

Memorandum

Community Development Department

To: Mayor Stewart and City Council

From: Kristin Griffith, City Manager

Date: March 4, 2025

Re: General Plan Annual Progress Report for 2024

EXECUTIVE SUMMARY

In 2024, the City continued to implement the goals and policies identified in 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 General Plan implementation and on the progress in meeting the City's share of the Regional Housing Needs Assessment (RHNA) established through the Southern California Association of Governments (SCAG). The annual report covers the period from January 1, 2024 to December 31, 2024. Once accepted by the City Council, the report will be submitted to the Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI). This report is due to HCD by April 1, 2025.

GENERAL PLAN IMPLEMENTATION

Under California law, each city and county must adopt a comprehensive, long-term General Plan with eight mandated elements, which includes land use, circulation, housing, conservation, open space, noise, safety, and environmental justice. The City of Brea's General Plan was adopted in 2003 and is organized into five chapters addressing all eight required elements: Community Development, Housing, Community Resources, Community Services and Public Safety. Periodic amendments and updates are adopted to ensure the General Plan remains current. The most recent updates include amendment to the Public Safety Element in 2021 and the final adoption of the 6th Cycle Housing Element in 2022.

Exhibit A to this memorandum provides summary tables that provide the implementation status of the City's General Plan during the 2024 calendar year, organized by the five chapters of the General Plan. The Appendix A of the General Plan and Table HE-50 of the 6th Cycle Housing Element with Affirmatively Furthering Fair Housing Program Summary, which are Exhibits B and C of this memorandum, respectively, provides the overall direction and specific policies to be carried out to fulfill the City Council adopted goals. These documents should be referenced for specific information regarding Goals and Policies cited in the summary tables found in Exhibit A.

HOUSING ELEMENT IMPLEMENTATION

The Housing Element is a State-mandated chapter of the Brea General Plan that addresses the City's identified housing needs, and the only element in the General Plan that is required to be updated every eight years ("Planning Period"). The Housing Element describes, identifies, and analyzes the City's housing needs and addresses the maintenance and expansion of the housing supply to accommodate the households that currently live or may live in Brea in a Planning Period.

The City's 2021-2029 Housing Element was re-adopted on August 16, 2022 and was certified by the California State Housing and Community Development Department (HCD) on September 8, 2022. The State requires cities to prepare the Housing Element annual report, separate from the General Plan annual report, which must be prepared on forms provided by HCD. The completed Housing Element Annual Progress Report is Exhibit D.

Regional Housing Needs Assessment (RHNA)

The City's RHNA allocation represents the number of housing units that the SCAG estimates will be necessary to accommodate the City's projected population growth for the 2021-2029 Planning Period. The City's RHNA allocation for the 2021-2029 Planning Period is 2,365 units which is divided into four income categories as indicated in Table 1 below:

Table 1: 2021-2029 RHNA by Income Categories		
Income Category	Income Range for a Household of Four**	2021-2029 RHNA
Very Low-Income (< 50% of AMI*)	< \$78,900	669
Low-Income (51% to 80% of AMI)	\$78,901 – \$126,250	393
Moderate-Income (81% to 120% of AMI)	\$126,251 – \$154,800	403
Above Moderate-Income (>120% of AMI)	> \$154,800	900
Total RHNA Allocation		2,365 units

*Orange County 2024 Area Median Income (AMI) for a family of four was \$129,000

**Updated to reflect 2024 income ranges

In 2024, the City issued 12 building permits for new housing units. One permit was issued for a single-family residence and 11 permits were issued for Accessory Dwelling Units (ADUs). Three of the ADUs were categorized as Moderate-Income and nine were categorized as Above Moderate-Income for the City's RHNA allocation based on information provided by the applicants. Table 2 below provides the RHNA income categories, total RHNA allocation, permits issued, and remaining RHNA allocation.

Table 2: Building Permits Issued					
Income Category	RHNA Allocation for 2021-2029 Planning Period	Permits Issued in Previous Years (2021-2023)	Permits Issued in 2024 (current reporting year)	Total Permits Issued to Date	Remaining RHNA Allocation
Very Low- Income	669	0	0	0	669
Low-Income	393	0	0	0	393
Moderate-Income	403	0	3	3	400
Above Moderate-Income	900	25	9	34	866
TOTAL	2,365	25	12	37	2,328

In addition to the housing units that were issued building permits this year, there are other housing projects that are currently in various stages of review in the City as follows:

- Brea Mall Mixed-Use: Approved by City Council in May 2023, this project includes a 380-unit apartment building. The associated building permits for the proposed apartment building are currently under review and permits are expected to be issued in Spring 2025.

- **Brea Plaza Living:** This project includes a new 120-unit apartment building at the northwest corner of the Brea Plaza Shopping Center. The project is currently under Planning entitlement review and Planning Commission/City Council reviews are anticipated in Spring 2025.
- **Greenbriar Residential Development:** This project proposes a 179-unit townhome development at the former Mercury Insurance office site, located directly north of Brea Plaza Shopping Center. The project is currently under Planning entitlement review and Planning Commission/City Council reviews are anticipated in Spring 2025.
- **Jamboree Permanent Supportive Housing:** The City executed an agreement with Jamboree Housing Corporation in 2024 for a new 39-unit permanent supporting housing project at 323 N. Brea Boulevard. Review of this project is currently underway and construction is expected to start late 2025/early 2026.

Affordable Housing Funds

The City has two funds that account for revenues received and expenditures made for affordable housing – The Affordable Housing Trust Fund and the Housing Successor Fund. The Housing Successor Annual Report for fiscal year 2023-2024 is included as Exhibit E.

Exhibits

- A. Summary Tables of General Plan Implementation Status
- B. Appendix A of the General Plan - Implementation Guide
- C. Housing Implementation Program Summary & Affirmatively Furthering Fair Housing Program Summary
- D. 2024 Housing Element Annual Progress Report
- E. Housing Successor Annual Report FY 2023-2024

EXHIBIT A

SUMMARY TABLES OF GENERAL PLAN IMPLEMENTATION STATUS FOR 2024

TABLE 1		
General Plan Community Development Chapter		
Element	Goal/Policy	Achievement
Community Development		
Circulation, Infrastructure	CD-1.9 CD-2.3 CD-2.5 CD-3.1 CD-4.4 CD-6.4 CD-10.1 CD-10.4 CD-10.5 CD-11.1 CD-11.2 CD-11.3 CD-11.11 CD-12.5 CD-12.6 CD-13.1 CD-13.2 CD-13.3 CD-14.1 CD-15.3 CD-18 CD-19 CD-26.3 CD-27.1 CD-27.4 CD-27.5 CD-28.1 CD-28.2 CD-28.3	<p>Throughout 2024, the City completed or initiated a number of Capital Improvement Projects (CIP) to implement a safe and efficient circulation system that offers a variety of mobility choices throughout the Community. Below are highlights from the 2024 calendar year:</p> <ul style="list-style-type: none"> • The State Route 57 Freeway & Lambert Road Interchange Project completed the construction phase of the bridge reconstruction and saw progress towards the completion of the landscape phase in 2024. Upon full project completion, this project will provide much needed traffic congestion relief by reconfiguring the on and off ramps at Lambert Road. • The City continued to seek out grant opportunities to extend the Tracks at Brea to the western City limits and ultimately the larger regional trail system. The trail system provides an integrated and safe bicycle and pedestrian network. • The City continued to participate in the Regional Transportation Signal Synchronization Program (TSSP). The TSSP provides grant funds for cities to make traffic signal timing adjustments to improve safety and efficiency on key arterial highways in the County. The Lambert Road Traffic Signal Synchronization Project is currently in the design phase that is focused on achieving these goals. • The City also continued annual traffic compliance and routine maintenance of the street network per the CIP program and the Pavement Management Plan. A number of areas of the City were rehabilitated through the CIP program including portions of the Country Hills Subdivision, various locations within South Brea, as well as multiple locations as part of the Citywide slurry seal and concrete programs. • Efforts to improve facilities and infrastructure components were facilitated through the City’s CIP program. During 2024, Public Works Department coordinated and completed several infrastructure and facilities projects including the replacement of the water supply lines for Country Hills Subdivision; completion of water, sanitary sewer, and paving improvements within South Brea; and traffic signal and traffic calming improvements in the Cliffwood Neighborhood.

TABLE 1
General Plan Community Development Chapter

Element	Goal/Policy	Achievement
Community Development		
Land Use	CD-1 CD-2.1 CD-2.2 CD-3 CD-3.1 CD-4.2 CD-4.5 CD-4.6 CD-4.8 CD-9.3 CD-9.5 CD-5.1	<p>The Zoning Code is a tool used to implement the goals and policies of the General Plan. Development projects consistent with the General Plan continued to be approved in 2024. The City approved two Zoning Ordinance Text Amendments, five Conditional Use Permits, one Tentative Parcel Map, one Tentative Tract Map, one Density Bonus Project, one Precise Development, eight Minor Conditional Use Permits, and seven Plan Reviews. These projects included improvements to existing properties, new commercial and residential developments, and updates to the City’s Zoning Code.</p> <p>The focused General Plan Update is currently underway and is expected to be completed at the end of 2025.</p>
Economic Development	CD-1.3 CD-1.6 CD-1.11 CD-23.1 CD-23.2 CD-23.4 CD-24.1 CD-24.2 CD-24.3 CD-24.4 CD-24.5 CD-25.1 CD 26 CD-26.3	<p>In 2024, the City launched <i>Experience Brea</i>, a comprehensive economic development campaign, designed to showcase the City’s thriving business community, premier shopping destinations, vibrant cultural arts scene, and more.</p> <p>The City continues to celebrate the local business community by announcing the opening of new businesses in print and digital media, along with recognizing exceptional businesses on a quarterly basis through the Business of the Quarter Recognition Program. This program highlights businesses for their achievements in various categories, such as innovation, stewardship, and longevity.</p> <p>The City has continued to strengthen partnerships with the Orange County Small Business Development Center (SBDC) Small Business Administration (SBA); Orange County Workforce Solutions; the Orange County Business Council; and the Brea Chamber of Commerce. In an effort to reach a broader audience, the City revitalized its in-person Small Business Clinic in partnership with the SBDC. Due to popular demand, the City will continue this clinic, as well as provide additional trainings for the business community, in 2025.</p> <p>The Economic Development Division staff have acted as a concierge to various business owners interested in opening a location in the City or ones who have additional questions about various regulations. Staff have also assisted property owners or commercial real estate brokers in identifying potential tenants for vacant properties to facilitate economic opportunities.</p>

**TABLE 1
General Plan Community Development Chapter**

Element	Goal/Policy	Achievement
Community Development		
		<p>As part of the Economic Development Division’s goal to enhance the local workforce, the City – as an employer – achieved the Top Workplaces Certification in 2024. This award honors the City’s commitment to building an outstanding workplace.</p> <p>The City is an active participant in the Orange County Planning Collaborative, the International Council of Shopping Centers, the California Association of Local Economic Development (CALED), and a North Orange County regional working group consisting of representatives from neighboring cities’ Economic Development teams.</p> <p>The City continues to attend the International Council of Shopping Centers (ICSC) conference in an effort to meet with property owners, real estate representatives, and businesses looking to locate in Brea. Available sites in the City were showcased by staff.</p>
Growth Management	CD-27.1 CD-27.2 CD-28.1	The City continued to partner with other agencies in order to accomplish inter-jurisdictional projects that plan for future growth. The City of Brea has partnered with the City of La Habra, Caltrans, and OCTA on the Lambert Road Traffic Signal Synchronization Project that plans to synchronize 25 signals along Lambert. This project is currently in the design phase, and has the goal of achieving signal synchronization across a major corridor within Orange County.

**TABLE 2
General Plan Community Resources Chapter**

Program	Goal/Policy	Achievement
Community Resources		
Parks and Open Space	CR-1.1 CR-1.2 CR-1.3 CR-1.4 CR-3.6 CR-2.2 CR-3.2	<p>The City's CIP program for 2024 included the Arovista Park Modernization Project and the Tamarack Parking Lot Asphalt Rehabilitation Project. Arovista Park construction began in 2024 and the project scope includes expansion of the playground to add all accessible play amenities, improvements to the Tracks at Brea trail system, a restroom facility, amphitheater, parking lot improvements, sports courts, and new pickleball courts.</p> <p>The Tamarack Parking Lot Asphalt Rehabilitation Project will provide enhancements to existing public park facilities. This project progressed in design in 2024, moving the project closer to implementation.</p> <p>Following a 20-year partnership, the State of California opted out of continuing oversight of the Olinda Oil Museum and its volunteer docents. The City assumed operational oversight of this historic amenity on November 1, 2023, and continues to offer tours and educational opportunities of Brea's oil history to visitors.</p>
Trails	CR-6 CR-6.3 CR-6.4 CR-6.5 CR-6.6 CR-7.1 CR-7.2 CR 7.3	<p>The City continues to seek partnering and funding opportunities to extend the Tracks at Brea to connect to the larger regional trail systems. The trail system provides an integrated and safe bicycle and pedestrian network. Negotiations are underway with Union Pacific for land acquisition by the City for the extension.</p> <p>The City completed the concept design and community outreach efforts with the consultant for a portion of the Western Extension (end of Segment 2/Brea Canyon Flood Control Channel to Berry Street) funded by a San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) grant.</p>
Wildlife Habitat	CR-8.2 CR-9.2 CR-9.3 CR-9.4	<p>The City continued to assess development proposals for potential impacts to significant natural resources pursuant to the California Environmental Quality Act (CEQA) and associated state and federal regulations, and require appropriate mitigation for all significant impacts if impact avoidance is not possible.</p>
Scenic Resources	CR-10.3 CR-10.4 CR-10.5	<p>The City continued to assess development proposals for potential impacts to significant natural resources pursuant to the CEQA.</p>

TABLE 2
General Plan Community Resources Chapter

Program	Goal/Policy	Achievement
Community Resources		
Water Conservation, Air Quality	CR-9.3 CR-11 CR-11.4 CR-11.5 CR-11.6 CR-12 CR-12.1 CR-12.2	Approximately 969 catch basins and storm drains and 50 miles of main sewer lines were cleaned to maintain compliance with the National Pollution Discharge Elimination System (NPDES). Where appropriate, the City will seek funding to continue to modernize the system to accommodate growth in the City.
Historic Resources	CR-14 CR-15	<p>Adopted by the California Legislature in 1976, the Mills Act is legislation that provides for property tax relief on an eligible historic property if the property owner agrees to maintain and preserve the property for a minimum of ten years. There is a total of 20 properties in Brea that participate in the Mills Act program. Currently, there are 59 historic resources on the Historic Resource Register.</p> <p>The City initiated the Mills Act Annual Compliance program in 2024 and started the process to provide the Council with an annual report going forward with updates on Mills Act properties and compliance with their contracts.</p>

