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City of Brentwood
General Plan Housing Element Annual Progress Report
Fiscal Year 2004 / 2005

INTRODUCTION

The existing Brentwood Housing Element was updated and adopted by Brentwood in May 2005. State law requires that communities annually evaluate the status of their Housing Element and progress in meeting its share of regional housing needs. The City completed an update of the Land Use, Circulation, and Growth Management elements of the General Plan in 2001 which involved a detailed evaluation of the City's overall land use needs including a variety residential land uses. This update in conjunction with additional Land Use Element amendments in 2005 assured that sufficient land has been designated and zoned for residential development within the City in order to meet existing and anticipated future housing needs for all income groups. The City completed an update in 2005 to its Housing Element to reflect legislative changes in housing element law since 1998. The City's current allocation for its fair share of regional housing is for the 1999–2009 time period. These housing need figures are prepared by the Association of Bay Area Governments based upon information provided by the State Department of Housing and Community Development (HCD). Housing needs are allocated for four housing affordability levels: very low-, low-, moderate, and above moderate-income households. Affordability levels for Brentwood are based upon Contra Costa County income limit information (adjusted for household size) provided by HCD each year.

In Contra Costa County, the 2005 income limits are based on a median income of $82,200 for a family of four. Income limits and typical occupations in the various affordability ranges are provided below.

Moderate - $65,761 to $98,640 (81% to 120% median income) – Electrical Engineer, Accountant, Business Manager, Police Officer, Chiropractor, Physician Assistant

Low - $41,411 to $65,760 (51% to 80% median income) –Teacher, Fire Fighter, Nurse, Executive Secretary, Clergy, Librarian

Very Low - $0 to $41,410 (Under 50% of median income) – Cook, File Clerk, Bank Teller, Messenger, Housekeeper, Receptionist

HOUSING ELEMENT IMPLEMENTATION PROGRESS

There are many factors that affected the City's ability to meet the goals established in its Housing Element, including: the creation of new programs and changes to City requirements, economic conditions, the availability of state and federal funding, and staffing levels.

Since 2004 and during adoption of the Housing Element in 2005, several programs have been in place and many housing projects have been approved, are under construction, and have been completed that helped the City continue to make progress on meeting local housing needs.

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The City has been very successful in producing new housing. Brentwood developed more than any other city in Contra Costa County in 2004-05, is a regional leader in the production of housing, and has been one of the fastest growing cities in the state during the past several years. As of June 30, 2005, the City has built approximately 181 percent (7,361 / 4,073) of its regional housing need allocation for the present Housing Element cycle in terms of overall supply. The affordability distribution of the housing units built as well as approved and under construction is provided in Table 1. In addition, the City adopted an Affordable Housing Ordinance in 2003 and amended the ordinance in January 2005. Since the Affordable Housing Ordinance has been adopted the City has negotiated compliance agreements with 15 for-profit builders that has helped us disburse 218 low and 366 very low income existing and approved housing units throughout the City and generate approximately $6 million to financially assist with the development of low and moderate income housing developments. The City has worked closely with State Department of Housing and Community Development staff during the past year and was informed in July of 2005 that our Housing Element has been found in compliance with State housing element law. In addition, the City continues to make substantial progress in implementing the Housing Element and producing additional very low- and low-income housing.

TABLE 1
BRENTWOOD HOUSING NEED PROGRESS
1999 – 2005

Income Group	Total Need 1999 – 2009	Units Built 1999-2005*	Units Approved or Under Construction	Remaining Need
Very Low	906	67	299	540
Low	476	25	193	258
Moderate	958	1,901	262	0
Above Moderate	1,733	5,368	5,197	0
TOTAL	4,073	7,361	5,775**	798

Source: ABAG, State Department of Finance E-5 Report and Brentwood Community Development Department, September, 2005. *Units built in 2005, as of July 2005.

**Note: As of July 2005, the City has 2,640 units under construction and 3,135 approved dwelling units that are expected to be built by 2009.

