



City of Brea

April 20, 2016

Housing Policy Department  
Received on:

MAY 09 2016

OK

Dept. of Housing and Community Development  
Division of Housing Policy Development  
PO BOX 952053  
Sacramento, CA 94252-2053

Re: City of Brea 2015 General Plan Annual Progress Report

To Whom It May Concern:

The City of Brea is pleased to provide HCD with its annual progress report of the City's General Plan. In 2015, the City continued to implement the Goals and Policies that were laid out in the comprehensive update to the General Plan adopted in August 2003. As required by Section 65400 of the California Government Code, the following is an annual report on the status of the plan and a report on Brea's progress in meeting our share of the Regional Housing Needs Assessment established through the Southern California Association of Governments. In addition, the City held a public comment opportunity for the annual report at the Council meeting of April 19, 2016.

Please contact me by email at [starh@cityofbrea.net](mailto:starh@cityofbrea.net) or by telephone at (714) 990-7674 should you have questions regarding this matter.

Thank you,

Star Haro  
Associate Planner

Enclosure

City Council

Christine Marick  
Mayor

Cecilia Hupp  
Mayor Pro Tem

Glenn Parker  
Council Member

Marty Simonoff  
Council Member

Steven Vargas  
Council Member

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CITY OF BREA  
Community Development  
Building & Safety  
Economic Development  
Planning  
MEMORANDUM

TO: City Council  
FROM: William Gallardo, City Manager  
BY: David Crabtree, Community Development Director  
DATE: April 19, 2016  
SUBJECT: GENERAL PLAN ANNUAL PROGRESS REPORT FOR 2015

In 2015, the City continued to implement the Goals and Policies identified in the comprehensive update to the General Plan adopted in August 2003. As required by Section 65400 of the California Government Code, the following is the annual report on the status of the plan and a report on Brea's progress in meeting our share of the Regional Housing Needs Assessment (RHNA) established through Southern California Association of Governments (SCAG).

The Brea General Plan is organized into six sections identified as "chapters," each of which includes one of the state mandated elements of a General Plan, consistent with, and pursuant to, Section 65300 of the California Government Code. The following report is organized into the chapters from the General Plan. The first appendix of the General Plan, Appendix A: Implementation Guide (Attachment A) provides the overall direction and the specific Policies to be carried out to fulfill the City Council adopted Goals intended to be achieved as a result of the General Plan Update. This appendix should be referenced for specific information regarding Goals and Policies cited in this report.

#### Community Development

**Land Use** – The City of Brea Housing Element continued compliance with state law for the 2014-2021 time period. Brea remains committed to addressing its regional housing needs for all income levels and adopted several new policies and programs. New policies and programs include:

- to streamline the development process for affordable housing;
- incentives to encourage and facilitate housing affordable to lower income households;
- efforts to promote and explore multi-family development within mixed use and residential zones; as well as
- efforts to develop and adopt design guidelines for second units and multi-family development.

These programs were added to encourage and prioritize sustainable housing projects, promote healthy communities, green building and energy conservation. Several of the programs include

in the City of Yorba Linda. The approximate 10 mile project includes 43 traffic signals. The City of La Habra is the lead agency on this project.

Finally, the Tracks at Brea is a multi-year CIP project consisting of a four-mile long dual-lane trail intended to provide connection between Brea's east and west sides. Rough grading and soil remediation of the Tracks at Brea Segment 3 (Brea Boulevard to State College Boulevard) was completed during this period with trail use commencing early 2016.

**Infrastructure** - Efforts in infrastructure improvements are facilitated through the City's Capital Improvement (CIP) projects. During 2015, numerous street improvement and rehabilitation projects were performed, in keeping with Policy CD-14.2. The City secured \$1 million in Arterial Pavement Management Plan (APM) federal grant funds for the resurfacing of Kraemer Boulevard from Lambert Road to Golden (City of Placentia) and Lambert Road from Della to the west City limit and between Wildcat Way and east City limit.

Other projects focused on landscape improvements. One such project included the completion of landscaped medians along Valencia Avenue, between Birch Street and Sandpiper Way. Another project completed was landscape improvements within the former County of Orange parcel south of Imperial Highway, between Valencia Avenue and the Orange County flood channel. Finally, resurfacing was completed on Wildcat Way from Lambert Road to Brea Olinda High School.

In 2015, in compliance with Americans with Disabilities Act (ADA) requirements, ADA upgrades were made to the City Council Chambers. Also, construction of the ADA Ramp and Shade Structure Improvements at the Senior Center were completed.