TABLE 3
General Plan Community Services Chapter

Program	Goal/Policy	Achievement
Community Services		
Human Services, Recreational Services, Education Services, Library Services	CS-1 CS-1.2 CS-1.3 CS-1.4 CS-1.5 CS-1.6 CS-1.7 CS-2.3 CS-2.5 CS-3.4 CS-3.5	<p>The Brea Community Center (BCC) offered a variety of programs in 2024. Programs include the After-School Program, Day Camp, Teen Zone, facility rentals, Brea Fitness Center, youth and adult sports, Tiny Tots preschool program, Kid Watch babysitting, and contract classes.</p> <p>In addition to providing a variety of extensive programming meant to meet the needs of the community, the Brea Resource Center had some additional and unique achievements in 2024:</p> <ul style="list-style-type: none"> • The Brea Resource Center continued their partnership with the HOPE Center which provides County-wide deployment of specialized homeless outreach liaisons to offer support and resources to unhoused individuals throughout Brea. • The Resource Center will begin developing programs utilizing National Opioid Settlement (NOS) Funds centered on prevention of opioid use, treatment and support for opioid users and their families, and implementing strategies to abate the opioid epidemic. <p>The Brea Senior Center continues to offer a variety of programs and services, including presentations, nutritional programs, transportation services, daily programming, travel excursions, and fitness classes. Following the completion of the Senior Center Feasibility Study in 2023, staff is exploring outreach efforts geared towards prioritizing any facility improvements.</p> <p>The City continues to offer community-favorite events, such as the Nutcracker and Spring Craft Boutiques, the 4th of July Country Fair, Movies Under the Stars, Brea Fest, Veterans Day Ceremony and Annual Tree Lighting Ceremony. These events continue to contribute to Brea’s “small town” charm.</p>
Cultural Arts	CS-5.1 CS-5.2 CS-5.3 CS-5.4 CS-5.6 CS-5.10 CS-5.11 CS-5.12 CS-6.1 CS-6.3	<p>Following the completion of the Cultural Arts Master Plan in 2023, the Cultural Arts Commission has begun prioritizing the implementation of Master Plan findings.</p> <p>One art piece was added to Brea’s Art in Public Places (APP) Collection in 2024 and there is now a total of 190 sculptures throughout the City.</p>

Cultural Arts		<p>In 2024, the Curtis Theatre hosted a youth theatre program which attracted approximately 350 youth participants. The Theatre also produced five summer concerts which were attended by hundreds of people over six weeks.</p> <p>The Brea Gallery hosted four exhibitions in 2024. In conjunction with these exhibits, the Gallery operated a gift shop made up of products from local artists/makers, as well as hosted art workshops for the public.</p>
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TABLE 4
General Plan Public Safety Chapter

Program	Goal/Policy	Achievement
Public Safety		
Emergency Services and Safety	PS-1.1 PS-1.2 PS-1.3 PS-1.4 PS-1.5 PS-1.6 PS-1.7 PS-1.8 PS-1.10 PS-1.11 PS-1.12 PS-2.1 PS-2.3 PS-3.1 PS-3.2 PS-3.3	<p>The Police Department and Fire Department continued to meet with staff throughout 2024 to identify impacts on new development and are involved with the plan check process providing input and conditions related to public safety concerns. The Police Department also continued to provide support and expertise to the Traffic Committee.</p> <p>The Brea Police Department is committed to addressing quality of life issues and serving our homeless population through its partnership with the NOCPSC and the HOPE Center. On October 2, 2023, the Police Department transitioned its primary response to all non-emergency, non-criminal, and homeless-related calls for service to the HOPE Center and continued to partner in 2024. The HOPE Center answers applicable homeless-related calls for service at its dispatch center (Monday to Friday, 7:15 AM to 5:15 PM). The Hope Center is staffed by Regional Outreach Workers employed by the cities of Brea, Buena Park, Cypress-La Palma (shared), Fullerton, La Habra, Placentia, and Stanton. The NOCPSC Chair and Vice Chair review monthly call data to determine future staffing needs, including the possibility of weekend operations. The Police Department maintains a dedicated full-time Homeless Liaison Officer (HLO), who collaborates with the Regional Outreach Workers and HOPE Center staff to respond to nonemergency, non-criminal, and homeless-related calls for service. The City supports efforts to seek ongoing Federal, State, and other funding to maintain and expand HOPE Center Resources, Staff, and Hours of Operation.</p> <p>In 2024, the Police Department continued their commitment to offsite professional development workshops hosted by Messina and Associates to all full-time staff. These sessions were not only designed to develop each attendee, but also to gain valuable feedback on ways to improve efficiencies within the Police Department. The Police Department will continue workshops to include a team building workshop for all of staff in early 2025. Lastly, the Police Department is affording professional coaching opportunities to managers and executives. The Department continues to explore additional ways to provide professional opportunities to staff.</p>
Emergency Services and Safety, continued	PS-1.1 PS-1.2 PS-1.3 PS-1.4 PS-1.5 PS-1.6	Under the Police Chief's direction, a Health & Wellness Unit was founded in November 2022, to explore resources and services that can be implemented to create a culture of wellness. In 2024, this team continued to focus on the four pillars of wellness, which include mental health, fitness, resilience, and nutrition.

**TABLE 4
General Plan Public Safety Chapter**

Program	Goal/Policy	Achievement
Public Safety		
	PS-1.7 PS-1.8 PS-1.10 PS-1.11 PS-1.12 PS-2.1 PS-2.3 PS-3.1 PS-3.2 PS-3.3	<p>The Department received grant funding for \$41,422.88 in February 2023, through the California Board of State and Community Corrections (BSCC) Officer Wellness and Mental Health Grant Program. The Department also received \$196,762 in federal funding under the Department of Justice Law Enforcement Mental Health and Wellness Act (LEMHWA) Program. In 2024, the team used these grant funds to support the wellness pillars. Examples of ongoing projects that made progress in 2024 included hosting onsite resiliency training, peer support training, and acquiring new workout equipment for the Civic Center Gym.</p> <p>Volunteer services remained strong in 2024. The Brea Police Explorers and Volunteers in Police Service (VIPS) continued to provide thousands of hours of service to the City. The Department has also brought back the popular Citizen Academy which continued throughout 2024.</p> <p>The Police Department continued to participate in public events around the City in 2024. The Police Department hosted Coffee with a Cop, National Night Out, neighborhood watch meetings, and continued presence at other City-sponsored events.</p> <p>The Police Department has been working on the Integrated Crime Center (ICC) for several years, seeking various funding sources. In July 2023, the Department applied for the Board of State and Community Corrections Organized Retail Theft Prevention Grant Program. On September 14, 2023, the Department was awarded full funding in the amount of \$5,941,357 for the program. Funds were made available in October 2023.</p> <p>After negotiating contracts and navigating the purchasing process, the Police Department began implementing grant-funded technology products in January 2024. The first was the installation of several large video storage servers, along with a video management system (VMS) that incorporated all existing City-owned cameras from previously disparate systems. The VMS also brought online 200 pre-existing intersection vehicle detection cameras that had never been recorded before.</p> <p>The Police Department worked with contractors to install and commission 42 fixed automated license plate reader (ALPR) cameras at 12 locations throughout the City. These ALPR cameras began generating investigative leads almost immediately. The Department is working with contractors, vendors, governmental agencies, and various developers and property owners throughout the City to expand the network.</p>

**TABLE 4
General Plan Public Safety Chapter**

Program	Goal/Policy	Achievement
Public Safety		
		<p>The Police Department applied for and received approval for various certifications and waivers from the Federal Aviation Administration (FAA) in 2024 to operate a drone program. The Police Department selected 10 UAS (drone) pilots who underwent training and received FAA certification to become licensed drone pilots. The Police Department purchased and has begun to deploy several small “tactical” field-deployed drones and recently received approval from the City Council to build a DFR program with larger drone aircraft and a dedicated, full-time, grant-funded Police Officer pilot.</p> <p>Fire Department highlights from 2024 includes starting two new CERT classes, participating in the Police and Fire Games at Brea Canyon High School, hosting the Annual Fire Services Day, and attending numerous public education events.</p> <p>The Fire Department also continued to lead community outreach events and collected approximately 5,000 toys for the Brea Fire Department Holiday Toy Drive in 2024 in partnership with the Boys and Girls Club.</p> <p>The Fire Department responded to 4,896 calls for emergency fire or medical services in 2024. The Fire Department purchased three ambulances and hired 16 Ambulance Operators for the launch of the first ever Brea Fire in-house ambulance program which will be going live in early 2025.</p>
Hazards Management	PS-4.1 PS-4.4	The Fire Department, in conjunction with OC Environmental Health, continued to ensure that hazardous materials used in businesses and industries are properly held and provide education and information to the community for commonly used hazardous material.
Wildland Fires	PS-6.2 PS-6.3 PS-6.4	<p>In 2024, Fire Department personnel were deployed on one strike team and ten single-resource deployments out of the area, and one strike team deployment in Orange County.</p> <p>The Fire Department distributed over 5,000 Wildland pamphlets to residents in high fire severity zones. This mailer reminds and educates homeowners to be diligent in their weed abatement and clearance of hazards on their property. The Fire Department also implemented a weed abatement inspection and enforcement program which replaced the complaint-based system formerly in place.</p>

**TABLE 4
General Plan Public Safety Chapter**

Program	Goal/Policy	Achievement
Public Safety		
Geologic and Seismic Considerations	PS-8.3 PS-8.4 PS-8.6	<p>The City continued to promote earthquake preparedness in the community with periodic earthquake awareness programs (such as “The Great Shake Out”).</p> <p>The City continued to require surveys of soil and geologic conditions by state licensed Engineering Geologists and Civil Engineers where appropriate to minimize damage from earthquakes and other geologic activity.</p>
Noise	PS-9.1 PS-9.2 PS-9.4 PS-11.3	<p>Through the review of development proposals, the City ensured that new development is exposed to acceptable noise levels.</p> <p>The City continued to enforce noise regulations to protect the community from excessive noise levels from stationary sources.</p>

**TABLE 5
General Plan Housing Element Chapter**

Program	Goal/Policy	Achievement
Housing		
Single-family Rehabilitation Program	HE-1.2 HE-1.3	In 2024, five grants and two loans were issued to low-income Brea homeowners for the rehabilitation/repair of their homes through the administration of Community Development Block Grant programs.
Multi-Family Acquisition and Rehabilitation	HE-2.0	In accordance with the City's 2021-2029 Housing Element, the City is in the process of identifying apartments in need of rehabilitation, especially for long-term affordable rental housing.
Preservation of Assisted Housing	HE-1.5	The City continued to make efforts to preserve the existing affordable rental stock at-risk of conversion to market rents.
Section 8 Rental Assistance Program	HE-4.0	The City continued to partner with the County of Orange to share information about the Section 8 Rental Assistance wait list re-opening.
Affordable Housing Ordinance	HE-2.2 HE-3.1 HE-3.4	The City continued to implement its updated affordable housing ordinance which includes a lower unit count trigger and sliding scale of affordability, providing affordable units to Extremely Low, Very Low, Low, and Moderate-Income households.
Density Bonus Incentives	HE-6.0	The City continued to implement its updated affordable housing ordinance which includes State Density Bonus provisions. In 2024, the City developed an informational brochure highlighting density bonus provisions for housing developers, and is currently in the process of drafting a Density Bonus ordinance.
Affordable Housing Development Assistance and Implementation Guide	HE-7.0	The City has an Affordable Housing Implementation Guide available on the City website for the development community to serve as a directory for developers interested in creating affordable housing. The benefits of housing incentives are outlined, as well as the City's development flow chart.
Land Use Element and Sites Inventory	HE-8.0	On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea amending the Zoning Code for by-right development on rezone sites addressing a lower income RHNA shortfall and reuse sites from the 5 th Cycle (Focused Development Sites 1, 2, & 3) that include a minimum of 20 percent lower income units. The City continues to maintain a current inventory of residential/mixed-use sites (Housing Opportunity Sites).

TABLE 5		
General Plan Housing Element Chapter		
Program	Goal/Policy	Achievement
Housing		
Lot Consolidation Program	HE-8.0a	In accordance with the City's 2021-2029 Housing Element, the City is in the process of conducting research for a future Lot Consolidation Ordinance to codify incentives for Housing Element sites. A survey was sent out in late 2024 to property owners of Housing Opportunity Sites to elicit feedback and identify incentives that property owners could utilize to facilitate lot consolidation of properties into larger development sites for future residential development. As the research process continues, staff will utilize the results of this survey towards the ordinance update.
Replacement Housing Program	HE-8.0b	The City continued to implement its updated affordable housing ordinance which includes guidance specifying that any residential project that results in the displacement of existing affordable units shall be required to replace each displaced affordable unit at the same or greater level of affordability of the existing unit, in addition to providing the number of affordable units required by the Affordable Housing Ordinance.
Brea Core Plan	HE-9.0	In accordance with the City's 2021-2029 Housing Element, the City initiated the process of developing the Brea Core Specific Plan in early 2024. This work effort is underway alongside the focused General Plan Update. This work program is expected to be completed at the end of 2025.
Accessory Dwelling Units	HE-1.1 HE-2.4 HE-3.5	The City continued to promote the development of Accessory Dwelling Units (ADU) as a form of multi-generational and affordable housing. In 2024, 11 building permits were issued for ADUs in the City.
Publicly-Owned Land for Affordable Housing	HE-11.0	On June 28, 2024, the City of Brea and Jamboree Housing Corporation executed a Disposition, Development, and Loan Agreement for a permanent supportive affordable housing project at 323 North Brea Boulevard. This project will serve 38 Extremely Low-Income households.
Annexation of Sphere of Influence	HE-12.0	On August 16, 2022, Brea City Council adopted Ordinance No. 1229, an Ordinance of the City of Brea approving Zone Change No. 2022-01 for the Brea 265 Specific Plan identified in the City's 6 th Cycle Housing Element. The annexation of the subject property was recorded November 10, 2022.

TABLE 5		
General Plan Housing Element Chapter		
Program	Goal/Policy	Achievement
Housing		
Objective Development Standards and Administrative Approval Process	HE-13.0	<p>On February 1, 2022, Brea City Council adopted Ordinance No. 1223, an Ordinance approving Zoning Ordinance Text Amendment No. 2021-02, to amend Title 20, Chapter 20.260 of Brea City Code regulating the PD (Precise Development) Zone within the City of Brea to facilitate housing by replacing the Precise Development Review with an Administrative Plan Review process for permitted by-right code compliant housing development.</p> <p>This ZOTA was funded by the SB 2 PGP, with the purpose of facilitating housing development and streamlining the review process for by-right, code compliant, housing development.</p>
Updated Parking Standards	HE-14.0	<p>On November 2, 2021, Brea City Council adopted Ordinance No. 1222, an Ordinance approving Zoning Ordinance Text Amendment No. 2021-01, to amend Title 20, Chapter 20.08 of Brea City Code regulation exceptions and modifications to the minimum off-street parking requirements for multi-family residential development within the City of Brea.</p> <p>This ZOTA was funded by the SB 2 PGP, with the purpose of updating parking standards to meet the contemporary needs of multi-family development and remove the public hearing review requirements for multi-family residential projects seeking an off-street parking modification.</p>
Zoning Text Amendments for Special Needs Housing	HE-15.0	<p>On August 15, 2023, Brea City Council adopted Ordinance Nos. 1241 and 1242, approving Zone Change Nos. 2023-01 and 2023-02 to create a permitted land use table allowing small state licensed RCF as permitted by right in MU zones, small employee housing as permitted by right in R zones, and specific incentives for projects with ELI units.</p> <p>Zone Change No. 2023-01 also revised standards for emergency shelters to align with State law.</p>
CEQA Exemptions for Infill Projects	HE-4.0 HE-4.4	The City continued to utilize appropriate CEQA exemptions for qualified urban infill and other qualifying residential projects.
Fair Housing Program	HE-2.6 HE-5.1 HE-5.5	The City continued 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 website.

