THE CITY OF
BRENTWOOD
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MC

Housing Policy Department
Received on:
SEP 17 2014

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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,

It has come to Planning's Staff's attention that the Annual Element Progress Report was not received by your agencies. The City of Brentwood is pleased to enclose its Annual Element Progress Report for the Reporting Period of January 1, 2013, to December 31, 2013. This Annual Element Progress Report was reviewed and approved by the City Council on April 22, 2014. 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

Debbie Hill
Associate Planner

COMMUNITY DEVELOPMENT
150 City Park Way • Brentwood, California 94513
Phone: 925-516-5405 • Fax: 925-516-5407
e-mail: dept-comdev@brentwoodca.gov

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

Jurisdiction City of Brentwood

Reporting Period 01/01/2013 - 12/31/2013

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	
Grove at Sunset Ct.	5+	R	11	42		1	54		TCAC		
473 Milford Ct.	SF	O		1			1			Inc	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					1	310	311				
(10) Total by income Table A/A3 ► ►			11	43	1	311	366	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
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**		1				1	
No. of Units Permitted for **Above Moderate**	310					310	

* 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	2013			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	11			191	526
	Non-deed restricted		0	0	0	0	0	0	0				
Low	Deed Restricted	435	4	0	1	4	4	0	43			56	379
	Non-deed restricted		0	0	0	0	0	0	0				
Moderate	Deed Restricted	480	0	0	0	0	0	0	0				310
	Non-deed restricted		28	8	29	49	41	14	1			170	
Above Moderate		1,073	464	141	16	83	54	125	310			1,193	-120
Total RHNA by COG. Enter allocation number:		2,705	577	246	46	136	101	139	365			1,610	1,095
Total Units ► ► ►													
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 one additional owner occupied unit for income restriction households to the housing program as a result of the affordable housing ordinance.
2.1.4 and 2.3.3 First Time Homebuyer Assistance Program	Provide first-time homebuyer assistance services to lower-income Brentwood residents	Ongoing	The City provided first time homebuyer assistance services to one family by providing down payment assistance in the amount of $10,000.
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 a 54 unit low-income apartment project. The development has been completed and the units are now renting.

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General Comments: