income units; 7 second units were also developed, providing rentals affordable to moderate income households. In total, Brea was able to fulfill two-thirds of its 212 unit goal for moderate income units. The City, its Redevelopment Agency, and Brea’s various housing partners were able to achieve the development of 110 units affordable to very low income households, and 10 units affordable to low income households.

In terms of housing rehabilitation, the City provided assistance to 88 lower income single-family homeowners, meeting its 90 unit rehab goal. Brea also achieved rehabilitation of 36 rental units, although this fell short of the goal for 25 units annually which was not achieved primarily due to the disincentive of high market rents in comparison to the program’s required rent restrictions. While Brea’s rental rehabilitation program will remain in place, the Agency’s primary focus is on the acquisition and rehabilitation of deteriorated apartment complexes.

Finally, the City met and exceeded its conservation goal through expanded participation in the Section 8 rental assistance program, through locally funded senior rent subsidies, and preservation of 18 affordable units at risk of conversion through acquisition and rehabilitation of Imperial Terrace Apartments.

B. GOALS AND POLICIES

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

Housing Conservation and Maintenance

GOAL 1.0 To maintain and improve the quality of existing housing and residential neighborhoods in Brea.

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

Policy 1.2 Undertake comprehensive revitalization efforts and community outreach within the City’s Neighborhood Enhancement Areas to improve housing conditions and the overall quality of life.

Policy 1.3 Continue to provide rehabilitation and home improvement assistance to lower income households, seniors, and the disabled.

Policy 1.4 Preserve and improve the quality of rental housing by providing rehabilitation and refinancing assistance to owners of rental properties in exchange for affordability controls on a portion of the units.

Policy 1.5 Encourage resident involvement in identifying and addressing maintenance of housing in their neighborhoods.

Policy 1.6 Coordinate with non-profit housing providers in the acquisition and rehabilitation of older apartment complexes, and maintenance as long term affordable housing.

Policy 1.7 Work with property owners, tenants, and non-profit purchasers to facilitate preservation of assisted rental housing at risk of conversion to market rents.

Policy 1.8 Encourage preservation of Brea’s mobile home parks. Evaluate adoption of a local mobile home park ordinance or policy.

Provision of Housing

- GOAL 2.0** To 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** Provide financial and/or regulatory incentives to facilitate the development of affordable housing.
- Policy 2.2** Maintain the Inclusionary Housing Ordinance to ensure that new housing developments provide a percentage of units affordable to low- and moderate-income households or pay an in-lieu fee to support the provision of affordable housing.
- Policy 2.3** Provide homeownership assistance to low and moderate income households.
- Policy 2.4** Support the provision of rental housing to accommodate large families.
- Policy 2.5** Facilitate the development of senior housing with supportive services.
- Policy 2.6** Promote the City's Affordable Housing Programs with employers in Brea.
- Policy 2.7** Support collaborative partnerships with non-profit organizations, affordable housing builders, and for-profit developers to provide greater access to affordable housing funds.
- Policy 2.8** Encourage use of sustainable and green building design in new and existing housing.

Provision of Adequate Housing Sites

- GOAL 3.0** To provide adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the City’s share of regional housing needs.
- Policy 3.1** Provide site opportunities for development of housing that responds to diverse community needs in terms of density, location, and cost.
- Policy 3.2** Provide opportunities for mixed use and infill housing development in downtown Brea as part of the City’s overall revitalization strategy for the area. Encourage and facilitate the provision of housing affordable to lower income households within Mixed Use districts, with an emphasis on rental housing within the MU I zone.
- Policy 3.3** Maintain an up-to-date inventory of sites available for future development within Mixed Use zones, and provide to the development community. Utilize Redevelopment Agency powers to assemble land and provide land write-downs in exchange for development of affordable units.
- Policy 3.4** Promote mixed use development where housing is located close to jobs, shopping and services.
- Policy 3.5** Explore reuse opportunities on obsolete commercial or industrial sites.
- Policy 3.6** Take advantage of existing infrastructure and public improvements to provide additional rental housing by allowing second units within residential neighborhoods.
- Policy 3.7** Base allowable densities in Brea’s hillsides on the ability of infrastructure, landform, physical constraints, and emergency response capabilities to support new development.
- Policy 3.8** Pursue phased annexation of Brea’s Sphere of Influence to provide additional growth opportunities consistent with infrastructure capacities.