In Fiscal Year (FY) 2004/05, the City amended its 2003 Affordable Housing Ordinance that requires all new residential development of 4 or more dwelling units to assist with the production of additional affordable housing opportunities in the City. This Ordinance has laid the ground work for the City to proactively address housing needs when the market ceases to produce lower income housing opportunities on its own. The City sees the Ordinance as a starting point and fully expects to continue to refine it as the implementation process continues. In 2004 and 2005, the City worked cooperatively with residential developers to update the City's Affordable Housing Ordinance which provides numerous tools and options to assist with the production of affordable housing. These options include:

- Construction of affordable housing within market rate developments;
- Construction of affordable units off site;
- Converting market rate existing residences to affordable units by purchasing the units and recording affordability controls;
- Preserving existing affordable housing opportunities by extending existing affordability controls; and
- Contributing funds to the City's Housing Trust Fund to assist future affordable housing builders

In FY 2004/05 the total number of units built in the City of Brentwood since 1999 with deed-restricted affordability controls reached 121. The total number of units approved or under construction with deed-restricted affordability controls as of July 1, 2005 reached 527.

An important factor in Brentwood's ongoing progress in developing affordable housing is the City's Capital Improvements Financing Program and ongoing efforts to fund infrastructure improvements and new residential development projects within the City's Redevelopment project area. These efforts help encourage the production of affordable housing and remove infrastructure constraints to its development.

PROGRESS IN THE IMPLEMENTATION OF THE HOUSING ELEMENT

The following provides a review of the progress made on each action program within the Housing Element. If a program has been unsuccessful, a summary of the reasons has been provided. It should be noted that several of the action programs require ongoing effort to ensure significant progress is made.

1.1.1 *Conduct annual inventory of available sites to determine if sufficient land exists to meet housing needs for all economic segments and take appropriate action to ensure an ongoing supply of available sites at appropriate densities to meet projected housing needs.*

The City conducted an inventory of available residential land as part of its 2001 revision of the Land Use Element of the General Plan and updated the inventory during the 2005 Housing Element Update. During this most recent evaluation in late 2004 and early 2005 the City identified and has recently designated sufficient residential land to meet existing and future housing needs and provide a mix of housing types for all economic segments of the community through 2009. Specifically, the City identified three new sites for Very High Density Residential housing (allowing up to 30 dwelling units by right) in FY 2004/05 that are exempt from the City's mid-range density land use policy. The City has subsequently amended the Land Use Element for the three sites including approximately 20 acres to allow for approximately 500 future very high density multi-family units and has had meetings with prospective developers interested in purchasing these sites. The City also expects to increase the amount of high and very high density sites in the future as part of two new specific plans (i.e. the Brentwood Boulevard Corridor Specific Plan and an eBART Empire/Neroly Station Area Plan).

The City's annual evaluation included a review of the effect of the City's mid-range density land use policy and examined built densities, processing times, and impacts on approval and development costs. This evaluation indicated that the mid-range density is

routinely exceeded for approved projects given that that all projects subject to City's Affordable Housing Ordinance may receive a 9.0% density bonus and the City exempts below market rate housing from the mid-range density policy. In addition, the City has among the fastest processing times for residential development in the San Francisco Bay Area and the mid-range density policy had no appreciable effect on the processing times for residential development applications that exceeded the mid-range density relative to projects that were at or below the allowable mid-range density. No residential development applications regardless of density were denied in Fiscal Year 04/05. The evaluation also found that the City-controlled development costs for residential projects on a per unit basis were the same regardless of whether a project was below, at, or above the mid-range density. Discussions with residential builders confirmed that land prices, labor prices, the cost of materials, borrowing costs, and non-city fees (e.g. school, drainage area, and regional transportation) had a greater effect on development costs than the mid-range policy during FY 04/05.

The City has zoned sufficient land to allow approximately 4,625 new additional future housing units. The City efforts have also resulted in more than 5,775 new residential units that have been approved or are under construction as of June 30, 2005. In addition, the City has previously built more than 100 percent of the total number housing needed within the City through 2009 by the end of 2003.

1.1.2. Continue to encourage the use of second units in single-family residential areas in meeting the city's low- and moderate-income housing objectives.

The City has encouraged the development of second units within existing residential areas. The City adopted a secondary housing unit ordinance in January 2004 to help provide greater certainty for property owners wishing to add additional secondary housing units. This Ordinance allows these units to be approved administratively by staff. The City approved 4 requests for new second units in established neighborhoods during FY 04/05. This total was more than had been previously approved in any other prior fiscal year since the beginning of the Housing Element cycle in 1999. The City has also approved approximately 30 detached living units in the Rose Garden single family subdivision which was under construction in FY 04/05 to help provide a mix of incomes and housing choices within this new neighborhood.

