

Please Start Here

General Information	
Jurisdiction Name	Brea
Reporting Calendar Year	2021
Contact Information	
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Mailing Address	
Street Address	1 Civic Center Circle
City	Brea
Zipcode	92821

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

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Planning Period	5th Cycle 10/15/2013 - 10/15/2021

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

Note: "*" Indicates an optional field
 Cells in grey contain auto-calculation formulas

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																									
Project Identifier				Unit Types			Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building Permits									
1				2	3		4							5	6	7							8	9	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA SFD 2, 3, 4, 5, ADU, MH)	Tenure R/ renter O/ owner	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	
Summary Row: Start Data Entry Below							0								0	0							8	8	
	284-241-25	401 S Walnut Ave		BLD-2021-00328	ADU	O									0								1	4/14/2021	1
	284-321-33	109 E Fir St		BLD-2021-00823	ADU	O									0								1	8/12/2021	1
	319-263-24	111 S Flower Ave		BLD-2021-00852	ADU	O									0								1	11/16/2021	1
	293-432-06	828 w Lime St		BLD-2020-00648	ADU	O									0								1	1/7/2021	1
	296-332-06	214 N Madrona Ave		BLD-2020-00299	ADU	O									0								1	1/12/2021	1
	315-011-19	109 Lilac Ln		BLD-2020-00535	SFD	O									0								1	3/8/2021	1
	936-505-17	420 Hudson St		BLD-2021-00313	5+	O									0								1	3/18/2021	1
	936-505-54	406 Hudson St		BLD-2021-00441	5+	O									0								1	4/6/2021	1
	296-241-09	430 Hudson St		COO-2021-00083/BLD-2021-00234	SFA	O									0										0
	296-241-09	431 Hudson St		COO-2021-00084/BLD-2021-00236	SFA	O									0										0
	296-241-09	421 Hudson St		COO-2021-00137/BLD-2021-00316	SFA	O									0										0

Affordability by Household Incomes - Certificates of Occupancy								Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes			
10							11	12	13	14	15	16	17	18	19	20			21	22	23	24	25
Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Was Project APPROVED using GC 6913.4(b)? (SB 35 Streamlining) Y/N	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the Incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes	
0	0	0	0	0	0	0	2	2	0	0					0	0							Construct 2-story detached accessory dwelling unit in rear yard. 750 sq ft living space above 750 sq ft
								0		N	N												Detached accessory dwelling unit. Size = 694 sq ft
								0		N	N												Remodel of existing recreation room into a ADU. 307 sq ft
								0		N	N												Converting the attached garage (413 s.f.) into a Junior ADU.
								0		N	N												Construct 420 sq ft detached garage & 408 sq ft ADU above the garage in rear yard.
								0		N	N												Proposed single family residence with attached 6 car garage OF 8962 sq ft. Proposed structure consists of 4 bdrms, 5 full bthrms, and 2 half bthrms.
								0		N	N												Residential 5-Flex. 14523sq ft. 11298 sq ft livable, 2399 sq ft garage, 826 sq ft deck (Lots 53-57) 420, 422, 425, 427, 429 Hudson St
								0		N	N												Residential 5-Flex. 14523sq ft. 11298 sq ft livable, 2399 sq ft garage, 826 sq ft deck (Lots 58-62) 406, 408, 410, 412, 414 Hudson St
						1	12/20/2021	1		N	N												Residential 5-Flex. 14,523 sq ft. 11,298 sq ft livable, 2399 sq ft garage, 826 sq ft deck (Lots 48-52) (430, 432, 434, 436, 438 Hudson St)
						1	2/25/2022	1		N	N												Residential 5-Flex. 14,523 sq ft. 11,298 sq ft livable, 2399 sq ft garage, 826 sq ft deck (Lots 48-52) (431, 433, 435, 437, 439 Hudson St)
						1	12/22/2021	1		N	N												Residential 5-Flex. 14523sq ft. 11298 sq ft livable, 2399 sq ft garage, 826 sq ft deck (Lots 38-42)) 421, 423, 425, 427, 429 Hudson

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Housing Element Implementation
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	426	-	-	-	-	-	-	-	-	-	-	426
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	305	-	-	-	-	-	-	-	-	-	-	305
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	335	-	-	-	-	-	-	20	-	-	41	294
	Non-Deed Restricted		-	-	-	-	21	-	-	-	-	-	
Above Moderate		785	-	321	461	194	435	7	695	20	7	2,140	-
Total RHNA		1,851											
Total Units			-	321	461	194	456	7	715	20	7	2,181	1,025