**TABLE 5
General Plan Housing Element Chapter**

Program	Goal/Policy	Achievement
Housing		
Housing Accessibility	HE-3.1 HE-5.0 HE-5.4	The City continued to expand accessible housing options to persons living with disabilities by including conditions of approval for Universal Design in all new developments.
Senior Housing Opportunities	HE-2.5 HE-5.3 HE-5.4	The City supports a range of housing options to address the diverse needs of Brea’s growing senior population. The City continued to conduct outreach with the senior population to ensure their voices are heard.
Housing Opportunities for Persons Living with Developmental Disabilities	HE-20.0	The City continued to support a range of housing options for persons with developmental disabilities by working in cooperation with the OCRC to publicize information on available resources for housing and services.
Veteran and Homeless Assistance	HE-21.0	The City continued to support housing and supportive services for veterans and persons experiencing homelessness by promoting housing and supportive services for veterans by partnering with housing and service agencies through the Brea Resources Center, supporting North County Navigation Centers in providing shelter and services to the homeless; and providing street outreach through the HOPE Center.
Prioritization of Sustainable Housing Projects	HE-22.0	The City continued to prioritize projects competing for funds and grants that are within a quarter to half mile radius of transit stops, have a large number of amenities within a half mile radius, and/or have a higher walk score.
Green Building	HE-6.1 HE-6.3 HE-6.4	The City continued to provide outreach and education to developers, architects and residents on the CALGREEN code and ways to incorporate sustainability in project design. The updated code includes changes that will positively affect the energy code requirements and improve the design for residential energy consumption.
Energy Conservation	HE-24.0	The City continued to evaluate and implement activities to support clean energy and energy efficiency solutions in Brea’s Housing.
Healthy Communities	HE-1.1 HE-1.4 HE-5.5 HE-6.4 HE-6.5 HE-6.6	The City completed the Active Transportation Plan in 2020 to further augment Phase One of the Brea Core Plan, promoting healthy living and physical activity and is making progress to move towards Phase Two. Phase Two will include land use planning efforts with full community engagement (Brea Core Specific Plan). The focused General Plan Update is currently underway and is expected to be completed at the end of 2025.

EXHIBIT B

Appendix A
**IMPLEMENTATION
GUIDE**

THE CITY OF
BRE A
GENERAL PLAN



Appendix A

IMPLEMENTATION

GUIDE



The General Plan Implementation Guide provides a guide to implement adopted General Plan policies and plans for City elected officials, staff and the public. The purpose of the Implementation Guide is to ensure the overall direction provided in the General Plan for City growth and development is translated from general terms to specific actions.

Each implementation measure is a program, procedure, or technique that requires additional City action. This action may either occur on a City-wide basis, or in individual subareas. Some of the implementation measures are processes or procedures the City currently administers on a day-to-day basis (such as development project review), while others identify new programs or projects that will become day-to-day planning activities in Brea. The City Council, by relating the Implementation Guide to the General Plan, recognizes the importance of long-range planning considerations and budgeting to such day-to-day activities. Implementation of the specific programs will be subject to funding constraints.

The Implementation Guide is organized into five subsections that correspond to the General Plan Chapters. Each of the subsections is comprised of programs that directly relate to the policies and plans of the corresponding General Plan element.

Use of the General Plan Implementation Guide

The Implementation Guide is intended for use as the basis for preparing the Annual Report to the City Council on the status of the City's progress in implementing the General Plan, as described in Section 65400 of the California Government Code. Because many of the individual actions and programs described in the Implementation Guide act as mitigation for significant environmental impacts resulting from planned development identified in the General Plan, the annual report can also provide a means of monitoring the application of the mitigation measures as

required by AB 3180. This Implementation Guide should be updated annually with the budget process and whenever the City's General Plan is amended or updated to ensure continued consistency and usefulness.

Community Development
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
SECTION I: LAND USE									
Citywide									
CD-1.1 CD-1.2 CD-1.4 CD-1.5 CD-1.9 CD-1.11 CD-4.4 CD-6.6	Revise the zoning ordinance and map to reflect the adopted Land Use Policy Map, and implement the updated ordinance and map over time. Use redevelopment set-aside funds and other funding mechanisms to assist with the development of work force housing.	Development Services Economic Development	General fund Redevelopment	By the end of 2004; Ongoing					
CD-1.3 CD-1.6	Structure zoning ordinance use regulations to allow a broad range of commercial and industrial businesses. Create partnerships with the Chamber of Commerce and other local organizations to attract new businesses to the community.	Economic Development	General fund	Ongoing					
CD-1.7 CD-1.8	As part of a development impact fee program, collect funds for the acquisition and improvement of trails shown on Figure CR-2 of the Community Resources Chapter. Require developers to provide the open space linkages and trails shown on Figure CR-2 of the Community Resources Chapter.	Development Services	Impact fees	Establish program by end of 2005; Ongoing					
CD-1.10	Revise zoning regulations for residential zones to ensure maximum preservation of open space resources. Cooperate with conservation agencies in their efforts to acquire open space. Cooperation may include partnering City funds with private sources for strategic open space acquisitions.	Development Services	General fund Mitigation payments	Revise ordinance by end of 2004 Ongoing					
CD-1.13	Conduct a study to determine whether existing residential zoning regulations adequately address the suitability of additions to existing residential units, the bulk of residential development, particularly as it pertains to established neighborhoods. If the study points toward a need to revise standards, revise standards accordingly.	Development Services	General fund	By the end of 2004					
CD-1.12	Continue the use of the City's housing rehabilitation loan program and NEIGHBORHOOD ENHANCEMENT PROGRAM.	Economic Development	Redevelopment Funds; Community Development Block Grants (CDBG) funds	Ongoing					
CD-1.14	Authorize funds annually and identify necessary staff resources to allow continued implementation of the Neighborhood Preservation Ordinance.	Development Services	General Fund Redevelopment Funds	Annually					
Focus Areas: Northwest Neighborhoods									
CD-2.1	Develop and adopt design guidelines for residential development.	Development Services	General fund	By the end of 2005					
CD-2.2	For all new residential development proposals, require that street and/or pedestrian connections are provided between existing development that abuts the new development and that new development.	Development Services	Application fees	Ongoing					
CD-2.3 CD-4.3	Study the recommendations of the <i>Street Design and Traffic Calming Recommendations for Neighborhoods 4 and 6 in the City of Brea, CA</i> study, and prioritize recommended improvements. Identify where such traffic calming devices could be effective in reducing speeds on other residential streets.	Development Services Economic Development	General fund; CIP funds Redevelopment funds	Complete analysis by 2006; implement improvements as funds available					
CD-2.4	Continue to implement City ordinances regulating street trees and landscaping.	Development Services Maintenance	General fund	Ongoing					

Community Development
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CD-2.5	Utilize grant and loan programs to assist small businesses with façade enhancements.	Economic Development	Redevelopment funds; Community Development Block Grants (CDBG) funds	Ongoing					
CD-3.1 CD-3.2 CD-3.6	Enhance and emphasize Puente and Berry Streets as primary pedestrian routes to Central Avenue by enhanced landscaping and improved pedestrian safety. Investigate the feasibility of establishing daily, regularly scheduled transit service throughout the Northwest neighborhood and other areas of the City with concentrations of older residents and others that rely heavily on public transit.	Development Services Development Services, OCTA	Capital Improvement Program (CIP) funds OCTA Federal grants	Ongoing; Investigate by end of 2005, implement as needed					
CD-3.2	Investigate the feasibility of establishing daily, regularly scheduled transit service throughout the Northwest neighborhood. With redevelop of commercial sites within the area, consider establishing a senior center as part of any mixed-use development.	Development Services, OCTA Economic Development Department	OCTA Federal grants Redevelopment funds	Investigate by end of 2005, implement as needed; As development is proposed					
CD-3.4	Work with Chamber of Commerce to help encourage local retail businesses to market and serve residents in the Northwest area.	Economic Development, Chamber of Commerce	General Fund	Ongoing					
CD-3.5 CD-4.2	Extend the Downtown directional signage program to Central Avenue. Establish streetscape/landscape design plans for Central Avenue and Puente and Berry Streets consistent with the Public Realm Urban Design Palette in the Community Development Chapter.	Development Services	Redevelopment funds Capital Improvement Program (CIP) funds	By 2004; By 2006					
Focus Areas: Downtown Brea									
CD-4.1	Use the City's Business and Attraction Program to help diversify the mix of Downtown businesses by attracting new businesses and expanding existing businesses.	Economic Development	General fund	Ongoing	CD-21.1 CD-21.3 CD-21.6 CD-22.1 CD-22.2 CD-22.4 CD-22.5 CD-23.1				
CD-4.4	Revise zoning regulations to be consistent with the Land Use Plan of the General Plan, which plans for mixed-use development along the Brea Boulevard and Birch Street corridors.	Development Services	General fund	By the end of 2004					
CD-4.5 CD-4.6	Ensure Birch Street Streetscape Improvements include signage and landscape links between Downtown and Civic Center/Brea Mall area, as well as public plaza areas.	Development Services	Capital Improvement Program (CIP) funds	By 2004					
CD-4.7	Work with Cultural Arts Commission and Recreation Services to promote Brea's heritage through artwork, signs, preservation, recreation programs, events, and historical structures throughout the City and in City park lands. Use Federal, state, non-profit, and private programs and resources to promote Brea's historic resources.	Cultural Arts Commission, Recreation Services	General fund	Ongoing	CD-5.6		CR-14.7 CR-14.8 CR-14.9 CR-15.3 CR-15.5 CR-15.6	CS-5.1 CS-5.2 CS-5.4 CS-5.6	
CD-4.8	Conduct a study to determine whether a trolley system that serves Downtown Brea and surrounding areas is feasible.								

Community Development
Breia General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
Focus Areas: Historic Brea									
CD-5.1 CD-5.2	Establish streetscape/landscape design plans for South Brea Boulevard and Historic Brea that complement the existing historic environment and resources. Ensure plans are consistent with the Public Realm Urban Design Palette in the Community Development Chapter.	Economic Development	Capital Improvement Program (CIP) funds	By 2006					
CD-5.3	Revise the zoning ordinance and map to reflect the adopted Land Use Policy Map, and implement the updated ordinance and map over time. Continue to implement the Neighborhood Enhancement Plan allowing for various rehabilitation programs.	Community Services, Economic Development							
CD-5.4 CD-5.6 CD-6.1 CD-6.5	Update and amend the Brea Towne Plaza Specific Plan to include updated standards on design guidelines for commercial development for South Brea Boulevard that respect and complement the historic character of surrounding neighborhoods.								
CD-6.2	Encourage ownership housing types such as condominiums and townhouses within in the Mixed Use III area in South Brea Boulevard.								
CD-5.5 CD-5.7	Investigate the potential of creating historic districts, conservation districts, and/or preservation overlay zones within the City. Amend the Historic Preservation Ordinance in developing criteria for district designation and include appropriate regulations to safeguard historic resources within the delineated district.	Development Services	General fund,	Investigate by end of 2005			CR-14.2		
Focus Areas: Carbon Canyon and Olinda Village									
CD-7.1 CD-7.3 CD-7.4 CD-8.2 CD-8.3 CD-8.7	Update and continue to implement the Brea Hillside Management Ordinance. Implement the Hillside Development Policy within the Land Use Section of the General Plan.	Development Services, Fire and Police Services	Development fee, Environmental impact mitigation	By the end of 2004; Ongoing					
CD-7.2	Require development proposals, particularly in sphere of influence and hillside areas to preserve, restore, and enhance existing wildlife corridors, habitat, and roadway crossings.	Development Services	Development fee, Environmental impact mitigation	Ongoing			CR-10.3 CR-10.5		
CD-7.5	Work with the Economic Development to assist in attracting local-serving businesses in Olinda Village and ensure the businesses are consistent with the Neighborhood Commercial designation of the Land Use Policy Map.	Development Services, Economic Development	General fund	Ongoing	CD-21.1 CD-21.3 CD-21.6 CD-22.1 CD-22.2 CD-22.4 CD-22.5 CD-23.1				
CD-7.7 CD-8.1	Investigate creative methods or programs aimed at acquiring and/or purchasing open space lands such as: <ul style="list-style-type: none"> ▪ Conservation easements; ▪ Purchase of development rights; ▪ Transfer of development rights; ▪ Mitigation and Land banking; ▪ Development rights agreement; and ▪ Open space preservation fund; 	Development Services,	Development fees, Bonds, Special assessment districts, Grants, Open space conservation funds,	By the end of 2004	CD-1.7 CD-1.9 CD-1.10 CD-6.2 CD-7.1 CD-7.5 CD-8.6		CR-4.1 CR-5.1 CR-8.1 CR-8.3 CR-9.1 CR-9.2 CR-9.3 CR-9.5 CR-10.6		
CD-7.8	Investigate alternatives to the Carbon Canyon Specific Plan for regulating land use within this area. Determine whether the Plan is feasible to implement with respect to biological, infrastructure, circulation, and topographical constraints.	Development Services,	General fund	By the end of 2003					
Hillsides and Unincorporated Brea									
CD-8.4	Work with Integrated Waste Management Department of Orange County (IRWD) to ensure the proposed end use of the landfill is a county regional park.								