1.2.1. Identify at-risk projects one year prior to each required Housing Element update, and minimize loss of existing affordable housing.

In 2001 the City inventoried all assisted housing developments within Brentwood with affordability controls. One at risk project with expiring affordability controls had been identified and involved 9 low-income apartments. The affordability controls for these units in the TownCentre apartments were due to expire in 2006. In FY 04/05 the City's Redevelopment Agency was able to negotiate an agreement with the property owner of these multi-family units and a market rate housing builder who needed to satisfy his project's affordability requirements to extend the affordability controls for 55 years and conserve these affordable housing units.

1.2.2 Assist potential applicants in accessing rehabilitation loans and self-help housing projects.

The City has continued to partner with Contra Costa County as part of the Contra Costa Consortium and provide marketing assistance and referrals to the Contra Costa County Homeowner Rehabilitation Assistance programs and the Housing Authority of Contra Costa County Rental Rehabilitation Program. The City referred approximately 20 households to these programs in FY 04/05] and 3 housing units were rehabilitated in Brentwood during FY 04/05 through these programs. In addition, since 1998, these efforts have resulted in the rehabilitation of approximately 30 housing units of which 15 were very low-income units. In addition, the City's Redevelopment Agency was able to work with a for-profit developer (Richmond American Homes) in FY 04/05 to rehabilitate 3 existing market rate units and convert the market rate units to units affordable to very low income households with 55-year affordability controls in order to help satisfy affordable housing requirements for a new market-rate development.

The City worked with Habitat for Humanity and Pulte Homes in 2003 to secure land for 4 future very low income single family homes that will be constructed in part by very low income households once approved. The City received no application from Habitat for Humanity in FY 2004/05 to proceed with this planned self-housing program.

1.2.3 Community Education about available rehabilitation programs.

The City distributes bilingual rehabilitation program marketing literature provided by the County to Brentwood residents and property owners. The City has added staff since 1998 that regularly distributes housing rehabilitation program literature to the public and organizes public workshops with Contra Costa County where the programs are described in detail. In FY 04/05, the County rehabilitation personnel held regular office hours within Brentwood in order to make appointments or "drop-in" visits more convenient for Brentwood residents who cannot easily travel to the County seat in Martinez. There were approximately 5 Brentwood households assisted by the County in FY 2004/05. The City handed out approximately 450 brochures in English and Spanish FY 04/05 at the Community Development Department counter, other City public counters, and at community outreach events and festivals. The City also held housing ownership seminars to answer questions and distribute information.

1.2.4 Maintain current information on housing conditions within the City through periodic housing condition surveys.

City staff currently responds to zoning and building code violations based on complaints and field observations. The City did conduct a windshield survey in 2001 of residential areas developed prior to 1990 to determine existing rehabilitation needs and has expanded the number code enforcement staff within the Building Division from 1 to 4 full-time staff members to help prevent blighted conditions within residential neighborhoods. The Code Enforcement staff processed approximately 200 cases in FY 2004/05 including approximately 30 cases involving housing condition repairs.

1.2.5 Provide financial assistance to owners of rental property to rehabilitate substandard units.

Financial assistance to owners of rental property to rehabilitate substandard units is available in Brentwood through the Housing Authority of Contra Costa County. The Rental Rehabilitation Program provides deferred below–market loans of up to $25,000 /

unit. The program has provided funds to rehabilitate approximately 30 units since 1998 within Brentwood. Recent program staff changes and increases in outreach efforts resulted in 3 new rehabilitation projects in FY 2004/05. The City expects more rehabilitation projects in Brentwood in the future as the City's housing stock ages and as rural areas are annexed into Brentwood.

1.2.6 *Prepare Residential Design Guidelines to continue to help provide safe, structurally sound, and attractive housing in Brentwood as well as provide more certainty during residential design reviews.*

In FY 2004/05 the City budgeted for the preparation of residential design guidelines. The guidelines are currently under preparation. A workshop was held with the Planning Commission during the Fall of 2005 to finalize the scope of the guidelines. The City has also met with several architects who have participated in the City's design review process in the past in order to gather input for the guidelines. Adoption of the final guidelines is anticipated in FY 2005/06.