Removal of Governmental Constraints

- GOAL 4.0** To mitigate potential governmental constraints to housing production and affordability.
- Policy 4.1** Offer financial and/or regulatory incentives, including density bonuses, where feasible to offset or reduce the costs of developing affordable housing.
- Policy 4.2** Periodically review City regulations, ordinances, and residential fees to ensure that they do not constrain housing development.
- Policy 4.3** Maintain the City's expedited and coordinated permit processing system.
- Policy 4.4** Explore more innovative parking solutions, such as tandem parking, garage lifts, shared parking, to ensure that parking requirements do not constrain housing development.
- Policy 4.5** Revise the City's Development Code to clarify provisions for emergency shelters.

Equal Housing Opportunity

- GOAL 5.0** To promote equal opportunity for all residents to reside in the housing of their choice.
- Policy 5.1** Support the provision of fair housing services and tenant/landlord mediation to City residents.
- Policy 5.2** Provide services to persons and families at-risk of homelessness through Brea's Family Resource Center and local human services agencies.
- Policy 5.3** Continue to address the special housing needs of seniors through provision of affordable housing and referrals, and case management services. Evaluate establishing a senior shared housing program.
- Policy 5.4** Continue to address the special needs of persons with disabilities through provision of supportive housing, accessibility grants, and encouraging universal design in new residential development.
- Policy 5.5** Continue to provide opportunities for public input and representation in the City's housing efforts through the Housing Breans Advisory Board.

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 Development Services Department and Redevelopment Agency. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. According to Section 65583 of the State Government Code, a city's housing programs must address the following five major areas:

- Conserving the existing supply of affordable housing;
- Assisting in the provision of housing;
- Providing adequate sites to achieve a variety and diversity of housing;
- Removing governmental constraints as necessary; and
- Promoting equal housing opportunity

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 five 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: five-year objective(s), funding source(s), and agency responsible for implementation of the program.

Housing Element statutes now require an analysis of the needs of extremely low income (<30% AMI) households, and programs to assist in the creation of housing for this population. The Brea Housing Element sets forth several programs which help to address the needs of extremely low income households, including: Preservation of Assisted Housing (Program #6); Senior Subsidy Program (Program #7); One-Time Rental Assistance (Program #8); Section 8 Rental Assistance (Program #9); Affordable Housing Development Assistance (Program #11); Zoning Ordinance Revision to address emergency shelters (Program #19); and Senior Shared Housing (Program #22).

CONSERVING THE EXISTING SUPPLY OF AFFORDABLE HOUSING

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. Neighborhood Enhancement Program

Brea's Neighborhood Enhancement Plan sets forth a comprehensive program to improving housing and neighborhood conditions within seven identified Focus Areas (refer to Figure HE-5). Program components include:

- ✓ Encouraging property maintenance
- ✓ Providing housing rehabilitation assistance
- ✓ Upgrading public facilities
- ✓ Emphasizing crime prevention programs
- ✓ Engaging residents through community outreach and improving communication regarding City activities and programs

The City has established a Neighborhood Coordinator position dedicated to providing additional staff outreach within the Focus Neighborhoods. Residents and property owners are encouraged to participate in various rehabilitation, home improvement, and other assistance programs offered through the City. The overall goal of the program is to encourage investment, increased property maintenance, and heightened community identity to counteract neighborhood deterioration that might otherwise take place.

2008-2014 Objective: The City will continue to undertake program activities identified in the Neighborhood Enhancement Plan to facilitate neighborhood upgrading within the seven Focus Areas, with particular emphasis on community outreach.

2. Single-Family Rehabilitation Program

Brea offers a 0% 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 focused marketing of housing rehabilitation programs within the Neighborhood Enhancement areas, as well as advertising Citywide through the City's newsletter, 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.

2008-2014 Objective: The City will continue to provide rehabilitation loans and grants to qualified lower income homeowners. The objective is to issue 4 loans and 18 grants annually, dependent upon funding levels.