Community Development
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CD-8.5	Collaborate with Federal, state, regional, local, non-profit, environmental and conservation organizations, and private entities to conserve, protect, and enhance open spaces and natural resources throughout Brea's Planning Area.	Development Services	General fund	Ongoing	CD-1.7		CR-4.3 CR-5.3		
CD-8.6	Review development proposals to ensure projects are integrated into City's circulation system.	Development Services	Development fees	Ongoing					
CD-8.8	Work closely with the County of Orange to emphasize the City's need to participate in development review process of projects within Brea's sphere of influence and surrounding unincorporated	Development Services	General fund	Ongoing					
Southeast Brea									
CD-9.1 CD-9.4	Work with the Economic Development to assist in attracting new commercial businesses in Southeast Brea that complement rather than compete with businesses along Imperial Highway and Downtown. Also assist in attracting an established quality, educational institution in this area such as a community college or a unique small-scale school such as an art college.	Development Services, Economic Development	General fund	Ongoing					
CD-9.2	Require development proposals to include improvements for an urban and walkway trail system including, but not limited to access points, landscaping, proper lighting, intersection improvement, decorated accent paving materials, and other pedestrian improvements. Ensure easy linkages to important activity areas such as schools, commercial areas, cultural and social centers and other high pedestrian activity areas.	Development Services, Recreation Services	Development fees	Ongoing	CD-2.2 CD-2.3 CD-2.4 CD-2.5 CD-6.2		CR-7.1 CR-7.2 CR-7.5		PS-2.2 PS-2.3 PS-3.1 PS-3.2 PS-3.3
CD-9.3 CD-9.6	Assess the existing park and recreation system according to the standards established in the Parks and Open Space Section. Require dedication of park facilities, a fee in lieu thereof, or a combination of both, as a condition of new development pursuant to the Quimby Act. Also encourage the development of parks and recreational facilities by the private sector, but available for use by the public. Annually review park facility dedication and development fee requirements to ensure they reflect changing needs of the community, population growth, and current land and construction costs.	Recreation Services, Development Services	Development fees, General fund, Park dedication	Annually	CD-1.7 CD-1.8		CR-6.2 CR-6.3 CR-6.4 CR-6.6 CR-6.7	CS-2.1 CS-2.2 CS-2.3 CS-2.4	PS-2.3 PS-3.1 PS-3.2 PS-3.3
CD-9.5	See Housing Element								
CD-9.7	Have the Community Services Department to explore different cultural art options for the reuse of the Unocal center theatre.	Community Services	General fund	By the end of 2005 or after development of the Unocal Research Center					
SECTION II: CIRCULATION									
Regional Transportation Facilities									
CD-10.1 CD-10.2 CD-10.3 CD-10.4	Coordinate planned development in the planning area with needed improvements to the regional circulation system by: 1) Supporting improvement of all regional highways and freeways in the area with Caltrans; 2) Cooperate with surrounding jurisdictions to ensure efficient operation of the arterial network; and 3) Coordinating with Orange County Transit Authority (OCTA) regarding the planned regional network improvements and transit services.	Community Development, OCTA, Caltrans	General fund	Ongoing	CD-26.1				

Community Development
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CD-10.4 CD-10.6	Create a special study area for Carbon Canyon Road to analyze local and regional impacts and alternatives to improve congestion on this roadway.	Community Development	General fund	Complete 2005					
Local Circulation System									
CD-10.5	<p>Work closely with OCTA to amend the Master Plan of Arterial Highways as follows:</p> <ul style="list-style-type: none"> ▪ Reclassify Puente Avenue and Whittier Boulevard as a Collector Arterial. This modification accurately represents the function of this roadway. ▪ Reclassify Brea Canyon Boulevard (north of Lambert Road) as a Collector. The Collector classification best reflects the function Brea Canyon Boulevard serves during most travel hours. Only during the evening commute does the roadway experience heavy use, typically as an alternative to the crowded SR-57 freeway. The City will preserve right-of-way adequate for a Minor Arterial, but the Collector designation indicates the anticipated roadway function. ▪ Reclassify South Brea Boulevard (south of Imperial Highway) as Primary Arterial. This modification preserves right-of-way consistent with a Major Arterial standard but indicates the City's intention to maintain no more than two travel lanes in each direction. The land use plan provides for South Brea Boulevard to be a mixed-use, pedestrian-friendly district. The wide right-of-way will provide space for on-street parking, pedestrian enhancements, ample landscaping, and street-oriented development. ▪ Eliminate Tonner/Valencia Avenue (north of Lambert Road) as Proposed Primary Arterial. Land use policy north of Lambert Road does not support the MPAH alignment, nor does planned densities require a roadway of this size. 	Community Development , OCTA	General fund	Complete MPAH by 2004					
CD-11.1 CD-11.2 CD-11.4 CD-11.7 CD-6.3	Implement the circulation system in the planning area in concert with land development to ensure adequate levels of service and monitor the operation of major streets. Future roadways must meet roadway classification specifications and performance criteria. As traffic approaches the Level of Service standards established in the Circulation Section, roadway capacity will be improved by adding through and turn lanes and other transportation measures according to the Arterial Highway Plan.	Community Development	General fund, Measure M revenue, Development fees, Other State and Federal sources, Gas tax revenue	Ongoing					
CD-11.1 CD-13.1	Establish a capital improvement program to address phasing and construction of traffic improvements and capital facilities throughout the planning area. Utilize the Capital Improvement Program (CIP) process to finance and complete the roadway and bikeway improvements specified in the Circulation Section. Update the Capital Improvement Program annually to respond to changes in local priorities and available funding sources.	Community Development	Capital Improvement Program (CIP) funds, Gas tax revenues, Federal Transportation funds	Ongoing					
CD-11.5 CD-11.9 CD-6.4	Revise and/or adopt street design standards, focused on pedestrian and bicycle safety, landscaping, traffic calming, and neighborhood character. If requested by the OCTA, consider requiring (and require developers to provide) bus loading areas or turnouts for buses.	Community Development, OCTA	General fund	Ongoing					

Community Development
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies					
					Community Development	Housing	Community Resources	Community Services	Public Safety	
CD-11.6	To reduce expenditures, improve design, and minimize traffic disruption, coordinate local street improvements with major transportation system improvement projects, such as widening the State Route 57 on and off ramps at Lambert Road.	Community Development, Caltrans	Capital Improvement Program (CIP) funds, Development fees, Gas tax revenue	Ongoing	CD-12.1					
CD-11.10	Coordinate with the school districts and other entities to develop "Suggested Route to School Plans" for all public and private schools in the City and for schools serving students living in Brea. Plans shall identify all pedestrians and bicycle facilities, and traffic control devices for residents to determine the most appropriate travel route. The plans shall also identify existing easements for sidewalks.	Community Development, Brea Olinda School District, La Habra City School District	General fund, Grants	Ongoing						
CD-11.10	Increase priority of pedestrian safety projects (i.e., pedestrian street crossings, sidewalks, or pathways) as part of the Capital Improvement Program. Review the need to install sidewalks or paths and crosswalks on all City streets within one-half mile of all public schools within the City.	Community Development	Capital Improvement Program (CIP) funds	Ongoing						PS-3.1 PS-3.2 PS-3.3
Public Transportation System										
CD-12.1 CD-12.2 CD-12.3 CD-12.4	Work with OCTA to improve transit service and encourage ridership through the following actions: <ul style="list-style-type: none"> Encourage provision of transit facilities in major new development and major rehabilitation projects; Support OCTA demand-responsive (ACCESS) service and other paratransit operations ; Work with OCTA to provide information to the public on available alternative transportation choices and routes; and Incorporate design features into public improvement projects that promote and support the use of public transportation. 	Community Development, OCTA	General fund, Development fees	Ongoing			CR-6.3 CR-7.1 CR-7.5			
CD-12.3	Encourage local businesses to provide employees with transit passes or other financial incentives to use transit to commute to and from the workplace.	Community Development	General fund, Private investment	Ongoing						
CD-12.5	Identify bicycle and pedestrian projects in the CIP and through development fees that help to complete or enhance connections to bus stops.	Community Development	General fund, Development fees	Ongoing			CR-6.3 CR-7.1 CR-7.5			
CD-12.6	Work with OCTA and/or require development projects to provide transit stop enhancements including benches, shelters, schedule information, and real-time bus location data. Stop locations should be located near building entrances to encourage bus ridership.	Community Development, OCTA	General fund, Development fees	Ongoing						
Bicycles and Pedestrians										
CD-13.1 CD-13.3 CD-13.4	Implement the Circulation Plan to ensure Development of bicycles facilities and amenities as follows: <ol style="list-style-type: none"> Upgrade existing bikeways and develop new bicycle facilities in accordance with the standards and locations in the Circulation Section; Require the provision of secure bicycle parking (e.g., racks, lockers) as part of all future development projects for non-single family residential development; Encourage non-residential development projects to include amenities such as showers and lockers for employees to further bicycling as an alternative to automobile travel; and Prohibit motorized vehicular traffic on trails, pathways, parks, and dedicated open space areas except for maintenance and emergency purposes. 	Community Development	Capital Improvement Program (CIP) funds, Development fees	Ongoing			CR-6.4 CR-7.5			

Community Development
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies					
					Community Development	Housing	Community Resources	Community Services	Public Safety	
CD-13.2	Require development proposals to include improvements for an urban and walkway trail system including, but not limited to access points, landscaping, proper lighting, intersection improvement, decorated accent paving materials, and other pedestrian improvements. Ensure easy linkages to important activity areas such as schools, commercial areas, cultural and social centers and other high pedestrian activity areas.	Development Services, Recreation Services	Development fees	Ongoing	CD-2.2 CD-2.3 CD-2.4 CD-2.5 CD-6.2					PS-2.2 PS-2.3 PS-3.1 PS-3.2 PS-3.3
CD-13.1	Develop a community awareness program to encourage local use of bicycles paths, lanes, and routes including posting maps on the City's website. Include bicycle and pedestrian safety and enforcement when developing community awareness programs.	Community Development	General fund	Ongoing			CR-6.4 CR-7.5			PS-3.1 PS-3.2 PS-3.3
CD-13.4	Make bikeway improvements a funding priority by: <ul style="list-style-type: none"> 1) Continuing to consider financing bikeway design and construction as part of the City's annual construction and improvement fund; 2) Incorporating bikeway improvements as part of the Capital Improvement Program; and 3) Aggressively pursue regional funding and other Federal and State sources for new bikeways. 	Development Services	Capital Improvement Program (CIP) funds, Federal and State funding sources	Ongoing			CR-6.4 CR-7.5			
SECTION III: INFRASTRUCTURE										
CD-14.1 CD-14.2 CD-14.4	Review development proposals for consistency water, power and solid waste disposal infrastructure requirements.	Development Services, Maintenance Services	General Fund, development fees	Ongoing						
CD-14.2	Implement the City's Water Master Plan recommendations for replacement, maintenance, and improvement of water services.	Maintenance Services	General Fund, development fees, state and federal funds	Ongoing						
CD-14.2	Implement the City's Sewer Master Plan recommendations for replacement, maintenance, and improvement of sewer services.	Maintenance Services	General Fund, development fees, state and federal funds	Ongoing						
CD-14.1	Review development proposals for consistency water, power and solid waste disposal infrastructure requirements.	Development Services	General Fund, development fees	Ongoing						
CD-14.3	Continue to balance infrastructure fees with the cost of providing infrastructure services to new development.	Maintenance Services	General Fund, development fees	Ongoing						
CD-15.1 CD-15.2	Continue to participate in the Orange County Storm Water Management Plan.	Maintenance Services	General Fund	Ongoing	CD-26.1					
CD-15.1 CD-15.2	Provide information on storm water hazards, correct disposal techniques, and recycling options within the Brea Line on a quarterly basis.	Maintenance Services	General Fund	End of 2005	CD-26.1					
CD-15.3	Consider implementing parking restrictions for all streets in Brea on days in which street sweeping occurs.	Maintenance Services	General Fund	End of 2005						
CD-16.1	Provide funding or development incentives to encourage the installation of on-line services or learning opportunities.	Development Services, Maintenance Services	General Fund	End of 2006						
CD-16.2	Examine the feasibility of developing an on-line network or City-intranet for development of on-line building permits, registration, or payment of bills	Development Services, Maintenance Services	General Fund	By end of 2006						

Community Development
Brea General Plan Implementation Guide

SECTION IV: ECONOMIC DEVELOPMENT

Tax Base Revenue Growth									
CD-23.1 CD-23.3 CD-23.6 CD-24.1 CD-24.2 CD-24.4 CD-24.5 CD-25.1	Continue to implement and update, as needed, the Business Retention and Attraction Program, which includes a regional marketing plan, the Brea Business Beat Program, coordination of the Economic Development Committee, the North Orange County Partnership (NOCP), and participation in the Orange County Consortium, and the Orange County Business Council activities. Continue to coordinate with the North Orange Partnership (NOCP), Chamber of Commerce, and the Orange County Business Council to address the needs of existing and future businesses in the community. The City will work with these agencies to obtain input from the business community as to the best means for assisting local businesses and maintaining a healthy business environment. Continue to work with the Brea Chamber of Commerce in providing services and programs that meet the needs of Brea's business community.	Economic Development North Orange County Partnership Brea Chamber of Commerce				CD-4.1 CD-6.5			
CD-23.2	Revise the zoning ordinance and map to reflect the adopted Land Use Policy Map, and implement the update ordinance and map over time.	Development Services	General Fund	By the end of 2004					
CD-23.5 CD-26.1	Continue to implement the Redevelopment Agency's 5-year Implementation Plan, Agency adopted goals, and Project Area Plans.	Economic Development Department	General Fund	Ongoing	CD-6.5				
CD-23.7	Create a program (updated regularly) that identifies and advertises childcare services in the City of Brea to residents, employers, and employees in Brea.	Community Services	General fund	Complete by 2004, Ongoing					

Diversity

CD-24.3	Work with Family Resource Center to offer educational and training opportunities for Breans.	Community Services	General fund	Ongoing					
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Expansion of Downtown

CD-25.2	Review development proposals to ensure proper site design consistent with the Zoning Ordinance Development Standards. Reconfigure parcels, consistent with the Subdivision Map Act, to ensure greater street visibility and adequate automobile and pedestrian access.	Development Services	General fund	Ongoing					
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Revitalization of Aging Business Centers

CD-26.2	Continue to provide low-interest loans to Brea businesses through the commercial Rehabilitation Loan Program that matches loans to businesses of exterior remodeling, common space upgrading, parking improvements, landscape and hardscape upgrades, and signage improvements.								
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SECTION V: GROWTH MANAGEMENT

CD-28.1	Participate in inter-jurisdictional planning forums such as the County of Orange, the Orange County Transportation Authority (OCTA) and other local jurisdictions or other appointed bodies to implement Measure M and the development of future revisions.	Development Services	General fund, Measure M	Ongoing	CD-9.1 CD-9.2 CD-9.3 CD-9.4				
CD-28.1	Participate in the inter-jurisdictional planning forums to discuss traffic improvements, cooperative land use planning and appropriate mitigation measures for development projects with multi-jurisdictional impacts.	Development Services	General fund, Measure M	Ongoing					
CD-27.5 CD-28.3	Work with inter-jurisdictional planning forums to improve the sub regional balance of jobs and housing	Development Services	General fund, Measure M	Ongoing					
CD-26.3 CD-28.2	Cooperate with state, county, and local governments in planning and implementing the City's Circulation Element, and coordinating efforts to ensure orderly development.	Development Services	General fund, Measure M	Ongoing			CR-13.1		
CD-27.1	Coordinate population, housing, employment, and land use projections with the state Department of Finance, Southern California Association of Governments (SCAG), the County of Orange Development Monitoring Program, and local school and water districts.	Development Services	General fund, Measure M	Ongoing					
G-28.1	Continue to cooperate with the County of Orange in annually updating the Congestion Management Plan (CMP). Participating in the annual CMP update will ensure that the City receives its share of state gasoline sales tax revenue for transportation improvements.	Development Services	General fund, Measure M	Ongoing					
G-27.4 G-27.5	Provide incentives for infill development through development and parking standards in the City's zoning code.	Development Services	General fund	By 2003					