1.3.1 Continue a water conservation program, reducing residential utility costs.

The City requires the submission of landscape plans in conjunction with all residential developments. Plans are reviewed to ensure use of drought-tolerant plant materials and to reduce the use of turf in all front yards. The City also reviews proposed irrigation details, inspects installation, and checks the timing of automatic sprinklers to ensure that front yard irrigation is conducted efficiently. The City reviewed approximately 50 landscape plans for residential projects in Brentwood in FY 2004/05.

2.1.1 Explore and catalog available housing assistance programs.

The City provides information to members of the public about local housing assistance programs and has fliers available with contact information and program summaries in multiple languages. Program information is regularly verified and updated as necessary, to ensure accurate and timely information is provided to the public. The 2003 adoption of the City's Affordable Housing Ordinance and subsequent update in FY 2004/05 created a City of Brentwood Housing Trust Fund that provides an additional tool to fund Brentwood housing assistance programs. The City efforts include both a homeownership rental housing program to assist lower income households seeking rental and ownership opportunities. The City manages developer dedicated affordable housing units for long-term rent within market rate subdivisions to eligible low income households. In addition, the City also identifies and selects eligible lower income homebuyers for purchase of new affordable housing units created through the Affordable Housing Ordinance. In FY 04/05, the City has directly assisted approximately 15 very low-, low-, and moderate income households locate new affordable ownership and rental housing in Brentwood. In addition, the City provided indirect assistance and City program information in person or over the telephone to approximately 250 households in FY 04/05. The City also conducted affordable housing agreement negotiations with more than 10 separate home builders in FY 04/05 and anticipates ongoing commitments for future low income rental units and lower income ownership units will be memorialized in FY 05/06 for recently proposed residential projects.

2.2.1 Work with non-profit and private entities to facilitate cooperative efforts for development of affordable housing.

The City has worked effectively with both non-profit and private builders to develop affordable housing in FY 04/05. The City has recently approved six multi-family developments in FY 03/04 and FY 04/05 including over 274 affordable units. Four of the six developments initiated construction or have been completed so far in FY 2005/06. The City expects all of affordable units to be built by FY 06/07 and is working with Mercy Housing, Eden Housing, DR Horton, the Vincent Company, Habitat for Humanity and many other non-profit and for-profit home builders to develop additional affordable rental and ownership housing opportunities within the City.

2.2.2 Increase the provision of affordable housing by supporting the efforts of non-profit corporations.

The City's recent efforts are summarized above in the discussion of action program 2.2.1. The City provides support by conducting free pre-application meetings with builders, helping to identify properly zoned sites to minimize necessary entitlements, donating land, fast-tracking development applications, reducing parking requirements, deferring development fees, and providing redevelopment affordable housing set-aside funds and City affordable housing trust funds to defray required development costs when appropriate. In FY 2004/05, the Redevelopment Agency and the City provided or committed $4 million to three non-profit developers to construct 215 very low income units within the completed Sycamore Place II development and the approved Villa Amador and Brentwood Senior Commons developments.

2.3.1 Streamline application process to eliminate unnecessary costs arising from the length of residential development application review.

The City utilizes several methods to streamline our application intake and processing system. The City has a short two-page universal application that lists required planning and engineering fees for available entitlements. Applications are accompanied by City standard conditions of approval to provide applicants with the majority of potential conditions of approval in advance of action on a development project. Application materials are available 24 hours a day on the City website. The City provides free pre-application and preliminary review meetings with staff to provide early input, guidance, and an explanation of requirements before engineering and/or architectural plan preparation has occurred.

The City conducts internal staff development review committee meetings to identify any issues of concern amongst City staff and affected outside agencies. The applicant is alerted prior to finalizing environmental review to allow for modifications to the project. The City also conducts free informational workshops on large or unique developments where the applicant and staff can obtain feedback directly from decision makers prior to completion of environmental review, preparation of project staff reports, and final action on a project. These workshops afford an additional opportunity to refine a project and identify key concerns or issues early in the project review process. The meetings and workshops also tend to decrease the need for continuing items multiple times because key issues are identified early on in the application and development review process.

2.3.2 and 2.3.3 Provision of affordable housing by granting density bonuses.