Several Capital Improvement Projects were initiated in efforts to improve the City's sewer infrastructure. Replacement of the sewer mains on Berry Street from Lambert Road to Imperial Highway, and Imperial Highway from Berry Street to the Orange County flood control channel were completed. Installation was completed for miscellaneous sewer and alloy improvements south of Imperial Highway, and east and west of Brea Boulevard, including installation of a sewer line at Parking Structure #1 at Walnut Avenue. Lastly, design was initiated of sewer main replacement on Randolph Avenue at Imperial Highway to State College Boulevard and at Lambert Road and State College Boulevard (Phase 7).

**Growth Management** – efforts continued toward Growth Management Goals by cooperating in the annual Congestion Management Plan update and being active in OCCOG, SCAG and other regional bodies, as prescribed by in Policies G-27.1 and G-28.1. Applications for infill housing and second units also accomplish the vision expressed for Growth Management through Policies CD-27.4 and CD-27.5.

In keeping with Policies CD-26.3, 27.1, 27.4 and 27.5, 28.1, 28.2 and 28.3, Brea continued to actively participate in regional land use and transportation planning through the Southern California Association of Governments (SCAG), Orange County Transportation Authority (OCTA), Four Corners Group, Fourth District Bikeways Collaborative and Orange County Council of Governments (OCCG). Additionally, staff is active on the Hillside Open Space Education Coalition and Orange County Senior Housing Council.

**Economic Development** – maintaining and facilitating the Business Retention and Attraction Program as called for in Goals CD-23, CD-24, and CD-25, through active participation in the Chamber of Commerce's Economic Development Committee, the North Orange County Partnership, and Business Outreach. Personalized information is provided to prospective and existing businesses. The Business-to-Business Directory (B2B) was upgraded and continues

to achieve implementation within the first few years of the 2014-2021 housing cycle (see Attachment B – Housing Implementation Program Summary).

One item identified in the Housing Element is the continual increase of the senior population. Seniors are a significant special needs group in Brea, comprising approximately 22% of the community's households. This population is expected to continue increasing as the baby boom generation approaches retirement. With the rise of this population, rising rents are a particular concern due to the fact that most seniors are on fixed incomes. To assist with addressing this matter locally and regionally, Housing Program HE-22 and HE-23 have been included regarding housing affordability. The on-going effort to support a range of senior housing needs include:

- Senior Rental Subsidy program to provide monthly rental subsidies for 53 "very low" income seniors;
- Engaging seniors through case managers and liaisons to better understand and plan for senior housing opportunities; and
- Providing resources for seniors (e.g. legal aid, mediators) which help with housing issues such as rent control and legal contracts.

Housing Program HE-2, HE-4, HE-5 calls rehabilitation and refinancing loans for rental properties. In 2015, the City assisted in the rehabilitation of 22 homes owned by low income residents through Community Development Block Grant funding. This was a goal achieved from the previous Housing Implementation Summary for the period 2008-2014.

In 2015, 942 new residential units were released for occupancy in Brea. In comparison, Brea added 274 units in 2014, 333 units in 2013, 93 units in 2012, and 26 in 2011. For year 2015, 93 units came from the final releases for dwelling units in the La Floresta project. The remaining 849 units came from the Blackstone project. The units are a mix of single-family residential units and townhomes. New permit activity includes the permit issuance of 1,091 units (see Attachment C – Annual Element Progress Report). This activity was related to La Floresta (229 units), Blackstone (849 units) and Trailview Townhomes (infill multifamily project of 13 units). These residential projects are consistent with the General Plan elements and objectives by providing site opportunities for development of housing that responds to diverse community needs in terms of housing type, costs, and location, emphasizing locations near services and transit that promote walkability (Policy Goal HE 3.1). Housing Program HE-9 identified a goal to review and accommodate high density/mixed opportunity sites which could be considered for high density projects. The City is currently working with Hines on two opportunity sites for two high density, multi-family apartment, mixed - use projects. The project will meet HE-9 and also contribute its share of affordable housing units to the City's supply of housing options for a wide range of income levels. Staff expects this project to move forward for entitlement in 2016, with construction slated for the year 2017.

**Circulation** – Goal CD-11 calls for the City to provide a safe and efficient circulation system that meets the needs of the community. This year, the City completed or initiated a number of Capital Improvement Projects (CIP) to implement this goal.