Community Resources
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies														
					Community Development	Housing	Community Resources	Community Services	Public Safety										
SECTION VI: PARKS AND OPEN SPACE SECTION																			
Parks																			
CR-1.1 CR-1.2 CR-1.4 CR-1.5 CR-1.6 CR-1.7 CR-3.3 CR-3.6	Assess the existing park and recreation system according to the standards established in the Parks and Open Space Section. Require dedication of park facilities, a fee in lieu thereof, or a combination of both, as a condition of new development pursuant to the Quimby Act. Also encourage the development of parks and recreational facilities by the private sector, but available for use by the public. Annually review park facility dedication and development fee requirements to ensure they reflect changing needs of the community, population growth, and current land and construction costs. Properly maintain and operate the grounds and facilities of existing parks to minimize vandalism and crime, affirm safe and pleasant environments, and maximize public use and enjoyment.	Community Services, Development Services	Development fees, General fund, Park dedication funds	Annually	CD-1.7 CD-1.8 CD-8.3 CD-8.6		CR-6.2 CR-6.3 CR-6.4 CR-6.6 CR-6.7	CS-2.1 CS-2.2 CS-2.3 CS-2.4	PS-2.3 PS-3.1 PS-3.2 PS-3.3										
CR-1.3	Create new park standards of park development as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Type of Park</th> <th style="width: 50%;">Size and Service Area</th> </tr> </thead> <tbody> <tr> <td>Smaller green spaces in urban areas (mini, tot lots, and/or pocket parks)</td> <td>0.5 to 5 acres, with a 1/4 mile service area radius in residential setting</td> </tr> <tr> <td>Neighborhood Park</td> <td>5-10 acres, with a 1/4- to 1/2-mile service area radius</td> </tr> <tr> <td>Community or Sports Park</td> <td>20-50+ acres, with a 1/2- to three- mile service area radius</td> </tr> <tr> <td>Regional Park</td> <td>50 acres or larger</td> </tr> </tbody> </table>	Type of Park	Size and Service Area	Smaller green spaces in urban areas (mini, tot lots, and/or pocket parks)	0.5 to 5 acres, with a 1/4 mile service area radius in residential setting	Neighborhood Park	5-10 acres, with a 1/4- to 1/2-mile service area radius	Community or Sports Park	20-50+ acres, with a 1/2- to three- mile service area radius	Regional Park	50 acres or larger	Community Services, Development Services	Development fees, General fund, Park dedication funds	Establish new standards by end of 2004;	CD-8.3				
Type of Park	Size and Service Area																		
Smaller green spaces in urban areas (mini, tot lots, and/or pocket parks)	0.5 to 5 acres, with a 1/4 mile service area radius in residential setting																		
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Regional Park	50 acres or larger																		
CR-2.1 CR-2.2 CR-3.7	Review development proposals for potential impacts to existing public parks and open space from non-recreational uses. Ensure that new uses or facilities, including new recreation facilities, do not displace existing casual use facilities and parks.	Development Services, Community Services	Development fees	Ongoing	CD-5.4														
CR-3.1	Create a scheduling program that maximizes use of available recreational programs and facilities.	Community Services	General fund	Establish program by end of 2004;				CS-2.2 CS-2.3 CS-2.4											
CR-3.2	Continue to engage in joint use agreements with the Brea-Olinda School District to further expand recreational facilities.	Community Services, Development Services, Brea-Olinda School District	General fund	Ongoing				CS-3.1 CS-3.2 CS-3.3 CS-6.2											
CR-3.4	Research "Rails to Trails" program and related resources for potential funding sources. Create strategy and proposal to convert abandoned segments of the Union Pacific railroad right-of-way to an additional recreational use, trail, and/or greenway.	Development Services, Community Services	General fund	Complete analysis by 2006			CR-6.4 CR-7.3												
CR-3.5	Collaborate with Federal, state, regional, and local agencies regarding the integration with existing and potential trail systems, recreational facilities, and recreation programs.	Development Services	Development fees, General fund	Ongoing			CR-4.3 CR-5.3 CR-6.1 CR-6.2 CR-6.3												
Open Space																			
CR-4.1 CR-5.1	Investigate creative methods or programs aimed at acquiring and/or purchasing open space lands such as: <ul style="list-style-type: none"> ▪ Conservation easements; ▪ Purchase of development rights; ▪ Transfer of development rights; ▪ Mitigation and Land banking; ▪ Development rights agreement; and ▪ Open space preservation fund; 	Development Services	Development fees, Bonds, Special assessment districts, Grants, Open space conservation funds,	By the end of 2004;	CD-1.7 CD-1.9 CD-1.10 CD-6.2 CD-6.7 CD-7.1 CD-7.5 CD-8.6		CR-8.1 CR-8.3 CR-9.1 CR-9.2 CR-9.3 CR-9.5 CR-10.6												

Community Resources
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CR-4.2 CR-5.2	Assess development proposals for potential impacts to important geologic and scenic landform features pursuant to the CEQA. Require appropriate mitigation measures, including environmentally sensitive site planning and grading, revegetation and open space dedication, for significant impacts. Consider important topographical features, watershed areas, ridgelines, soils, and potential erosion problems in the assessments. Ensure the new development is compatible to adjacent open space lands.	Development Services	Development fees, Grading permit fees,	Ongoing			CR-9.6 CR-10.3 CR-10.5 CR-10.5 CR-11.5 CR-11.6		PS-8.3 PS-8.4
CR-4.3 CR-5.3	Collaborate with Federal, state, regional, local, non-profit, environmental and conservation organizations, and private entities to conserve, protect, and enhance open spaces and natural resources throughout Brea's Planning Area.	Development Services	General fund	Ongoing	CD-1.7 CD-7.5				
SECTION VII: TRAILS									
CR-6.1 CR-6.2 CR-6.3 CR-6.6 CR-6.7 CR-7.4	<p>Develop the multi-use trail system illustrated in Trail Section (Figure CR-2) with the following standards:</p> <ul style="list-style-type: none"> ▪ Provide multi-purpose trails, where possible, to serve hikers, bicyclers, and horseback riders. ▪ Link trails with adjacent City, County, and State (Chino Hills State Park) trail systems. ▪ Maintain trail areas in good condition, and free of litter and debris ▪ Design trails with coordination with landowners and conservation biologist to develop trails that will be flexible and site-specific to minimize the impact on adjacent property and fragile habitats. ▪ Provide a trail system with both short and long hikes/rides and serve the needs of both beginning and advanced hikers/riders. ▪ Utilize citizen volunteers to assist in the development, maintenance and operation of trails and facilities. ▪ Keep citizens aware of the trail system through publication of a trails map which also notes safety and courtesy tips. ▪ Separate trails from automobile traffic when possible in order to provide safe conditions for riders and walkers. ▪ Provide appropriate signs to mark all trails. ▪ Design trails entrances to prevent unwanted trail usage by motorized vehicles. ▪ Locate trails to provide linkages between open space and the City greenway system. <p>Adopt and implement a capital improvement program for trail acquisition and improvements to the trail system.</p>	Development Services, Community Services	Development fees, General fund, CIP funds	Ongoing	CD-1.7 CD-1.8 CD-1.9 CD-4.2 CD-7.6 CD-8.2			PS-2.2 PS-2.3 PS-3.1 PS-3.3	
CR-6.4 CR-7.3	<p>Research and acquire Federal, state, local, and non-profit resources to fund and develop trails throughout Brea.</p> <p>Research "Rails to Trails" program and related resources to convert abandoned Union Pacific railroad right-of-way to a community trail as described in the Trails Section of the General Plan.</p>	Development Services, Community Services	General fund	Ongoing			CR-3.4		
CR-6.5	Coordinate with other State and local agencies in creating an integrated regional trail system that connects to important recreational activity areas within Northern Orange County.	Development Services, Community Services	General fund	Ongoing					
CR-7.1 CR-7.2 CR-7.5	Require development proposals to include improvements for an urban and walkway trail system including, but not limited to access points, landscaping, proper lighting, intersection improvement, decorated accent paving materials, and other pedestrian improvements. Ensure easy linkages to important activity areas such as schools, commercial areas, cultural and social centers and other high pedestrian activity areas.	Development Services, Community Services	Development fees	Ongoing	CD-2.2 CD-2.3 CD-2.4 CD-2.5 CD-6.2		CR-7.1 CR-7.2 CR-7.5		PS-2.2 PS-2.3 PS-3.1 PS-3.2 PS-3.3

Community Resources
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
SECTION VIII: WILDLIFE HABITAT									
CR-8.1	<p>Require development proposals, particularly in sphere of influence and hillside areas to preserve, restore, and enhance existing wildlife corridors, habitat, and roadway crossings.</p> <p>Require development proposals to include the assessment of potential migratory birds and raptor nests (in compliance with the Migratory Bird Treaty Act and the California Fish and Game Code.) Mitigation for the presence of active nests may be conducted in the following ways:</p> <ul style="list-style-type: none"> ▪ Prior to the commencement of tree removal during the nesting season (February – July), all suitable habitats should be thoroughly surveyed for the presence of nesting birds by a qualified biologist. If any active nests are detected, the area shall be flagged and avoided until the nesting cycle is complete; or ▪ Tree removal and grading may be delayed until after the breeding season (August-January) to ensure that no active nests will be disturbed. 	Development Services, United States Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG)	Development fee, Environmental impact mitigation	Ongoing	CD-6.2		CR-10.3 CR-10.5		
CR-8.2 CR-9.2 CR-9.3 CR-9.4	<p>Assess development proposals for potential impacts to significant natural resources pursuant to the California Environmental Quality Act (CEQA) and associated state and federal regulations. Require appropriate mitigation for all significant impacts if impact avoidance is not possible. Mitigation measures for habitat and species may include, but are not limited to, avoidance, enhancement, restoration, or a combination of any of the three. Address the following subjects in impact assessment as applicable to individual development proposals:</p> <ul style="list-style-type: none"> ▪ Natural communities; ▪ Riparian and wetland habitat (including potential jurisdictional areas); ▪ Coastal sage scrub habitat; ▪ Coast live oak habitat; ▪ Rare and endangered plant and animal species; ▪ Habitat fragmentation (including disruption of wildlife corridors); and ▪ Creeks, blue line streams, and associated tributaries; 	Development Services	Development fee, Environmental impact mitigation	Ongoing	CD-6.3		CR-10.3 CR-10.5		
CR-8.3	<p>Require development proposals to consult with regulatory agencies, including the United States Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), United States Army Corp of Engineers (USACE), about natural resources if the following occurs on the project site:</p> <ul style="list-style-type: none"> ▪ Potential take or substantial loss of occupied habitat for any threatened or endangered species; or ▪ Existing drainage features (jurisdictional area) are located within the project site. 	Development Services, United States Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG)	Development fees	Ongoing					
CR-8.4	Work with resource agencies, universities, and other groups that help monitor wildlife and determine effectiveness of wildlife corridors.	Development Services	General fund, Development fees	Ongoing					
CR-9.1	Consult with Wildlife Corridor Conservation Authority (WCCA) to provide the proper planning, conservation, environmental protection, and maintenance of habitat and wildlife corridors.	Development Services, Wildlife Corridor Conservation Authority (WCCA)	General fund	Ongoing	CD-6.3				

Community Resources
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CR-9.5 CR-9.6	Investigate and create programs to manage wildlife habitat and natural resources using sound ecological principles and professionally accepted methods to protect and restore sensitive animal populations and their habitats and therefore preventing major disruptions or destruction.	Development Services, Non-profit resource groups	General fund	Establish program by end of 2006; Implement as needed					
SECTION IX: SCENIC RESOURCES									
CR-10.1 CR-10.2	Investigate creating program with standards and regulations for scenic routes and highways within the Brea Planning Area. Create program thereafter if deemed feasible.	Development Services	General fund	Investigate program by end of 2005					
CR-10.3 CR-10.5	Assess development proposals for potential impacts to significant natural resources pursuant to the California Environmental Quality Act (CEQA) and associated state and federal regulations. Require appropriate mitigation for all significant impacts if impact avoidance is not possible. Mitigation measures for habitat and species may include, but are not limited to, avoidance, enhancement, restoration, or a combination of any of the three. Address the following subjects in impact assessment as applicable to individual development proposals: <ul style="list-style-type: none"> ▪ Natural communities; ▪ Riparian and wetland habitat (including potential jurisdictional areas); ▪ Coastal sage scrub habitat; ▪ Coast live oak habitat; ▪ Rare and endangered plant and animal species; ▪ Habitat fragmentation; ▪ Creeks, blue line streams, and associated tributaries; ▪ Significant tree stands. 	Development Services	Development fees	Ongoing					
CR-10.4	Assess development proposals, including those in Brea's Sphere of Influence, for potential impacts to important visual resources identified in the Scenic Resources Section pursuant to the California Environmental Quality Act. Require appropriate mitigation measures for all significant impacts. Consider important ridgelines, creeks, open space, views of the surrounding hillsides, and light and glare affects.	Development Services	Development fees	Ongoing			CR-4.1 CR-5.1		
CR-10.6	Work with Federal, state, regional, and other appropriate public agencies, private entities, and landowners to conserve, protect and enhance natural resources throughout Brea's Planning Area.	Development Services	General fund	Ongoing					
SECTION X: WATER CONSERVATION AND QUALITY									
CR-11.1 CR-11.4 CR-11.5	Encourage water conservation throughout Brea in the following ways: <ul style="list-style-type: none"> ▪ Encourage the Maintenance Services Department to expand the production of recycled water and work with the districts to develop new uses for recycled water; ▪ Require new projects to install and maintain a dual system when reclaimed water is available; ▪ Require the use of drought resistant plant species (native species where possible) in landscaping for private and public areas, including parks; ▪ Work with the Maintenance Services Department on the development of new water sources to serve the Planning Area; ▪ Work with the Brea-Olinda School District to establish water conservation programs; ▪ Require the incorporation of water conservation devices (including low-flush toilets, flow restriction devices and water conserving appliances) in new residential and non-residential development, public projects and rehabilitation projects; and ▪ Continue to implement where applicable, the regulations and requirements in the Water-Conserving Landscape Ordinance. 	Development Services, Maintenance Services	General fund	Ongoing	CD-9.1 CD-9.2 CD-9.3 CD-9.4				

Community Resources
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CR-11.2	Where practical, incorporate Federal, state, and other agency policies and standards for water efficiency (e.g.: reclaimed and recycled water for landscape irrigation) into City codes, regulations, and procedures	Maintenance Services	General fund	Ongoing					
CR-11.3	Regularly review the water rate structure to ensure that it encourages efficiency and is competitive.	Maintenance Services	General fund	Ongoing	CD-9.1 CD-9.2 CD-9.3				
CR-11.4 CR-11.6 CR-12.1 CR-12.2	To reduce pollutants in urban runoff, require new development projects and substantial rehabilitation projects to incorporate Best Management Practices pursuant to the National Pollutant System Discharge Elimination System Permit (NPDES), Santa Ana Regional Quality Water Control Board, and the County of Orange Drainage Area Master Plan to ensure that the City complies with applicable State and federal regulations. Adopt and enforce regulations in educational efforts to eliminate pollution from urban runoff.	Development Services, Maintenance Services, Santa Ana Regional Quality Water Control Board, County of Orange,	Development fees, Drainage fees, General fund, state and Federal funding sources	Ongoing					
SECTION XI: AIR QUALITY									
CR-13.1	Continue to implement the Transportation Demand Management (TDM) ordinance that implements the provisions of the 1997 Air Quality Management Plan. The ordinance will specify various TDM methods to reduce trips and influence travel modes such as: <ul style="list-style-type: none"> ▪ Trip reduction programs for City staff; ▪ Van pool programs for private employers; ▪ Employee incentives for public transit use; ▪ Preferential parking for carpools; ▪ Trip reduction programs for major commercial centers; and ▪ Alternative transportation modes for major events. Implement the programs described in the Circulation and Land Use Sections related to transportation system management (TSM) to avoid traffic congestion and reduce related emissions levels and urban runoff pollutants resulting from excess vehicle travel miles.	Development Services	General fund	By the end of 2006	CD-11.1 CD-11.2 CD-11.3 CD-11.4 CD-11.5 CD-11.6 CD-12.1 CD-12.2 CD-12.4				
CR-13.2	Promote retrofit programs by the City to reduce energy usage and consequently reduce emissions from energy consumption. Provide informational literature about available retrofit programs at City offices. Inform property owners of retrofit programs when plans for remodeling and rehabilitation projects are submitted.	Development Services, Southern California Gas Company, Southern California Edison Company	General Fund, development fees, Southern California Gas Company, Southern California Edison Company	Ongoing					
CR-13.3 CR-13.4 CR-13.5	Review development proposals for potential air and water quality impacts pursuant to the California Environmental Quality Act (CEQA), Orange County Air Pollution Control District, and the South Coast Air Quality Management District CEQA Air Quality Handbook. Construction impacts can be reduced by enforcing SCAQMD Rule 403. Reduce long-term impacts using available land use and transportation planning techniques such as: <ul style="list-style-type: none"> ▪ Incorporation of public transit stops; ▪ Pedestrian and bicycle linkage to commercial centers, employment centers, schools and parks; ▪ Preferential parking for carpools; ▪ Traffic flow improvements; and ▪ Employer trip reduction programs. 	Development Services	General fund	Ongoing	CD-11.1 CD-11.2 CD-11.3 CD-11.4 CD-12.1 CD-12.3 CD-12.4		CR-7.5 CR-13.4 CR-13.5		