3. Paint Your Heart Out Brea

Paint Your Heart Out Anaheim (PYHOA), which began in 1991, is a non-profit organization developed to assist lower income homeowners refurbish the exteriors of their homes utilizing a volunteer workforce. In 2004, Brea entered into an agreement with PYHOA to create a similar program in Brea, with thirty homes assisted to date. The program is primarily targeted within the Neighborhood Enhancement areas where volunteers work over a series of weekends to upgrade home exteriors including painting, replacing broken windows, weatherizing, and general yard clean-ups. An average of \$4,000 worth of improvements are completed at each home.

2008-2014 Objective: The City's goal is to paint and perform minor exterior repairs on a minimum of five homes annually.

4. 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.

2008-2014 Objective: The City will continue to inform owners of apartments about the Rental Rehabilitation Program. The objective is to rehabilitate twenty-five (25) units.

5. Multi-family Housing Acquisition and Rehabilitation

A key program in Brea's overall strategy to provide affordable housing to lower income households is through the acquisition and rehabilitation of aging and/or deteriorating apartment complexes. Under this program, the Agency 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. The Redevelopment Agency has demonstrated that this is a successful program and is integral to improving the City's aging stock of multi-family rental units.

2008-2014 Objective: The City will identify apartments in need of rehabilitation, and cooperate with non-profit housing corporations to acquire and rehabilitate the units. Projects will be focused in the Neighborhood Enhancement areas to contribute to revitalization efforts in these neighborhoods. Complete a minimum of 92 units within the Imperial Park Apartments and 16 units within Acacia Street Apartments.

5a. Acacia Apartments - Committed Assistance

As detailed in the Resources chapter of the Element, the City has committed to providing financial assistance to purchase

affordability covenants on the 16 unit Acacia Street Apartments in conjunction with the acquisition/rehabilitation of the property described in Program 5 above. Affordability covenants will be structured to provide RHNA credits as follows: 11 units not currently available at very low income rents will be covenanted for very low income households, and 3 units not currently available at low income rents will be covenanted as low income.

2008-2014 Objective: By August 2008, enter into a legally enforceable agreement for \$2-\$4 million in committed assistance to purchase affordability covenants on 11 very low income and 3 low income units in Acacia Apartments. Report to HCD on the status of purchasing affordability covenants no later than July 1, 2010, and to the extent an agreement is not in place, amend the Housing Element as necessary to identify additional sites.

6. Preservation of Assisted Housing

Brea contains three projects at risk of conversion to market rate during the 2008-2018 planning period – Brea Woods Apartments (75 low/mod units), Civic Center Apartments (16 very low/low units), and Town & Country Apartments (38 low/mod units). All three of these projects are mixed income, including both market rate and affordable units. Two of these projects – Civic Center Apartments and Town & Country – have paid off their loans early in anticipation of converting their units to market rents. Brea Woods is a density bonus project and currently receives no public funding. This project represents the City’s most promising opportunity for preservation, which given the project’s twenty year age, could potentially be linked to rehabilitation assistance.

As presented in the Housing Needs Assessment, preservation through financial assistance is more cost effective than transfer of ownership to a non-profit or replacing affordable units through new construction. The following are strategies the City will undertake to work towards preservation of its 129 units of at-risk rental housing:

- ✓ **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:** As the expiration dates on each of these projects nears, conduct 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 nine month notice of their intent to opt out of low income use restrictions. The City will work with tenants, and as necessary contract with specialists like the California Housing Partnership to provide education regarding tenant rights and conversion procedures.

2008-2014 Objective: Contact property owners at Brea Woods, Civic Center Apartments, and Town & Country Apartments 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) provide technical assistance and education to affected tenants. Financial assistance may include RDA set-aside, 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.

7. Senior Subsidy Program

As a means of addressing the affordable housing needs of its senior renter population, Brea offers a rent subsidy program for extremely low and very low-income seniors 62 years of age and above. Seniors participating in the program are allowed to apply the subsidy towards rent at the dwelling of their choice. The program provides 120 seniors with approximately \$250 per month each in rent subsidies.

2008-2014 Objective: The City's objective is to provide rental subsidies to approximately 120 extremely low and very low income seniors monthly.