The city completed installation of fiber optic signal communications from City Hall to Fire Station No. 1, the City Yard, Plunge, Senior Center and Fire Station No. 3. In addition the City initiated installation of monitoring cameras, emergency pre-emption devices and video detection cameras at various intersections. In a separate project, the City of Brea secured \$1 million in Measure M2 grant funds for design and implement the Imperial Highway Traffic Signal Synchronization Project. The Imperial Highway/SR-90 Corridor project will synchronize traffic signals from Brass Lantern Drive/Cajon Drive in the City of La Habra to Yorba Linda Boulevard

to allow Brea companies to share business opportunities. In 2015, the City of Brea experienced an increase in new infill industrial development. This included demolition and new construction for 3300 East Birch which is located on approximately 10 acres. This was a large underutilized industrial site. On the west side of the City, demolition and construction of a new 367,000 square foot industrial building located at 1225 East Imperial Highway was completed.

Further efforts to fulfill Economic Development include on-going coordination with the Chamber of Commerce to address the needs of existing and future businesses in the community. Staff continues to review codes, policies and implement practices to remove impediments in the system, encourage partnerships and to continue to be a business supportive community.

As the City continues to work its way through steps to wind down its former redevelopment agency, we will explore new resources to be proactive in fostering economic development and affordable housing for our community. As required by state law, Attachment D details the City of Brea's (Housing Successor) fiscal activities during the 2014-2015 time period.

The Policies contained in Goals CD-1, CD-4, CD-6 and CD-23 call for the use of redevelopment set-aside funds and other funding mechanisms to assist with the development of workforce housing. With the passage of Assembly Bills 26 and 1484, redevelopment agencies in California and Brea were dissolved and are now in a wind down mode. However, prior to this legislation there was significant progress in achieving workforce housing in Brea. The City, as Housing Successor to the redevelopment agency maintains waiting lists for both rental and ownership affordable housing. Currently, over 700 rental units are covered by affordable covenants.

The Neighborhood Enhancement Program continued as called for in Policy 1.12 when the administration of CDBG grants and loans for the improvement of low-income owned single family homes including mobile homes. Approximately 18 properties are improved each year with this federal funding source. In 2015, the City assisted in the complete rehabilitation of 20 homes.

#### Community Resources

The Parks, Recreation and Human Services Commission and Community Services staff ensured current needs and services of the Community in 2015. Policies CR-1.1 – CR-1.7 call for the creation of new park space with development proposals to increase the overall availability of parks for our growing community. A project worth noting is Central Park Village which began construction in 2014-2015 and will have a 1.5 acre privately owned public park designed with a fountain plaza, splash pad and other park elements.

Another demonstration of staff working with developers to integrate open space within new developments is the proposed project located at Brea Plaza by Hines. Early concepts show integration of public open space, passive parks, north south pedestrian passageways connecting bikes and pedestrians to the Tracks as well as public plazas and an event area to allow for public gathering and events. Trailview is another notable project including a passive green space located adjacent to The Tracks at Brea Trail. This landscape area has canopy trees and a sitting bench for trail-users. During the design and entitlement process, the developer worked with the Community Development Department, Economic Development and Public Works on this development fulfilling this Policy.

Appendix A  
IMPLEMENTATION  
GUIDE

THE CITY OF  
GENERAL PLAN



THE CITY OF BERKELEY  
GENERAL PLAN DEPARTMENT

Appendix A  
IMPLEMENTATION  
GUIDE



The City of Berkeley General Plan is a long-range policy document that sets the vision and direction for the city's future. It is a living document that is updated periodically to reflect changing circumstances and community needs. The General Plan is the foundation for all other city policies and programs, and it provides a framework for decision-making at the city level. The implementation guide provides a detailed description of the various programs and projects that are being undertaken to implement the General Plan. It includes information on the goals and objectives of each program, the funding sources, and the timeline for implementation. The implementation guide is a key document for city officials, staff, and the public, and it provides a clear and concise overview of the city's current and future plans.

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

Jurisdiction City of Brea  
Reporting Period Jan 1 2015 - Dec 31 2015

Table B

Regional Housing Needs Allocation Progress  
Permitted Units Issued by Affordability

Income Level	RHNA Allocation by income Level	Permitted Units Issued by Affordability								Total Units to Date (all years)	Total Remaining RHNA by Income Level	
		2014 Year 1	2015 Year 2	2016 Year 3	2017 Year 4	2018 Year 5	2019 Year 6	2020 Year 7	2021 Year 8			
Very Low	Deed Restricted Non-deed restricted 436	243	0								213	223
Low	Deed Restricted Non-deed restricted 305	243	0								213	92
Moderate	Deed Restricted Non-deed restricted 335	305-0	94-0									335
Above Moderate	785	785-156	984-208									785
Total RHNA by COG	1,851											
Total Units		426	208								634	1,435
Remaining Need for RHNA Period												

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

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

Jurisdiction City of Brea  
Reporting Period Jan 1 2015 - Dec 31 2015

General Comments:

See Attachment C for an update on the balance of the programs in the Housing Element.