The City granted density bonuses to 15 residential projects in FY 2004/05. Residential developments that include long-term affordable units or senior housing units in accordance with State law and the City's Density Bonus Ordinance are entitled to density bonuses or other financial incentives of equivalent value.

2.3.4 Priority Building Inspections for affordable housing developments.

The City provides timely building inspections for residential development projects. Inspections take place as construction work progresses. In order to prevent delays and ensure construction of affordable housing units occurs expeditiously, building inspectors are assigned specific developments projects and conduct daily inspections upon request. This ensures timely inspections and provides continuity during the construction phase of an affordable housing development.

2.3.5 Adopt specific developments standards for all residential land within Planned Development Zones to provide greater certainty and encourage future development.

The City completed an inventory of all residential Planned Development Zones in FY 04/05 and adopted specific development standards for 5 of the affected 20 zones in FY 04/05 and anticipates completion of the development standards for the remaining 15 zones in FY05/06.

3.1.1 Community education about low-income occupations and how low income residents contribute to the community.

The City provides regular updates on new income limits established for Contra Costa County and what levels are considered very low, low, moderate, and above moderate based the median incomes for different household sizes. The community also receives information from the media, school districts and different government agencies about existing salaries and the need to provide housing opportunities for lower paid workers to promote high quality services, good schools, and economic development. Historically market-rate housing within Brentwood has been relatively affordable in comparison to other portions of Contra Costa County and employment centers within the San Francisco Bay Area. Many Brentwood homeowners are often surprised to learn how high the low-income limits are within Contra Costa County. More and more residents recognize that lower paid workers, young adults and families starting out, and seniors on fixed incomes need housing priced at levels they can afford but that the market does not ordinarily provide.

3.1.2 Development Incentives to facilitate affordable housing that is indistinguishable from market rate housing.

The City's Affordable Housing Ordinance was updated in FY 2004/05 and mandated the City's desire that affordable dwellings be interspersed within market-rate housing developments. The Ordinance also required the exterior appearance of affordable units to be harmonious and compatible with surrounding market rate units.

For example, architectural features, materials and colors choices are reviewed to ensure that affordable units blend in within a new subdivision or existing neighborhood. Density

bonuses, contribution of City redevelopment funds and/or Housing Trust Funds, and other customized incentives are available to help provide new affordable housing opportunities within mixed income neighborhoods.

3.2.1, 3.2.2, and 3.2.3 Promote development of market rate single family homes in the eastern portion of the City by undertaking improvement projects, providing marketing materials, and outreach efforts with potential developers.

The City has been very successful in attracting private investment within the eastern portion of the City that experienced an overconcentration of low-income households according to the 1996 City Low Income Over-Concentration Study. In FY 2004/05, approximately 102 single family market rate dwelling units were built in the eastern portion of the City. Three new parks have been developed. Infrastructure improvements including new sidewalk and roadway extensions and new water and sewer line improvements were also completed in FY 2004/05. In addition, 549 single-family lots were approved or started construction in FY 2004/05 in the eastern portion of the City.

3.2.4 Provide improved housing for existing very low and low income households in the City.

In FY 2004/05 the City and Redevelopment Agency worked closely with Christian Church Homes on a proposed very low-income 40-unit senior apartment project within the eastern portion of the City. The development was under construction in FY 2004/05 and was completed in the Summer of 2005. The City of Brentwood and Brentwood Redevelopment Agency also worked closely with Eden Housing on an 80-unit senior apartment project within the eastern portion of the City enabling the project to begin construction in the Fall of 2005. The City extended a previous approval that was due to expire for a very low income 96-unit development in the western portion of the City that anticipates commencement of construction in FY 2005/06. In FY 2004/05 the Vincent Company obtained approval to construct 178 apartments in the northwest portion of the City. This development includes 36 new lower income housing units for rent. Completion of this 178-unit project is anticipated in FY 2005/06.

During FY 2004/05 the City worked with Pulte Homes, Western Pacific Housing, Meritage, DR Horton, DeNova Homes, Richmond American, Shea Homes, and Discovery Builders to provide lower income housing units interspersed within market rate subdivisions.

3.3.1 and 3.3.2 Monitor the concentration of income groups within the City.