Community Resources
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CR-13.6 CR-13.7 CR-13.8	<p>Work with the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) to implement the Air Quality Management Plan (AQMP) and meet federal and state air quality standards for all pollutants. To ensure that new measures can be practically enforced in the region, participate in future amendments and updates of the AQMP.</p> <p>To reduce dust and particulate matter levels, implement SCAQMD's fugitive dust control measures such as:</p> <ul style="list-style-type: none"> ▪ Restricting outdoor storage of fine particulate matter; ▪ Controlling construction activities and emissions from unpaved areas; and ▪ Paving areas used for vehicle maneuvering. <p>Cooperate with the Integrated Waste Management Department's (IWMD) Regulatory Compliance group and South Coast Air Quality Management District (SCAQMD) to enforce air quality regulations at the Olinda Alpha Landfill.</p>	Development Services, IWMD, and SCAQMD	General fund	Ongoing			CR-13.7 CR-13.8		
SECTION XII: HISTORIC RESOURCES									
CR-14.1 CR-14.3	Assess development proposals for potential impacts to significant historic and cultural resources pursuant to 15064.5 of the California Environmental Quality Act.	Development Services	Development fees	Ongoing	CD-5.4				
CR-14.2	Investigate the potential of creating historic districts, conservation districts, and/or preservation overlay zones within the City. Amend the Historic Preservation Ordinance in developing criteria for district designation and include appropriate regulations to safeguard historic resources within the delineated district.	Development Services	General fund,	Investigate by end of 2005;	CD-5.7				
CR-14.4 CR-14.5	Research all types of possible funding sources and financial assistance (such as California Mills Act) to help promote, preserve, and restore historical resources in Brea. Such funding sources can include, tax incentives, Federal and state funds, grants, awards, loans, and other financial sources.	Development Services	General fund, Tax credits, grants, state and Federal funding sources	Ongoing	CD-4.7				
CR-14.6	<p>List historic resources and structures to various Federal, state, and local historic registers, including Brea's Historic Resources Register, to prevent and discourage demolition.</p> <p>Update the City's Historic Resources Register to further increase level of awareness of Brea's historical resources. Continue to add resources that meet City's Historic Preservation Ordinance.</p>								
CR-14.7 CR-14.8 CR-14.9 CR-15.3 CR-15.5 CR-15.6	<p>Work with Community Services and Recreation Services Department to promote Brea's heritage through artwork, signs, preservation, recreation programs, events, and historical structures throughout the City and in City park lands.</p> <p>Use Federal, state, non-profit, and private programs and resources to promote Brea's historic resources.</p>	Development Services, Community Services	General fund	Ongoing	CD-4.7 CD-5.6			CS-5.1 CS-5.2 CS-5.4 CS-5.6	
CR-15.1	Identify and implement programs to assist and encourage private property owners to preserve historic, cultural, and archaeological resources within the City.	Development Services	General fund	Ongoing					
CR-15.2	Continue to work with the City's Historical Committee and Brea Historical Society to accomplish the goal of increasing awareness of Brea's historic resources and the importance of their preservation. Work with Historical Society in preserving and recognizing City's historical materials and resources. Continue to distinguish resident's hard work for renovating and restoring historic structures with the Brea Historic Preservation Award honored by both the Brea Historical Society and City Council.	Development Services	General fund	Ongoing					
CR-15.4	Continue to work with the Brea Olinda Unified School District to provide access to the City's information and structures that reflect the community's history.	Development Services, Community Services	General fund	Ongoing				CS-3.1 CS-3.5	

Community Services
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
SECTION XIII: HUMAN SERVICES									
CS-1.1	Continue to use the Community Center as a resource for family classes.	Community Services Department	General Fund	On-going					
	Continue to use volunteer coordinators and committees to coordinate family classes and activities.	Community Services Department	General Fund	On-going					
	Conduct an annual survey to assess the supply and demand of childcare in Brea (by a volunteer).	Community Services Department	Not applicable	Annually					
	Maintain and make available pertinent information on child care providers through referral information.	Community Services Department	General Fund	On-going					
	Encourage full integration of individuals with disabilities in all phases of community life.	Community Services Department, Development Services	General Fund	On-going					
	Advocate, enhance and maintain the delivery of meals to the homes of low income, frail seniors, through the City, County and Feedback.	Senior Citizen Advisory	General Fund	On-going					
	Maintain (in partnership) an adult day program in Brea	Community Services Department	General Fund	On-going					
	Refine and expand the existing provider inventory for disabled residents services	Community Services Department	General Fund	On-going					
	Formalize a commitment to support the Brea Family Resource Center through adopting of the Human Services Master Plan.	Community Services Department	General Fund	2003					
	Maintain support for community volunteer coordinator program	Community Services Department	Not applicable	On-going					
	Continue to offer family friendly arts experiences highlighting value and fun.	Community Services Department	General Fund	On-going				CS-5.3	
CS-1.1 CS-1.2	Maintain a Human Services Coalition to facilitate the establishment of community based agencies and organizations that provide human services.	Community Services Department	Not applicable	On-going					
	Work with the School District to collaborate on after school and summertime programs.	Community Services Department , Brea-Olinda School District,	General Fund	On-going					
	Continue to expand business involvement to support youth and families.	Community Services Department	General Fund	Develop annually					
	Evaluate parent education programs and resources for effectiveness	Community Services Department	General Fund	On-going					
	Update and evaluate community awareness campaign regarding well-being of youth, families, and available resources.	Community Services Department	General Fund	By 2004					

Community Services
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CS-1.1 CS-1.4	Continue to establish various partnerships with law enforcement. Identify needed teen prevention programs for particular teen age groups. Continue to market the volunteer program for the older population to tap into their skills and life experiences. Encourage the development of long term care facilities in Brea that will serve the needs of low-income seniors. Provide programs and activities that focus on socialization, recreation, health, wellness and education needs at the Community Center. Continue vigorous effort to attract the active senior. Annually provide documented information on services and programs available in the community for older population. Continue to support and expand public transportation for seniors. Expand the supply of quality licensed home childcare providers as need is determined through survey data. Explore the feasibility of including child care impact mitigation in development agreements. Continue to be available for cooperative daycare programs with Brea Olinda School District. Continue to provide free meeting space for senior citizens' groups at the Brea Senior Center Support and sustain the activities of the Brea Senior Center including transportation and the lunch program Encourage quality services targeted to Brea residents with disabilities, such as Brea Express Expand and support youth volunteer programs to encourage community involvement. Support and enhance the Case Management Program, the Homemaker Program, and Respite Service program delivered from the Brea Senior Center for "frail elderly"	Brea Police Department, Community Services Department Community Services Department Development Services Community Services Department Community Services Department Community Services Department, Development Services Department Brea, Olinda School District, Development Services Community Services Department Community Services Department Community Services Department Senior Citizen Advisory	Not applicable General Fund General Fund General Fund General Fund General Fund General Fund General Fund General Fund General Fund General Fund	On-going On-going 2005 On-going Annually On-going Conduct survey by end of 2005 On-going On-going On-going On-going On-going					
CS-1.1 CS-1.2 CS-1.4	Develop and expand hotline for teens with updated programs and services. Investigate the feasibility of Youth Council and annually evaluate the level of participation of Student Advisory Board (7 th & 8 th graders). Evaluate effectiveness of youth employment program for teens.	Community Services Department Community Services Department, Brea-Olinda School District Community Services Department	General Fund General Fund General Fund	Implement hotline and other programs by late 2006 Begin investigation by 2005 Annually					
CS-1.1 CS-1.2 CS-1.4	Encourage the development of local recreational alternatives for older teens (17-19)	Community Services Department	General Fund	On-going					

Community Services
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CS-1.1 CS-1.3 CP-1.4	Continue to strive to establish sports programs to meet the developmental skills/ differences of youth.	Community Services Department	General Fund	On-going					
CS-1.1 CS-1.6	Annually evaluate After School Program at the Community Center. Involve participants and their parents in determining future programs and activities. Host a regular “convening” of service group stakeholders every two years. Inform service providers of the volunteer coordinator’s role. Create a formal community education system and conduct personal outreach to senior citizens. Increase collaboration between schools, the community center and parents through exchanging activity calendars, and having a contact person at each school, community center, the City and the police department.	Community Services Department Community Services Department, Development Services Department Community Services Department Community Services Department, Brea Police Department	General Fund General Fund General Fund	Annual Every 2 years End of 2006 On-going					
CS-1.2 CS-1.3	Encourage bilingual families/parents to volunteer at the community center	Community Services Department	Not applicable	On-going					
CS-1.2 CS-1.4	Offer a shuttle bus from the community center to the junior high school.	Community Services Department	General Fund	2004					
CS-1.3	Offer free/low cost child care at the site of ESL classes. Encourage the continuation and development of after school and evening programs for children and youth. Maximize participation by increasing the number of locations where the programs are provided and supporting transportation options to these locations. Develop a focused implementation plan that will examine the needs of youth, senior, and cultural integration programs in Brea. The Plan will examine existing needs, resources, and service gaps.	Community Services Department Development Services Department Community Services Department	General Fund General Fund, Redevelopment, Impact fees General Fund	2003 On-going 2004					
CS-1.4	Create developer incentives (such as increased floor area ratio or reduced parking requirements) for employers or developers who include child and/or senior care facilities in the design of new housing and commercial buildings. Provide an internet link and description of community clubs on the City’s website.	Development Services Department Development Services Department	Impact fees General Fund	2004 2003					
CS-1.4 CS-1.5	Establish/designate a series of days which focus on specific charitable events/programs that service clubs could jointly support to the level of capability.	Community Services Department	Not applicable	2004					
CS-1.4 CS-1.5 CS-1.6 CS-1.7	Look into volunteers at the senior center, cultural organizations and high school students to translate at schools and school events such as during Parent Teacher nights.	Community Services Department, Brea Olinda Unified School District	Not applicable	On-going					
CS-1.5	Establish “volunteer time” as a community service credit for city employees working for community organizations or at events. The City shall work with faith based organizations in the community to expand children-oriented services to the youth of Brea.	Community Services Department Community Services Department	Not applicable Not applicable	2003 On-going					

Community Services
Breia General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CS-1.5 CS-1.6	Develop a coordination director or liaison between the city and community groups. This position would coordinate the assistance of service clubs to assist/perform charitable programs such as "taste of Brea", "Fourth of July" and other similar events. This would also help in informing clubs when any city assets/equipment is available/planned for redistribution.	Brea Community Services Department	General Fund	2003					
CS-1.6	Establish tangible incentives and recognition programs to high school volunteers for community service.	Brea Olinda Unified School District	Not applicable	2003					
SECTION XIV: RECREATIONAL SERVICES									
CS-2.1	The City shall strive to meet the growing recreational needs of residents through the acquisition of new programs and recreational facilities. Support community and senior services agencies with developing recreational outreach programs.	Community Services Department	General Fund	On-going Development implementation program by 2005.					
CS-2.2	Work with the Brea Olinda School District to develop after school recreational opportunities for teens and youth.	Community Services Department, Brea Olinda School District	General Fund,	On-going					
CS-2.3	Partner with private agencies and employment centers to develop recreational programs such as work-related sports leagues and fitness days.	Community Services Department	General Fund	2003					
CS-2.4	Continue to engage in joint use agreements with the Brea-Olinda School District to further expand recreational facilities.	Community Services Department , Brea Olinda School District	General Fund	On-going			CR-3.2 CR-1.5		
CS-2.5	Continue to support the role of the Parks, Recreation, and Human Services Commission.	Community Services Department	General Fund	On-going					
SECTION XV: EDUCATION SERVICES									
CS-3.1	Work with the Brea Olinda Unified School District to determine ways that schools can be made more available to the community for weekend and evening use. Increase collaboration between schools, the community center and parents through exchanging activity calendars, and having a contact person at each school, community center, the City and the police department Cooperate with existing public and non-profit service agencies to develop a service program that will coordinate the efforts of providing education to children and youth in Brea.	Brea Olinda Unified School District, Development Services Department	General Fund	On-going					
CS-3.2	Provide regular status reports to the Brea Olinda Unified School District on potential and approved development projects. Review development proposals and amendments for consistency with school facility requirements.	Brea Olinda Unified School District, Development Services Department	General Fund	Implement by 2005.					PS ES-1.3
CS-3.1 CS-3.2	Explore creating a part-time school and city liaison position.	Brea Olinda Unified School District, Development Services Department	General Fund	Investigate feasibility by end of 2005.					
CS-3.3	Work with the Brea Olinda school district to assess development impact fees and other potential funding sources for the development of new school facilities.	Brea Olinda Unified School District, Planning Department	General fund	On-going		ES-1.3			
CS-3.2 CS-3.3	Require an assessment of school impacts prior to the approval of development projects that require legislative acts, including general plan amendments and zoning changes.	Brea Olinda Unified School District, Development Services Department	General Fund	Investigate feasibility by end of 2005.					