8. One-Time Rental Assistance Program

The purpose of this emergency program is to provide one-time subsidies to extremely low to low income persons in order to stay evictions, assist in extreme financial crisis, or pay initial move-in costs.

2008-2014 Objective: The City's objective is to provide one-time rent subsidies to families in need of emergency assistance on an as needed basis.

9. Section 8 Rental Assistance Program

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.

2008-2014 Objective: The City’s objective is to continue current levels of Section 8 rental assistance, and to direct eligible households to the County program. Encourage landlords to register units with the Housing Authority and undergo education on the Section 8 program. Currently, approximately 160 Brea households are assisted under the Section 8 program.

ASSISTING IN THE PROVISION OF HOUSING

Brea’s Redevelopment Agency actively works with both non-profit and for profit developers in the production of affordable for-sale and rental housing. The City’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. To enable more households to attain homeownership in Brea, the Redevelopment Agency continues to offer a Homebuyer Assistance Program, as funds are available.

10. Homebuyer Assistance Program

The Homebuyer Assistance Program provides up to \$225,000 in financial assistance to help moderate income households purchase homes in Brea, providing homeownership opportunities both to residents and the local workforce. The Agency’s no-interest loan is recorded as a second mortgage on the property with no payments in the first five years and principal only payments in years six through thirty. Instead of collecting interest, the Redevelopment Agency shares in the appreciation of the home

when it is sold. To be eligible, families must meet the specified income requirements and be able to pay a 3-percent downpayment and related closing costs on their home.

Program applicants receive preference points based on the following criteria:

- ✓ Brea residency
- ✓ Brea employment
- ✓ Household overcrowding
- ✓ Monthly housing cost overpayment
- ✓ Displacement due to Brea government action
- ✓ Amount of time on waiting list

The City has assisted a total of 171 households under the Homebuyer Assistance Program since its inception in 1993.

2008-2014 Objective: Assist five (5) households annually through the Homebuyer Assistance Program. Provide an educational forum to assist households at risk of foreclosure.

11. Affordable Housing Development Assistance

The City and its Redevelopment Agency play an active role in facilitating development of affordable housing in Brea, providing land assembly and write-downs, regulatory incentives, and direct financial assistance to both for-profit and non-profit housing developers. 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.

The following affordable housing projects in Brea have either recently been completed within the current Housing Element cycle, or are currently underway:

Affordable Projects Completed since 2006

- ✓ South Brea Lofts – 47 ownership units (10 affordable)
- ✓ South Walnut Bungalows – 9 very low income rental units

Affordable Projects Currently Planned

- ✓ Tonner Hills Apts – 94 affordable units, including 29 3-bdrm (units credited towards County)
- ✓ La Floresta (Jamboree) – 115 affordable rental units, including 41 extremely low income, and 36 3-bdrm units
- ✓ Olen Pointe Apts – 260 units (26 affordable)
- ✓ Mirada Stone Yard – 24 condos (8 affordable)

The City will specifically encourage and facilitate the provision of housing affordable to lower income households, and on MU I zoned sites in particular, through several tools. The Economic Development Department will maintain a current list of potential development sites suitable for affordable housing - including both private and Agency-owned land - and can assist in assembly of sites within Redevelopment Project Areas. MU I zoning regulations facilitate provision of lower cost development options, including densities up to 50 units/acre, 100 foot height limits, no lot coverage requirements, and allowances for 100 percent residential projects without a mandatory commercial component. And as indicated in the Financial Resources section of the Element, a projected \$12.7 million in Redevelopment housing set-aside and Housing In-Lieu Fee resources will be used to support development of affordable housing during the planning period.

2008-2014 Objective: The City will 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. The City will focus a portion of Agency assistance towards rental projects which meet the needs of extremely low to low-income renters, and large families.

12. 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 Redevelopment Agency 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; deferral of development impact fees; 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. The State density bonus program fulfills the requirements of Brea's Affordable Housing Ordinance and may be used in place of Brea's program. With over 160 inclusionary units produced during the prior Housing Element, and nearly 250 units planned in future projects, implementation of the City's mandatory 10 percent inclusionary housing program has been key to Brea's success in producing workforce housing units.