The City has made a concerted effort to encourage the development of additional market-rate units within low-income areas of the community since 1998 in order to diversify housing choices for all income groups throughout the City. The City regularly conducts new housing price surveys to monitor affordability levels throughout the City. An update of the Low Income Over-concentration Study was not conducted in FY 2004/05 due to workload constraints associated with timely processing of current planning projects. As mentioned above, substantial progress has been made to provide more mixed income neighborhoods throughout the City. It is anticipated that the availability of block group level household income information from the 2000 Census and new household income data since 2000 will enable the City to perform an update and more accurately monitor progress on the dispersal of housing for all income levels

throughout the City by 2006. The City also anticipates that the mandatory provision of units affordable to lower income households in all new developments of four or more units will help ensure that long-term affordable housing choices are available throughout the City. The City adopted an Affordable Housing Ordinance in 2003 and updated it in FY 2004/05 to help ensure that all residential projects help the City provide lower income housing opportunities.

3.4.1 and 3.4.2 Encourage the development of affordable housing using incentives in areas not experiencing an over-concentration of lower income households and monitor effectiveness.

The City had utilized a strictly voluntary incentive approach to encourage new affordable development in the western portion of the City. This voluntary approach had resulted in the provision of 20 low-income ownership opportunities that were constructed in 2002 and 2003.

The City has concluded that voluntary incentives alone are insufficient to produce very low and low-income units in the western portion of the City. Consequently, the City adopted an Affordable Housing Ordinance to ensure new affordable lower-income housing is developed. The new Ordinance includes incentives for developments that meet or exceed minimum affordable housing production requirements and seeks to ensure affordable housing choices will be available throughout the City. The City updated the Ordinance in 2005 to address developer concerns, prevent ambiguity, and make the Ordinance more effective. The City anticipates that the updated Affordable Housing Ordinance will result in the provision of more very low and low-income units in the western portion of the City by 2009.

3.4.3 Examine the feasibility of providing a first-time homebuyer assistance services to Brentwood residents to facilitate homeownership.

The City initiated first-time homebuyer assistance services for lower income households in FY04/05. The City contracted with Pacific Community Services to hold four 6-hour home-ownership seminars in English and Spanish to interested lower income households. These seminars in conjunction with implementation of the City's Affordable Housing Ordinance and extensive outreach by the Community Development Department resulted in 15 new lower income homeownership opportunities in Brentwood during FY 2004/05.

3.5.1 Modify the General Plan Land Use Element to provide for low, medium, and high density residential development throughout the City.

The City completed a General Plan Update in 2001. The update included a revision to the Land Use Element after extensive public input from the community. The General Plan land use map includes low, medium, and high density sites throughout the City to promote diverse housing choices. Higher density sites are strategically located in close proximity to existing and planned employment centers to promote smart growth and reduce automobile dependence. Higher density sites are located in the R-3, PD-44, PD-49, PD-51, and PD-57 zones. In FY 2004/05 the City processed a General Plan Amendment to re-designate and rezone 20 acres throughout the City (within PD-38, PD-53, and PD-55) for Very High Density housing (up to 30 du/ac. by right). The General Plan Amendment and accompanying zone changes were completed during the summer

of 2005. This land use change increased the City's dwelling unit potential by 500 housing units and created new opportunities for both market rate and affordable housing units to meet anticipated housing needs.

4.1.1 Maintain cooperative association with non-profit fair housing groups to encourage and support the enforcement of laws and regulations prohibiting housing discrimination.

The City participates in the Contra Costa Housing Consortium. The Consortium is comprised of Contra Costa County and all cities within the County except the City of Richmond. The consortium allocates Community Development Block Grant Funds to non-profit fair housing assistance groups to provide fair housing legal assistance and tenant–landlord dispute resolution services for residents within Brentwood. Several organizations including Pacific Community Services, Bay Area Legal Aid, Housing Rights Inc., and Shelter Inc. provide fair housing assistance services. Whenever the City is contacted about allegations of housing discrimination or is informed about a landlord–tenant dispute, the City refers callers to the toll-free numbers of the fair housing assistance groups to investigate the complaint. The City has received approximately 25 calls since 2000. None of these calls has resulted in documented cases of housing discrimination or fair housing violations. The City takes all allegations very seriously and works closely with non-profit fair housing groups to ensure prompt assistance is provided when requests for assistance are received.

In addition, City staff periodically receives updated information about fair housing issues from the various non-profit housing groups. This information is dispersed to members of the public in order to prevent housing discrimination within the community.