Community Services
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CS-3.4 CS-3.5	Offer a shuttle bus from the community center to the junior high school.	Brea Olinda Unified School District, Development Services	General Fund	Investigate feasibility by end of 2004.					
CS-3.6	Encourage the establishment of a post-secondary educational institution such as an art school, satellite university campus, or vocation school. Provide funding and regulatory incentives to facilitate development.	Economic Development, Development Services	Impact fees and outside funding sources	Commence investigation by 2005.					
SECTION XVI: LIBRARY SERVICES									
CS-4.1	Encourage adequate library services not only for general users of the facility, but also those involved with children's programming and English as a second language users.	Orange County Library	General Fund	On-going					
CS-4.1 CS-4.3	Establish an advisory network composed of representatives of local public facility and service provider, City officials, the Brea Olinda School District and the Orange County Public Library. This network would not be a standing board of the City, but rather, a group that periodically meets and advises the Orange County Library in order to ensure that the community's needs for library services are being met. Explore possible joint marketing Library programs with City and Schools.	Orange County Library, City of Brea, Brea Olinda Unified School District	General Fund	2004 Investigate feasibility by 2004.					
CS-4.3	Identify and continually monitor library service needs in the community through surveys and outreach. Provide advanced communication opportunities for the public at City libraries. Explore need for citizens support group for the Library. Continue effort to expand existing Library programs through the use of teen and adult volunteers.	Orange County Library, Community Services Department	General Fund	2003 Ongoing Investigate program by 2005. On-going					
CS-4.4	Cooperate with the Orange County Public Library system, in exploring the development of maintaining a new or expanded library facility in the community.	Orange County Library	General Fund	Investigate feasibility by 2005.					
SECTION XVII: CULTURAL ARTS									
CS-5.1	Continue implementation of the Arts in Public Places Program.	Community Services Department, Development Services	General Fund, Development fees	On-going					
CS-5.1 CS-5.11	Prepare a Cultural Arts Master Plan.	Community Services Department	General Fund	Complete Plan by end of 2005					
CS-5.2	Work with the Brea Historical Society to establish criteria to include more representation of Brea's history and historical resources in arts programs and public art.	Community Services Department,	General fund, Development fees	On-going					
CS-5.2 CS-5.9	Explore new and creative methods for capturing and preserving the cultural heritage of the community, such as oral history programs and videotapes.	Community Services Department	General Fund	2005					
CS-5.3	Continue to integrate the fine arts into the After School Program. Continue to establish art internships.	Community Services Department	General Fund	On-going					
CS-5.3 CS-5.7	Cooperate with the Brea Olinda Unified School District, local private schools and colleges to increase art education in Brea.	Community Services Department, Brea Olinda School District	General fund, School District funds	On-going					
CS-5.4	Develop an art recognition or awards program to recognize local artists.	Community Services Department	General Fund	Establish program by end of 2005					

Community Services
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CS-5.5	Develop opportunities for live/work "artist loft" housing for artist through zoning, regulatory incentives and funding. Restrict these units for use by local artists.	Community Services Department, Development Services	General Fund	Explore development of program by end of 2005. Implement as needed.					
CS-5.6	Adopt a plaque program to recognize culturally important and heritage sites. Continue implementation of the Art Shelter program for public bus stops. Develop program objectives and provide detailed standards and guidelines for the installation of public art, with an emphasis on the relationship between local history and public art. Address issues of artist selection, project siting, funding, etc. There should be close coordination with the Streetscape Standards & Guidelines and the Environmental Graphics Program.	Community Services Department	General Fund	Develop of program by 2006 On-going Develop program by 2006					
CS-5.8	Examine possible private/public partnerships to further cultural arts awareness and programs.	Community Services Department	General Fund	On-going					
CS -5.11	Consider developing an 'arts shuttle' similar to the arts shuttle in Laguna Beach and Pasadena that provides transportation to different venues in Brea.	Community Services Department, Development Services	General Fund	Explore feasibility of shuttle by 2005.					
CS-5.12	On a periodic basis, poll the community to identify demand for cultural arts programs and to determine whether needs/desires are being met.	Community Services Department	General Fund	Develop survey by end of 2004. Poll community every two years.					
CS -6.1	Continue to utilize and promote the Curtis Theater, Brea Gallery, and the Community Center for cultural art venues.	Community Services Department	General Fund	On-going					
CS-6.2	Develop joint-use agreements with the Brea Olinda School District for the sharing of performance and exhibit spaces.	Community Services Department, Brea Olinda School District	General Fund	Begin development of agreements by 2004					
CS-6.3 CS-6.3	Examine opportunities within existing structures and new development for the exhibit spaces or performance venues.	Community Services Department, Development Services	General Fund	2005					
CS- 7.2	Encourage Brea talent to apply for grants for public art creation and programs.	Community Services Department	General Fund	On-going					
CS-7.1 CS- 8.1	Apply for state, federal, local and private grants to increase participation and promote Brea's cultural arts programs.	Community Services Department	General Fund	2005 and as needed					
CS-7.3	Encourage City staff to volunteer at City-sponsored arts events.	Community Services Department, City of Brea	General Fund	On-going					
CS-7.2 CS--8.1	Work with non-profit, private and community organizations to provide funding, volunteer and exposure for cultural arts activities. Explore the development of a community or privately sponsored plaque or mural program.	Community Services Department	General Fund	On-going					

Public Safety
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
SECTION XVIII: EMERGENCY SERVICES AND SAFETY									
PS-1.1	Ensure that city staff continues to meet with the Brea Police Department to identify community needs, issues and any impacts that new development might have on police services. Evaluate the need for additional police facilities to serve new development.	Police Services	General fund	Ongoing					
PS-1.2	Coordinate with the Brea Fire and Police Department to determine the need and applicability of new technology and equipment in Brea.	Police Services, Fire Services	General fund	Ongoing					
PS-1.3	Evaluate the number of officers, total population, and crime statistics to ensure that appropriate levels of police protection are provided citywide.	Police Services	General fund	Ongoing					
PS-1.4	Fund appropriate levels of fire personnel, staff, and equipment, to maintain a four- to six-minute emergency response time for fire emergencies.	Police Services, Fire Services	General fund	Ongoing					PS-6.2
	Utilize wildland urban fire hazard mitigation techniques involving vegetation modification including chipping, scattering, multi-cutting, crushing, pruning and other non-fire hazard abatement concepts.	Development Services, Fire Services	General fund	Ongoing					PS-6.2 PS-6.3
PS-1.5	Require new development to pay for increased fire protection as necessitated by a particular development..	Development Services, Fire Services	General fund	Ongoing					
PS-1.6	Require the installation of sprinkler systems in all buildings that are not readily accessible to fire-fighting equipment and apparatus or do not meet minimum fire flow and fire hydrant requirements.	Development Services, Fire Services	General fund	Ongoing					
	Inspect water hydrants and conduct fire-flow tests on an annual basis, with priority given the high-fire-hazard areas.	Fire Services	General fund	Ongoing; Annually					
PS-1.7	Continue active community oriented policing programs such as the Brea Bicycle Patrol program and the Community Action Patrol. Require the participation of the Police Department in the development review process relative to building and site plan vulnerabilities to criminal activity and suggested design criteria to mitigate such vulnerabilities.	Police Services	General fund	Ongoing					
PS-1.8 PS-1.2	Coordinate with the Brea Fire and Police Department to determine the need and applicability of new technology and equipment in Brea.	Police Services, Fire Services	General fund	Ongoing					
PS-1.9	Biannually evaluate the City's emergency preparedness program to ensure that the City has adequate police, fire and protection services in event of an emergency.	Police Services, Fire Services, Development Services	General fund	Biannually					
PS-1.10	Conduct annual mailings to Brea residents through utility bills that explain the City's Emergency Response Plan, Brea Emergency Operations Center, and appropriate procedures and numbers to call in the event of a disaster.	Police Services, Fire Services, Development Services	General fund	Annually					
PS-1.11	Coordinate with the Brea Police Department to increase public awareness about criminal activity and crime prevention. Maximize the use of after school programs, volunteer programs, Neighborhood Watch programs and other community oriented policing programs.	Police Services	General fund	Ongoing					
PS-1.12	Develop and maintain crime prevention guidelines for building construction. Provide these guidelines to police and code enforcement personnel.	Police Services, Development Services	General fund						
Crime Prevention Through Environmental Design (CPTED)			General fund						
PS-2.1	Implement crime prevention through environment (CPTED) design, based upon the concept of defensible space with the establishment of specific design criteria, and the application of that criteria to proposed projects through the development review process. Establish funding sources and priorities, and set forth a phased improvement program.	Police Services, Development Services	General fund						
PS-2.2	Enforce natural surveillance techniques for existing projects and new residential and commercial projects.	Police Services, Development Services	General fund	Ongoing					

Public Safety

Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
PS-2.3	Require the participation of the Police Department in the development review process for public areas relative to building and site plan vulnerabilities to criminal activity and suggested design criteria to mitigate such vulnerabilities.	Police Services, Development Services	General fund	Ongoing					
PS-2.4	Examine and maintain a database of structures within the City that are at risk of incidence of or crime. Develop an implementation strategy based upon CPTED design techniques.	Police Services, Development Services	General fund						
Pedestrian Safety									
PS-3.1	Develop objectives, and detailed standards and guidelines for the treatment of public streetscapes to improve safety and walkability. Recommendations should address street trees, street lighting, street furniture, traffic calming, and other pertinent issues. Establish funding sources and priorities, and set forth a phased improvement program.	Development Services	General fund		CD-12.2		CR-7.1 CR-7.2 CR-7.5		
PS-3.2	Require that adequate safety lighting in pedestrian and parking lots is addressed for all new projects through the development review process.	Development Services	General fund	Ongoing	CD-12.2		CR-7.1 CR-7.2 CR-7.5		
PS-3.3	Develop appropriately designed shielding safety lighting for pedestrian walkways and trails. Establish an implementation plan for development of lighting installation.	Development Services	General fund		CD-12.2		CR-7.1 CR-7.2 CR-7.5		
SECTION XIX: HAZARDS MANAGEMENT									
PS-4.1	Minimize public health and environmental risks from the use, transport, storage and disposal of hazardous materials with the following approaches: <ul style="list-style-type: none"> Cooperate with federal, state and local agencies to effectively regulate the management of hazardous materials and hazardous waste; Cooperate with the County of Orange to implement applicable portions of the County Hazardous Waste Management Plan and the Hazardous Materials Area Plan; Identify roadway transportation routes for conveyance of hazardous materials; Implement the emergency response plan for accidents involving hazardous materials; and Cooperate with the Certified Unified Program Agency (CUPA) for the City of Brea (the Orange County Environmental Health Department) and the Orange County Fire Authority to administer risk management plans for businesses within the City. 	Development Services, Maintenance Services, County of Orange, Federal and State Agencies	General fund, federal, state and local regulatory agencies	Ongoing					
PS-4.2	Monitor businesses that transport, handle, and generate hazardous materials to ensure proper disposal.	Development Services, Maintenance Services	General fund	Ongoing					
PS-4.3	Cooperate with the County Household Hazardous Waste Program to protect residents from dangers resulting from the use, transport and disposal of hazardous materials used in the home. The program includes public education about health and environmental hazards of household hazardous materials and periodic collection campaigns at established sites. Educate residents of the nearest location of a hazardous waste disposal site.	Development Services, County of Orange, Environmental Health Department	General fund	Ongoing					
PS-4.4	Provide education and information to the community about: <ul style="list-style-type: none"> Commonly used hazardous materials; More environmentally friendly alternatives; Safe recycling and disposal methods; and Location of nearest household hazardous waste collection center. 	Development Services, County of Orange	General fund	Ongoing					
PS-5.1 PS-5.2	Cooperate with the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources to protect residents from dangers resulting from the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells and support regulations regarding abandoned oil facilities including both idle and orphan wells.	Development Services, California Department of Conservation-Division of Oil, Gas, and Geothermal Resources	General fund	Ongoing					PS-5.2
PS-5.3	During review of development proposals, require comprehensive investigation, studies, disclosures, and remediation of any former oil field property proposed for an alternative use.	Development Services	Development fee	Ongoing					
SECTION XX: WILDLAND FIRES									

Public Safety
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
PS-6.1	Continue to implement the Very High Fire Hazard Area Requirements and the Fuel Modification Plan Guidelines for High Fire Hazards Areas as a preventative measure to avert wildland fires.	Development Services, Fire Services	General fund	Investigate by end of 2005; implement as needed					
PS-6.2 PS-6.3	Promote fire prevention in Brea in the following ways: <ul style="list-style-type: none"> Work closely with the Orange County Fire Authority to implement fire hazard education and fire prevention programs, including fuel modification programs; Utilize wildland urban fire hazard mitigation techniques involving vegetation/fuel modification including chipping, scattering, multi-cutting, crushing, pruning and other non-fire hazard abatement concepts. Coordinate with the local water districts and Orange County Fire Authority to ensure that water pressure for urban and hillside areas and sites to be developed is adequate for fire fighting purposes; and Adopt and implement the Uniform Fire Code provisions and appropriate amendments to reflect the unique Brea topography, climate, vegetation and urban form. 	Development Services, Fire Services	Development fees	Ongoing					PS-6.3
PS-6.2	Review development proposals to ensure that the City's four to six-minute fire response time is undertaken.	Development Services, Fire Department	Development Fees	Ongoing					
Flood Concerns									
PS-7.1 PS-7.2 PS-7.6	Coordinate with the Orange County Flood Control District (OCFCD) to ensure regularly scheduled maintenance of flood control channels and completion of necessary repairs. Coordinate with the OCFCD, Cal Domestic Water Company and Metropolitan Water District (MWD) regarding any needed improvements to existing aboveground water tanks. In addition, work with the District to identify new flood control improvements for existing flood hazards and potential hazards from new development, and establish installation programs for improvements. Require detention basins for new development, where necessary, to reduce flooding risks. Continue to participate in the National Flood Insurance Program (NFIP) administered through the Federal Emergency Management Agency (FEMA). The NFIP program provides federal flood insurance subsidies and federally financed loans for property owners in flood-prone areas.	Development Services, Orange County Flood Control District, Cal Domestic Water Company, Metropolitan Water District (MWD)	Development fees, General fund	Ongoing					PS-7.2 PS-7.6
PS-7.3 PS-7.5	Create an active storm drain inspection program in order to prevent flooding, avoid property damage, and protect surface water quality. Allow the program to evaluate and monitor water storage facilities that might pose an inundation hazard to downstream properties.	Development Services	General fund	Establish program by end of 2007					PS-7.5
SECTION XXII: GEOLOGIC AND SEISMIC CONSIDERATIONS									
PS-8.1 PS-8.2	To minimize damage from earthquakes and other geologic activity, implement the most recent state and seismic requirements for structural design of new development and redevelopment. Where geologic instability can be identified and cannot be mitigated, or presence of faulting is identified, use open space easements and other regulatory techniques to prohibit development and avoid public safety hazards.	Development Services	Development Fees, General fund	Ongoing					PS-8.2