In 2004, the City adopted Implementation Program Guidelines to provide greater detail on Brea's Affordable Housing Ordinance. While page 1 of the Guidelines indicate developers may elect to follow the state density bonus program (Govn Code Section 65915 et seq.) in place of Brea's inclusionary requirements, the specific parameters of state density bonus law are not presented. In order to better facilitate the use of density bonus incentives, the City will augment its current Affordable Housing Guidelines to delineate density bonus incentives and procedures consistent with State law.

2008-2014 Objective: The City will 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. The City will conduct a public process to evaluate amending the current Ordinance within the Redevelopment Project Area - which encompasses all of Brea's mixed-use districts - to increase the affordability requirement from 10 to 15 percent. The Affordable Housing Guidelines will be augmented to incorporate state density bonus provisions and to reflect any changes to made the Ordinance .

13. Housing Breans Advisory Board

The Housing Breans Advisory Board was formed to provide community input into the City's housing efforts. Specifically, the Board has provided valuable input on the review of affordable housing projects and programs, and has supported the City's efforts to provide quality housing opportunities to all economic segments of the community. The Board is comprised of five members of the Brea community.

2008-2014 Objective: The City will continue to conduct regular meetings to involve the Housing Breans Advisory Board in the City's housing efforts.

PROVIDING 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.

14. 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 2008-2014 Housing Element time frame, including over 1,500 medium and high density mixed use units.

This residential development potential is more than adequate to address the City's share of regional housing needs, identified as 2,048 new dwelling units. As part of this Housing Element update, City staff performed a parcel-specific vacant and underutilized sites analysis that can now 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.

2008-2014 Objective: The City will continue to provide appropriate land use designations to address its share of regional housing needs, and provide incentives for consolidation of smaller parcels for development. In addition, staff will 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. The City will provide information on its website on Focused Development Sites.

15. 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 10 percent affordable units in projects with 20 or more units, additional affordable housing will be provided in the Sphere of Influence. If developers choose not to provide the required units, then they will have the option of paying an in-lieu fee, resulting in additional funds for affordable housing production.

2008-2014 Objective: The City will pursue phased annexation of the Sphere of Influence to provide additional growth opportunities consistent with infrastructure capacities.

16. 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 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. Between 1987-2005, the City processed 25 applications for second units, indicative of the viability of such units in Brea. The City has also approved single-family subdivisions which have incorporated second units within their design, such as the Centex Tomlinson Park project.

2008-2014 Objective: The City will continue to implement its second unit ordinance to provide expanded rental housing sites.

REMOVING GOVERNMENTAL CONSTRAINTS

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.

17. 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, deferral of development impact fees, flexible development standards, use of building code alternatives, assistance in applying for public funds as well as any other viable means. Where direct Agency 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. The City also uses the Administrative Adjustment Process to provide flexibility in height, setback, open space, parking and other requirements.

2008-2014 Objectives: The City will continue to offer regulatory incentives to facilitate the provision of affordable housing by private developers. 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.

18. Efficient Project Processing

A major goal of Brea's Development Services 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 Screencheck 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 time savings. 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.

2008-2014 Objective: The City will continue to offer streamlined development processing, and will periodically review departmental processing procedures to ensure efficient project processing.

19. Zoning for Emergency Shelters

As discussed under the Governmental Constraints section of the Housing Element, pursuant to SB 2, jurisdictions are now required

to identify zone districts where emergency shelters for the homeless will be permitted by right. Pursuant to this new requirement, Brea has conducted a review of its Light Industrial (M-1) zone district, and concluded it provides suitable and available sites for the provision of an emergency shelter. Emergency shelters will be subject to the same development and management standards as other permitted uses in M-1 zone. The City will however develop written, objective standards to regulate the following, as permitted under SB 2, which may include:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size and location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters;
- The length of stay;
- Lighting;
- Security during hours of operation.

2008-2014 Objective: Amend the zoning ordinance by June 2009 to make explicit provisions for emergency shelters. Develop objective standards to regulate emergency shelters as provided for under SB 2.

PROMOTING EQUAL HOUSING OPPORTUNITIES

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.