4.1.2 Disseminate Fair Housing Information

In addition to the City efforts described under 4.1.1, the City distributes fair housing informational literature to the public from Housing Rights Inc. to prevent landlord –tenant conflicts and prevent housing discrimination. Literature is provided throughout the community at City public counters and during community events and festivals. Additional outreach efforts are planned in FY 2005/06 to ensure that ongoing education and information is available as the City population grows.

4.2.1 Provide housing opportunities to meet the special housing needs of farmworkers, the elderly, disabled, large families, and the homeless

The City has historically helped to develop a wide variety of housing for various special needs groups. In FY 2004/05 the City made extensive progress on increasing the future supply of housing opportunities for special needs households. The City approved an extension of the expiring approval for the 96-unit Villa Amador apartment development with units reserved for farmworkers, disabled households, and large families. The City and Redevelopment Agency financially assisted the 40-unit Sycamore Place II senior apartment development which was completed during the summer of 2005 to help address very low income elderly and disabled household housing needs within the City. The City approved an extension of an approval that was due to expire for the 80-unit Brentwood Senior Commons development in FY 2004/05 and agreed with the Redevelopment Agency to provide financial assistance to Eden Housing to fund the project. The affordable development is expected to be completed in 2006 and will provide lower-income senior apartments within close walking distance to the City's

downtown core area. The City approved and the Redevelopment Agency has financially assisted the Arteaga Commons apartment development which includes eight 3-bedroom units to help lower-income large families. The apartment development was under construction in FY 04/05 and completed in fall of 2005. The City also approved an 18-person homeless shelter for women and children affected by domestic violence that was proposed by Signature Homes and Shepard's Gate. This project began construction in FY 2004/05.

The City also approved 1,100 senior housing units within the Vineyards project in FY2004/05. This development includes a mix of affordability levels and housing types to meet many special housing needs. Construction is underway and the development once completed will include lower income, moderate income and market rate housing opportunities.

4.2.2. and 4.2.3 Amend the zoning code to identify the zoning districts within which shelters and transitional housing can be developed and coordinate with agencies serving the homeless to develop housing and employment programs.

As mentioned above the City currently works to address the needs of the homeless population through its participation in the Contra Costa Housing Consortium and support for the Brentwood Community Chest that provides emergency food to the needy including the homeless. The transient nature of the homeless population and the extensive interrelated social service needs of this population require pooled resources and regional cooperation for adequate service delivery. Small group homes serving the transitional housing needs of homeless individuals or families are allowed in all residential zones and are specifically identified as a permitted use in PD-45. During FY 2004/05 the City continued work on a comprehensive update of the Zoning Ordinance that is expected to be completed by 2006 and include additional opportunities for development of shelters and transitional housing to meet Brentwood's housing needs.

APPROPRIATENESS OF HOUSING ELEMENT GOALS, POLICIES, AND ACTION PROGRAMS

The City's efforts to voluntarily update the Housing Element in 1998 resulted in goals, policies, and actions that closely reflected current community housing needs. The goals, policies, and action programs of the 1998 Housing Element and the 2001 General Plan Update involving the Land Use, Circulation, and Growth Management elements were reviewed in 2003 and updated in 2005. These efforts have enabled the City to make substantial progress toward the satisfaction of current housing needs for the 1999 – 2009 period. The City continues to evaluate the housing needs of the community and adopted an Affordable Housing Ordinance in 2003 and updated this Ordinance in 2005 to help increase the supply of lower income housing units within the City. It is the City's intent to continue to make progress on identified housing needs as the community grows and price of market-rate housing rises over time.

Several major policy changes have been needed since 1998. The policy changes included the addition of a mandatory affordable housing requirement due to the rapid escalation of land values as well as market-rate housing within the community and the need to zone higher density residential sites to promote more efficient and cost-effective development of affordable housing. The need for a more proactive effort to produce below-market rate housing at levels affordable to very low- and low-income households

has proven necessary after attempting a voluntary approach in conjunction with numerous available incentives until 2003. Mandatory inclusionary housing in conjunction with higher allowable residential densities, development incentives and flexible affordable housing compliance options has and will help the City continue to disperse affordable housing units throughout City and ensure that Brentwood provides high-quality housing options for all economic segments of the community.