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Brea		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Single-Family Rehabilitation Program	Provides loans to lower income homeowners to help them rehabilitate their homes.	Year 8	Seven grants were issued to low-income Brea homeowners for the rehabilitation/repair of their homes through the administration of the Community Development Block Grant program.
Affordable Housing Ordinance	Integrate housing affordable to low-and moderate-income households within market rate developments.	Year 8	The City continues to require affordable units to low and moderate-income households for all new housing developments.
Land Use Element and Sites Inventory	Provide adequate sites for future housing development consistent with regional housing needs.	Year 8	The City approved the 6th Cycle Housing Element 2021-2029 which identifies a total of 17 focused development sites for future housing developments consistent with the regional housing needs.
Mixed Use/High Density Opportunity Sites	Provide expanded opportunities for mixed use and high density residential development.	Year 8	The City is moving forward to consider mixed-used development projects within the Brea Core Area. Brea Mall is currently under review to demolish the Sears department store and surrounding surface parking to allow a mix of uses, including approximately 380 multi-family housing units. The Brea Plaza mixed-use project development is being considered to demolish a theater and construct 161 multi-family units.
Accessory Dwelling Units (formerly known as second units)	Promote second units in new and existing housing as a form of affordable, multi-generational housing.	Year 8	The City adopted a new ADU Ordinance No. 1220 to update the standards for ADU and JADU to comply with State law. The City continues to promote the development of Accessory Dwelling Units (ADU) as a form of multigenerational and affordable housing. This year, five building permit applications were approved for ADUs in the city. The City initiated a design guidelines handout for ADU/JADU through SB-2 funding for easy-to-follow development standards that would streamline the processing time for ADU/JADU's.
Multi-Family Design Guidelines	Provide upfront direction to developers on the desired character of multi-family development in Brea.	Year 8	The City adopted Ordinance No. 1222 to remove the Conditional Use Permit requirements for exceptions or modifications to the off-street parking requirement for multi-family housing projects through the approval of a Parking Demand Study subject to administrative approval.
CEQA Exemptions for Infill Projects	Utilize allowable CEQA exemptions for qualified urban infill and other qualifying residential projects.	Year 8	The City continues to utilize appropriate CEQA exemptions for qualified urban infill and other qualifying residential projects.
Efficient Project Processing	Provide efficient development processing procedures to reduce the cost of development.	Year 8	The City utilized funding to launch Accela, a new permit software system to modernize the development process and improve record retention.
Fair Housing Program	Further fair housing practices in the community	Year 8	The City aims to further Fair Housing Practices in the community by providing fair housing outreach and educational information to the public through the public counter, one-on-one appointments, and on the City website.
Housing Accessibility	Expand accessible housing options to persons living with disabilities.	Year 8	The City continues to expand accessible housing options to persons living with disabilities.
Senior Housing Opportunities	Support a range of housing options to address the diverse needs of Brea's growing senior population.	Year 8	The City supports a range of housing options to address the diverse needs of Brea's growing senior population. The City continues to conduct outreach with the senior population to ensure their voices are heard including input on the Housing Element Update.
Green Building	Promote green building practices for more sustainable housing.	Year 8	The City continues to provide outreach and education to developers, architects and residents on the CALGREEN code and ways to incorporate sustainability in project design. The City adopted the 2019 California Building Code that went into effect on January 1, 2020. The updated code includes changes that will positively affect the energy code requirements and improve the design for residential energy consumption.
Healthy Community	Foster community health through land use planning and support for initiatives that promote a more active lifestyle.	Year 8	The City completed the Active Transportation Component of the Brea Core Plan in 2019. Phase 2 will include land use planning efforts with full community engagement.

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Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

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Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		8
Total Units		8

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	2
SFD	0	1	0
2 to 4	0	0	0
5+	0	2	0
ADU	0	5	0
MH	0	0	0
Total	0	8	2

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

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ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ 150,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update and Outre	\$50,000.00		Completed	Other	Housing Element has been submitted to HCD. Other funding includes \$35,000 from the SB-2 PGP Grant; Reimbursement request is in progress.
Improve Development Review Proc	\$50,000.00		Other (Please Specify in Notes)	None	Anticipated completion date: 5/31/2022; No reimbursement has been requested at this time.
Review and Update Affordable Hou	\$50,000.00		Other (Please Specify in Notes)	None	Anticipated start date: 5/1/22; No reimbursement has been requested at this time.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0