2008-2014 Objective: The City will 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.

21. Accessible Housing

The City adopts updates to Uniform Building and Housing Codes to reflect current accessibility requirements in new construction. Pursuant to Senate Bill 520, jurisdictions are required to analyze constraints to the development, maintenance, and improvement of housing for persons with disabilities and take measures to remove constraints. As part of this Housing Element, Brea has conducted a review of zoning, building codes, and permit processing procedures and has not identified any institutional barriers to the provision of accessible housing. However, the City has not yet developed specific procedures for requesting a reasonable accommodation for accessibility modifications, and will commit to a program to clarify and add certainty to exception procedures.

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 to research and address Universal Design principles when submitting proposed designs to the City.

2008-2014 Objective: As a means of providing accessible housing to persons with disabilities, the City will:

- Develop written procedures for reasonable accommodation requests with respect to zoning, permit processing, and building laws. Procedures will specify who may request an accommodation, time frame for decision-making, and modification provisions.
- 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.
- Provide rehabilitation grants to income qualified households for accessibility improvements.

22. Senior Shared Housing

The Brea Senior Center staff indicates there is a need for additional housing for seniors in the community. Brea's senior housing projects all have lengthy waiting lists, as does the Section 8 program, making these programs inaccessible to seniors on fixed incomes facing immediate housing needs.

As a means of assisting seniors, as well as other lower income persons in locating rentals in the community, the City proposes establishing a Housemate Matching Program. Approximately 500 seniors in Brea own their homes and live alone, providing a significant resource for potential room rentals. Approximately 40 percent of Brea's elderly residents have some type of disability, which may limit their abilities to maintain a home on their own. A program to match Brea's senior homeowners with compatible tenants can provide an effective tool to allow seniors to remain independent in their homes, while providing needed lower cost rentals in the community.

2008-2014 Objective: Evaluate the parameters for establishing and funding a local Senior Shared Housing Program.

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

Housing Program	Program Goal	2008-2014 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
Conserving the Existing Supply of Affordable Housing				
1. Neighborhood Enhancement Program	Conserve and improve housing in the seven focus neighborhoods.	Undertake program activities identified in the Plan, with emphasis on community outreach.	CDBG; HOME; Redevelopment Set-Aside Funds	Economic Development
2. Single-Family Rehabilitation Program	Provide loans to lower income homeowners to help them rehabilitate their homes.	Issue an average of 4 loans and 18 grants on an annual basis.	CDBG; HOME Redevelopment Set-Aside Funds	Economic Development
3. Paint Your Heart Out Brea	Provide a volunteer workforce to assist lower income homeowners refurbish their home's exterior.	Paint and perform minor exterior repairs on five homes annually.	Redevelopment Set-Aside Funds	Economic Development
4. Rental Rehabilitation and Assistance Program	Provide rehabilitation and refinancing loans to owners of rental properties.	Inform apartment owners about the program. Rehabilitate 25 units over the planning period.	CDBG; HOME; Redevelopment Set-Aside Funds	Economic Development
5. Multi-Family Acquisition and Rehabilitation	Upgrade deteriorated apartment buildings, and provide affordable rental housing to very low- and low-income households.	Identify deteriorated apartments, partner with non-profits to acquire & rehabilitate. Complete a minimum of 107 units over planning period.	Redevelopment Set-Aside Funds; Low Income Housing Tax Credits; Tax Exempt Bonds	Economic Development
5a. Committed Assistance – Acacia Apartments	Purchase affordability covenants on market rate units to provide 11 very low and 3 low income units.	By August 2008, enter into a legally enforceable agreement for \$2-\$4 million in committed assistance on Acacia Apartments.	Redevelopment Set-Aside Funds	Economic Development
6. Preservation of Assisted Housing	Preserve the existing affordable rental stock at-risk of conversion to market rents.	Contact property owners at Brea's 3 at-risk projects. Provide preservation incentives; work with priority purchasers; provide tenant education.	CDBG; HOME; Redevelopment Set-Aside Funds; Section 8; other State and Federal funds	Economic Development
7. Senior Subsidy Program	Provide rental subsidies to extremely low and very low-income seniors.	Assist a minimum of 120 seniors monthly.	Redevelopment Set-Aside Funds	Economic Development
8. One-Time Rental Assistance Program	Provide emergency assistance to stay evictions, assist in financial crisis, or assist in move-in costs.	Assist extremely low to low income tenants on an as-needed basis.	Redevelopment Set-Aside Funds; Brea Community Emergency Council; Active Christians Today	Community Services

