THE CITY OF
BRENTWOOD
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Housing Policy Department
Received on:

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March 29, 2013

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Dear Sir or Madam,

The City of Brentwood is pleased to enclose its Annual Element Progress Report for the Reporting Period of January 1, 2012, to December 31, 2012. This Annual Element Progress Report was reviewed and approved by the City Council on March 26, 2013. If there are any questions regarding the report, please feel free to contact me directly at (925) 516-5135 or dhill@brentwoodca.gov .

Sincerely,

Debbie Hill
Associate Planner

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

**Jurisdiction** City of Brentwood

**Reporting Period** 01/01/2012 - 12/31/2012

### Table A

### Annual Building Activity Report Summary - New Construction
### Very Low-, Low-, and Mixed-Income Multifamily Projects

| Housing Development Information | | | | | | | | | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | | | | 5 | 5a | 6 | 7 | 8 |
| Project Identifier (may be APN No., project name or address) | Unit Category | Tenure R=Renter O=Owner | Affordability by Household Incomes | | | | Total Units per Project | Est. # Infill Units* | Assistance Programs for Each Development | Deed Restricted Units | Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions. |
| | | | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | | | See Instructions | See Instructions | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| (9) Total of **Moderate and Above Moderate** from Table A3 ► ► | | | | | 14 | 125 | 139 | 0 | | | |
| (10) Total by income Table A/A3 ► ► | | | 0 | 0 | 14 | 125 | 139 | 0 | | | |
| (11) Total **Extremely Low-Income** Units* | | | 0 | | | | | | | | |

* Note: These fields are voluntary

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### Table A2
### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type | Affordability by Household Incomes | | | | (4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1 |
|---|---|---|---|---|---|
| | Extremely Low-Income* | Very Low-Income | Low-Income | TOTAL UNITS | |
| (1) Rehabilitation Activity | | | | 0 | |
| (2) Preservation of Units At-Risk | | | | 0 | |
| (3) Acquisition of Units | | | | 0 | |
| (5) Total Units by Income | 0 | 0 | 0 | 0 | |

* Note: This field is voluntary

### Table A3

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**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

| | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of infill units* |
|---|---|---|---|---|---|---|---|
| No. of Units Permitted for **Moderate** | 14 | | | | | 14 | |
| No. of Units Permitted for **Above Moderate** | 125 | | | | | 125 | |

* Note: This field is voluntary

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### Table B

### Regional Housing Needs Allocation Progress

**Permitted Units Issued by Affordability**

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | | | | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Income Level** | | RHNA Allocation by Income Level | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | | |
| Very Low | Deed Restricted | 717 | 81 | 97 | 0 | 0 | 2 | 0 | | | | 180 | 537 |
| | Non-deed restricted | | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| Low | Deed Restricted | 435 | 4 | 0 | 1 | 4 | 4 | 0 | | | | 13 | 422 |
| | Non-deed restricted | | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| Moderate | Deed Restricted | 480 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 311 |
| | Non-deed restricted | | 28 | 8 | 29 | 49 | 41 | 14 | | | | 169 | |
| Above Moderate | | 1,073 | 464 | 141 | 16 | 83 | 54 | 125 | | | | 883 | 190 |
| Total RHNA by COG. Enter allocation number: | | 2,705 | | | | | | | | | | | |
| Total Units ► ► ► | | | 577 | 246 | 46 | 136 | 101 | 139 | | | | 1,245 | 1,460 |
| Remaining Need for RHNA Period ► ► ► ► ► | | | | | | | | | | | | | |

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

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### Table C

### Program Implementation Status

| Program Description (By Housing Element Program Names) | **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. | | |
|---|---|---|---|
| **Name of Program** | **Objective** | **Timeframe in H.E.** | **Status of Program Implementation** |
| 1.1.4 Emergency Shelters, Transitional and Supportive Housing Sites | Amend the zoning ordinance to allow emergency shelters by right and transitional and supportive housing in all residential zones | Within one year | The City recently adopted its Housing Element update in November of 2012 and included this action program. Potential sites for an emergency shelter were identified, and staff is working on bringing a zoning amendment to the City Council. |
| 2.1.1 Compliance with Affordable Housing Ordinance | Affordable Housing Ordinance implementation | Ongoing | The City was successful in adding two new rental units for income restricted households to the housing program as a result of the affordable housing ordinance. In addition, the City was successful in amending its Affordable Housing Ordinance to allow developers to spread out the approved in-lieu fee over the duration of the market rate building permits, thereby assisting developers with upfront costs. |
| 2.1.4 and 2.3.3 First Time Homebuyer Assistance Program | Provide first-time homebuyer asistance services to lower-income Brentwood residents. | Ongoing | The City provided first time homebuyer assistance services to three families by providing down payment assistance in the amount of $28,000. |
| 2.3.1 Partnership Program | Cooperative efforts to expand the City's supply of affordable housing. | Ongoing | The City previously authorized $3,950,000 to Meta Housing to develop 54 low income apartment units. The project is currently nearing completion. |
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**General Comments:**

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| | |
|---|---|
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| **Reporting Period** | 01/01/2012 - 12/31/2012 |