**HOUSING SUCCESSOR ANNUAL REPORT  
REGARDING THE  
LOW AND MODERATE INCOME HOUSING ASSET FUND  
FOR FISCAL YEAR 2014-15  
PURSUANT TO  
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)  
FOR THE  
CITY OF BREA**

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and is dated as of December 14, 2015. This Report sets forth certain details of the CITY OF BREA (Housing Successor) activities during Fiscal Year 2014-15. The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund of the CITY OF BREA for Fiscal Year 2014-15 as prepared by Lance, Solt, & Lungard, which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I. **Amount Deposited into LMHAF:** This section provides the total amount of funds deposited into the LMHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.
- II. **Ending Balance of LMHAF:** This section provides a statement of the balance in the LMHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.
- III. **Description of Expenditures from LMHAF:** This section provides a description of the expenditures made from the LMHAF during the Fiscal Year. The expenditures are to be categorized.
- IV. **Statutory Value of Assets Owned by Housing Successor:** This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.
- V. **Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMHAF will

be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.

- VI. **Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VII. **Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, a status update is provided.
- VIII. **Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.
- IX. **Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met. However, reporting of the Income Test is not required until 2019.
- X. **Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is January 1, 2005 to December 31, 2014.
- XI. **Excess Surplus Test:** This section provides the amount of excess surplus in the LMHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

This Report is available on the City's website at (<http://www.ci.brea.ca.us/index.aspx?nid=984>).

**I. AMOUNT DEPOSITED INTO LMHAF**

A total of \$639,738 was deposited into the LMHAF during the Fiscal Year. Of the total funds deposited into the LMHAF, no funds were held for items listed on the ROPS.

**II. ENDING BALANCE OF LMHAF**

At the close of the Fiscal Year, the ending balance in the LMHAF was 518,949,145 as follows, with no funds held for items listed on the ROPS:

Nonspendable – Loans Receivable	\$17,854,122
Spendable	1,078,914
<b>Total</b>	<b>\$18,933,036</b>

**III. DESCRIPTION OF EXPENDITURES FROM LMHAF**

The following is a description of expenditures from the LMHAF by category.

	Fiscal Year
Monitoring & Administration Expenditures	\$251,138
Homeless Prevention and Rapid Rehousing Services Expenditures	N/A
Housing Development Expenditures*	
Expenditures on Low Income Units	\$138,000
Expenditures on Very-Low Income Units	N/A
Expenditures on Extremely-Low Income Units	N/A
Total Housing Development Expenditures	\$138,000
Other**	
<b>Total LMHAF Expenditures in Fiscal Year</b>	<b>\$389,138</b>

\*Housing Development Expenditures includes \$138,000 for a Homebuyer Assistance Program Loan issued in August 2014 for a newly-constructed single-family residence in the Summerwind development.

**IV. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMHAF**

Under the Dissolution Law and for purposes of this Report, the "statutory value of real property" means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMHAF.

The following provides the statutory value of assets owned by the Housing Successor.

	As of End of Fiscal Year
Statutory Value of Real Property Owned by Housing Successor	N/A
Value of Loans and Grants Receivable	\$17,854,122
<b>Total Value of Housing Successor Assets</b>	<b>\$17,854,122</b>

**V. DESCRIPTION OF TRANSFERS**

The Housing Successor did not make any LMHAF transfers to other Housing Successor(s) under Section 34176.1(c)(2) during the Fiscal Year.

**VI. PROJECT DESCRIPTIONS**

The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS.

**VII. STATUS OF COMPLIANCE WITH SECTION 33334.16**

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor on or after February 1, 2012; however, this Report presents a status update on the projects related to such real property.

With respect to interests in real property acquired by the former redevelopment agency prior to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the Department of Finance approved the property as a housing asset in the LMHAF; thus, as to real property acquired by the former redevelopment agency now held by the Housing Successor in the LMHAF, the Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date that DOF approved such property as a housing asset. In furtherance thereof, the Housing Successor does not have any real property.

**VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413**

**Replacement Housing:** According to the 2010-2014 Implementation Plan for the former redevelopment agency, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plans are posted on the City's website (<http://www.ci.brea.ca.us/documentscenter/view/2043>).

**Inclusionary/Production Housing:** According to the 2010-2014 Implementation Plan for the former redevelopment agency, no Section 33413(b) inclusionary/production housing obligations