Housing Program	Program Goal	2008-2014 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
9. Section 8 Rental Assistance Program	Provide rental subsidies to extremely low and very low-income households.	Maintain current levels of rental assistance (130 households) and direct eligible households to the County program. Encourage landlords to register units with the County.	HUD Section 8	Orange County Housing Authority
Assisting in the Provision of Housing				
10. Homebuyer Assistance Program	Expand homeownership opportunities for lower and moderate-income homebuyers.	Provide loans to 5 households annually. Conduct workshop for households at-risk of foreclosure in 2008.	Redevelopment Set-Aside Funds	Economic Development
11. Affordable Housing Development Assistance	Facilitate affordable housing development by for-profit and non-profit housing developers/corporations.	Provide financial and regulatory incentives and focus portion of assistance towards rental projects for lower income renters and large families. Annually monitor development within the MU I zone to ensure affordable housing is being provided.	Redevelopment Set-Aside Funds; Affordable Housing Trust Fund; Co. of Orange RFPs; State MHP grants; Tax Credits; Tax Exempt Bonds	Economic Development
12. 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. By 2009, conduct a public process to evaluate increasing requirement to 15% in RDA Project Areas. Incorporate state density bonus provisions into Guidelines.	Redevelopment Set-Aside Funds; Affordable Housing Trust Funds	Economic Development
13. Housing Breans Advisory Board	Provide for community input in the City's housing efforts.	Continue to conduct regular meetings to involve the Board in affordable housing activities.	None required - Volunteer Board	Economic Development
Providing Adequate Residential Sites				
14. Land Use Element and Sites Inventory	Provide adequate sites for future housing development.	Maintain a current inventory of residential and mixed use sites and provide to developers along with information on available development incentives. Place inventory on City's website by end of 2008.	General Fund	Development Services
15. Annexation of Areas in 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	Development Services

Housing Program	Program Goal	2008-2014 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
16. Second Units	Provide sites for rental housing within existing neighborhoods.	Implement the City's ordinance to accommodate second units.	General Fund	Development Services
Removing Governmental Constraints				
17. Regulatory Incentives	Facilitate the production of affordable housing through provision of regulatory incentives.	Continue to offer incentives for affordable housing. Periodically review all regulations, ordinances, and fees.	General Fund	Development Services
18. 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	Development Services
19. Zoning for Emergency Shelters	Provide appropriate zoning to facilitate the provision of emergency shelters for the homeless.	Amend the City's Zoning Ordinance by 2009 to make explicit provisions for shelters in the M-1 zone.	General Fund	Development Services
Promoting Equal Housing Opportunities				
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. By 2009, provide educational information on fair housing to the public.	General Fund	Economic Development; Development Services; Orange County Fair Housing Council
21. Accessible Housing	Provide accessible housing to persons with disabilities.	Develop reasonable accommodation procedures by 2009; encourage Universal Design in new development; provide rehabilitation grants for accessibility improvements.	General Fund; CDBG	Economic Development; Development Services;
22. Senior Shared Housing	Enhance utilization of the housing stock by matching senior homeowners with compatible tenants.	Evaluate the parameters for establishing and funding a senior shared housing program by 2009.	General Fund	Community Services

Five-Year Goals Summary:

TOTAL UNITS TO BE CONSTRUCTED: 2,048 (220 Extremely Low, 221 Very Low, 356 Low, 404 Moderate, 847 Above Moderate)

TOTAL UNITS TO BE REHABILITATED: 294 (173 Very Low, 121 Low)

TOTAL UNITS TO BE CONSERVED: 325 (120 Extremely Low and Very Low [*Senior Rent Subsidies*]; 130 Extremely Low and Very Low [*Section 8 Rent Subsidies*]; 36 Low and 39 Moderate [*Brea Woods preservation*])