Public Safety
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
PS-8.3	During review of development and redevelopment proposals, require surveys of soil and geologic conditions by state licensed Engineering Geologists and Civil Engineers where appropriate. Examples of when these surveys are required are (1) for projects within a State-delineated earthquake fault regulatory zones for liquefaction, fault ruptures, and seismically induced landsliding, in accordance with the California Geologic Survey and (2) prior to the development of any area with slopes more than 10 feet high at a gradient equal to or steeper than 2:1.	Development Services	Development fees	Ongoing					
PS-8.4	Develop informational overlays that augment the City's zoning ordinance to identify those areas where more detailed geotechnical studies should be carried out as part of liquefaction-susceptibility investigation, restrict development in liquefaction-prone areas, or to establish specific building design standards aimed at reducing the risk of liquefaction.	Development Services	Development fees, General fund	By the end of 2004					
PS-8.5 PS-8.6	Promote earthquake preparedness in the community with periodic earthquake awareness programs. The program could include mailing brochures to residences and businesses, press releases, school education programs and presentations to homeowner groups and property managers. Coordinate programs with Federal, State, and local emergency service providers and the school districts to maximize public participation.	Development Services, Brea-Olinda Unified School District	General fund	Ongoing					
SECTION XXII: NOISE									
PS-9.1 PS-9.4 PS-9.5, PS-11.4	Ensure that new development is exposed to acceptable noise levels. Require acoustical analyses for all proposed development within the 60 dB CNEL contour as shown on Figure N-1 in the Noise Element. Also require acoustical analyses for all proposed residential projects in the vicinity of existing and proposed commercial and industrial areas. Where the noise analyses indicate that the noise standards in Table N-2 will be exceeded, require noise control measures to be incorporated into the proposed development to reduce noise to acceptable levels. Noise control measures may include berms, walls, and sound attenuating architectural design and construction methods. Only permit new development if the noise standards and the City noise regulations can be met.	Development Services	Development fees	Ongoing					PS-9.4 PS-9.5 PS-11.4
PS-9.2	Continue to enforce the City noise regulations to protect residents from excessive noise levels from stationary sources. The regulations provide protection from non-transportation related noise sources such as music, machinery, pumps, and air conditioners on private property. Periodically evaluate regulations for adequacy and revise, as needed, to address community needs and changes in legislation and technology.	Development Services	General fund	Ongoing					
PS-9.3 PS-9.5	Use noise and land use compatibility standards to guide future planning and development decisions. Table PS-6 in the Noise Element summarizes the standards for acceptable noise levels by land use types. Table PS-6 in the Noise Element provides criteria for assessing the compatibility of future development with the noise environment. Review development proposals to ensure that the noise standards and compatibility criteria are met. Require mitigation measures, where necessary, to reduce noise levels to meet the noise standards and compatibility criteria.	Development Services	Development fees, Mitigation payment	Ongoing					PS-9.5
PS-9.4	All City departments and agencies will comply with local, state and federal noise standards, including state and federal OSHA standards. All new equipment or vehicle purchases will comply with local, state and federal noise standards. Such equipment includes compressors, air conditioners, leaf blowers and other fixed and mobile machinery. Purchase noise-producing equipment with the necessary noise abating equipment installed. Reduce the noise impacts associated with City services acquired through contracts with other public and private entities, such as street sweeping, solid waste removal and transport, landscaping maintenance, construction projects and emergency services.	Development Services	General fund	Ongoing					
PS-9.5 PS-11.5	Limit delivery or service hours for stores with loading areas, docks or trash bins that front, side, border, or gain access on driveways next to residential and other noise sensitive areas. Only approve exceptions if full compliance with the nighttime limits of the noise regulations are achieved.	Development Services	General fund	Ongoing					PS 11.5

Public Safety

Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
PS-10.1 PS-10.2	Mitigate noise impacts to acceptable levels from transportation activity to enhance the quality of the community. Incorporate noise control measures, such as sound walls and berms, into roadway improvement projects to mitigate impacts to adjacent development. Request Caltrans and the Orange County Transportation Corridor Agencies (OCTA), as well Los Angeles Metropolitan Transit Authority (MTA) to provide noise control for roadway projects within the City and Sphere of Influence. Particularly, advocate reducing noise impacts from the SR-57.	Development Services	General fund, OCTA, Federal grants	Ongoing					PS-10.2
PS-10.1	Coordinate with the Orange County Sheriff's Department and the California Highway Patrol to enforce the California Vehicle Code pertaining to noise standards for cars, trucks, and motorcycles.	Development Services	General fund	Ongoing					
PS-11.1	Provide written information describing methods of retrofitting existing structures and properties to reduce noise impacts, including sound insulation, double-pane glass windows, sound walls, berming and other measures.	Development Services	General fund	Ongoing					
PS-11.2	Enforce the provisions of the State of California Noise Insulation Standards (Title 24) that specify that indoor noise levels for multi-family residential living spaces shall not exceed 45 dB CNEL. The Title 24 noise standard is defined as the combined effect of all noise sources and is implemented when existing or future exterior noise levels exceed 60 dB CNEL. Title 24 requires that the standard be applied to all new hotels, motels, apartment houses and dwellings other than single-family dwellings. Also apply the standard to single-family dwellings and condominium conversion projects as official policy.	Development Services	Development fees, Mitigation payments	Ongoing					
PS-11.3	Require all construction activity and special events to comply with the limits established in the Noise Control Ordinance. Review the Noise Control Ordinance for adequacy and amend as needed to address community needs and development patterns.	Development Services	Development fees, General fund	Ongoing, Revise ordinance by end of 2004					

EXHIBIT C

**Table HE-50
Housing Implementation Program Summary**

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
Maintaining Existing Housing Quality and Affordability				
1. Single-Family Rehabilitation Program	Provide loans to lower income homeowners to help them rehabilitate their homes.	Issue an average of 12-15 loans and grants on an annual basis, with a goal to assist 96 households over the planning period.	CDBG	Community Development Department
2. Multi-Family Acquisition and Rehabilitation	Upgrade deteriorated apartment buildings, and provide long-term affordable rental housing.	Identify deteriorated apartments, and reach out to non-profits at least twice during the planning period to identify opportunities and to secure funds to acquire & rehabilitate units. Support Jamboree Housing in the acquisition and rehabilitation of the 47-unit Walnut Village Apts; seek to begin construction in 2023.	Housing Asset Fund; HOME; Housing Trust Fund; Low Income Housing Tax Credits; other outside sources	Community Development Department
3. Preservation of Assisted Housing	Preserve the existing affordable rental stock at-risk of conversion to market rents.	Contact property owners of at-risk projects 3 years prior to expiration. Provide preservation incentives; work with priority purchasers; coordinate tenant education.	Housing Asset Fund; HOME; Housing Trust Fund; other State and Federal funds	Community Development Department
4. Section 8 Rental Assistance Program	Provide rental subsidies to extremely low and very low-income households.	Maintain current levels of assistance and direct eligible households to the program. Conduct outreach to landlords to encourage them to register units with the County (2022 & 2025).	HUD Section 8	Community Development Department; Orange County Housing Authority
Provision of New Affordable Housing				
5. Affordable Housing Ordinance	Integrate affordable housing within market rate developments.	Review and update the Ordinance by 2022 to enhance effectiveness in producing affordable units, including units affordable to lower income households.	LEAP grant	Community Development Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
6. Density Bonus Incentives	Provide density and other incentives and concessions to support production of affordable housing.	Update the density bonus provisions in the Zoning Code by 2022 to align with State law and the updated Affordable Housing Ordinance.	LEAP grant	Community Development Department
7. Affordable Housing Development Assistance and Implementation Guide	Provide financial and regulatory incentives to facilitate affordable housing development and preserve the existing housing stock.	Outreach to the development community at least every other year to discuss affordable housing opportunities and available financial and regulatory incentives. Develop an Affordable Housing Implementation Guide by 2022 to reduce processing times and est. specific timeframes for tenant notification.	SB 2 Planning Grant; Housing Trust Fund; Housing Asset Fund; Co. of Orange RFPs; Low Income Housing Tax Credits	Community Development Department

Provision of Adequate Housing Sites

8. Land Use Element and Sites Inventory	Provide adequate sites for future housing development consistent with regional housing needs.	Maintain a current inventory of residential and mixed-use sites and provide to developers along with information on available development incentives. Maintain inventory on City's website. Amend Code for by-right approval of projects with min. 20% lower income units on rezoned and 5th cycle sites within 1 year of Housing Element adoption (2022).	General Fund	Community Development Department
8a. Lot Consolidation Program	Provide incentives for the consolidation of parcels into larger development sites.	Conduct outreach to property owners of Housing Element sites and adopt a Lot Consolidation Ordinance to codify available incentives (2022). Conduct a mid-cycle review in 2025 and make modifications as necessary to promote housing on small sites.	General	Community Development Department
8b. Replacement Housing Program	Ensure no net loss of units affordable to	Update Code in 2022 to specify replacement housing requirements	General	Community Development Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
	lower income households	consistent with Government Code 65583.2(g)(3).		
9. Brea Core Plan	Provide expanded opportunities for mixed use and high-density residential development.	Develop and adopt the Brea Core Specific Plan by 2023, incorporating an Overlay to focus higher densities in the Core. Incorporate modified standards to support office-to-residential conversions. Conduct a mid-cycle review in 2025 and make modifications to the Plan as necessary by 2026 to facilitate higher density development.	General Fund	Community Development Department
10. Accessory Dwelling Units	Promote accessory dwelling units in new and existing housing as a form of affordable, multi-generational housing.	Adopt ADU Design Guidelines by 2022 and seek to permit an average of 16 ADUs annually. Research program for funding assistance for deed restricted ADUs (2022), and est. pilot program as appropriate (2024). Conduct reviews in 2024, 2026 and 2028 and if production falling short, ensure adequate sites to meet lower income RHNA or commit to rezoning within one year. Work with HCDs ADU Ordinance Team to make any adjustments to the Ordinance consistent with state law (2022).	SB 2 Planning Grant	Community Development Department
11. Publicly-Owned Land for Affordable Housing	Provide expanded sites for affordable housing on surplus or underutilized public land.	Contact property owners in Sites #1 and #14 to discuss opportunities for lot consolidation (2023), and issue an RFP for development on identified City-owned parcels (2024). Modify the P-F zone to conditionally allow residential uses (2024).	General Fund	Community Development Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
12. Annexation of Sphere of Influence	Increase the City's capacity to accommodate future housing growth.	Adopt the Brea 265 Specific Plan and EIR, and complete annexation by September 29, 2022. Should the annexation not be completed by this date, rezone additional sites as necessary to address the City's RHNA.	General Fund	Community Development Department

Removal of Governmental Constraints

13. Objective Development Standards and Administrative Approval Process	Facilitate quality development that can be approved ministerially.	Establish objective standards and ministerial processing procedures by 2022, including for SB 35 applications, to streamline the review process.	SB 2 Planning Grant	Community Development Department
14. Updated Parking Standards	Implement parking standards that address the contemporary needs of a variety of housing types.	Update and streamline parking standards by 2022 to enhance development feasibility.	SB 2 Planning Grant	Community Development Department
15. Zoning Text Amendments for Special Needs Housing	Facilitate a range of housing types to address the diverse needs of residents.	Amend the Zoning Code by 2022 to facilitate housing for Brea's special needs and ELI populations. Assist Jamboree Housing in securing funds for Walnut Village and incorporate ELI units (2022).	General Fund	Community Development Department
16. CEQA Exemptions for Infill Projects	Utilize allowable CEQA exemptions for qualified urban infill and other qualifying residential projects.	Continue to utilize categorical CEQA exemptions where appropriate, on a case-by-case basis.	General Fund	Community Development Department

Equal Housing Opportunities and Special Needs

17. Fair Housing Program	Further fair housing practices in the community.	Promote fair housing practices and refer fair housing complaints to the OCFHC.	General Fund	Community Development Department; OC Fair Housing Council
18. Housing Accessibility	Expand accessible housing options to persons living with disabilities.	Provide "priority points" in Brea's housing programs; develop written procedures for reasonable accommodation (2022); encourage Universal	General Fund; CDBG	Community Development Department; Community Services Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
		Design in new development; provide rehabilitation grants for accessibility improvements.		
19. Senior Housing Opportunities	Support a range of housing options to address the diverse needs of Brea's growing senior population.	Pursue opportunities to expand housing choice for seniors in the community.	General Fund; HOME; Housing Trust Fund; Housing Asset Fund; Low Income Housing Tax Credits; other outside sources	Community Development Department; Community Services Department
20. Housing Opportunities for Persons Living with Developmental Disabilities	Support a range of housing options for persons with developmental disabilities.	Work in cooperation with the OCRC to publicize information on available resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects, beginning with Walnut Village (2022).	General Fund; HOME; Housing Trust Fund; Low Income Housing Tax Credits; Mental Health Services Act (MHSA) funds; other outside sources	Community Development Department; Community Services Department
21. Veteran and Homeless Assistance	Promote housing and supportive services for veterans and persons experiencing homelessness.	Partner with housing and service agencies through the Family Resource Center; Support North County Navigation Centers in providing shelter and services to the homeless; provide street outreach through the Homeless Liaison Officer and volunteers.	General Fund; Veterans Housing and Homeless Prevention Act (AB 639) funds	Community Development Department; Community Services Department
Sustainability, Energy Efficiency and Healthy Community				
22. Prioritization of Sustainable Housing Projects	Prioritize sustainable housing developments in sustainable locations for their numerous benefits.	Prioritize projects in sustainable locations competing for funds and grants.	General Fund; State and Federal Grants; other potential affordable housing resources	Community Development Department
23. Green Building	Promote green building practices for more sustainable housing.	Encourage developers to exceed the CALGREEN code to provide solar, bike amenities and EV charging stations.	General Fund	Community Development Department
24. Energy Conservation	Evaluate and implement activities to support clean	Implement actions for clean energy and energy efficiency.	General Fund	Community Development Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
	energy and energy efficiency solutions in Brea's housing.			
25. Healthy Community	Foster community health through land use planning and support for initiatives that promote a more active lifestyle.	Support a built environment that encourages physical activity and reduces automobile travel.	General Fund	Community Development Department; Community Services Department

Fair Housing Issue	Contributing Factors	Priority Level	Actions
<p>A. Fair Housing Outreach <i>(Housing Mobility)</i></p>	<ol style="list-style-type: none"> 1. Certain racial/ethnic groups have a higher percentage of tenant/landlord complaints compared to their percentage of the City's population overall. 2. Outreach needed in a variety of formats. 3. Additional resources to be made available to the public. 	<p>Medium</p>	<p>City Action: By the end of 2022, have additional fair housing information posted at the Brea Family Resource and Senior Centers and on their digital platforms. Starting in 2022, hold an informational workshop at these locations once every two years.</p> <p>City Action: In 2023, conduct a fair housing information session for the City Council. Invite local nonprofits (including the Orange County Human Relations Commission, the Kennedy Commission, and People for Housing O.C.) to attend.</p> <p>City Action: Publish Fair Housing information, including any community meetings in Brea Line (City Newsletter) as well as non- traditional media, such as Instagram and Facebook, and conduct targeted outreach to tenants, mobile home park residents and other lower income populations.</p> <p>Action Outcomes: Increase the distribution of fair housing materials by at least 25 percent to increase awareness of fair housing options among residents, including special needs groups and low income residents. Seek to increase the number of Brea residents counseled through the Fair Housing Council of Orange County from an average of 70 to 75 annually.</p>

<p>B. Protected groups in the western portion of Brea (west of the Orange Freeway) face greater opportunity and resource challenges</p> <p>(Place based strategies, Displacement, Housing mobility)</p>	<ol style="list-style-type: none"> 1. Need for community revitalization strategies 2. Need for public investments in specific neighborhoods, including services and amenities 3. Cost of housing rehabilitation and repairs 4. High levels of overpayment create displacement risk 	<p>High</p>	<p>City Action: Include info about rehabilitation resources in City newsletters and website, including the availability of funds for accessibility improvements and including translated information when feasible. Seek to assist 12-15 households annually. Starting in 2023, conduct targeted outreach in identified Low and Moderate Resource Census Tracts, utilizing the Housing Conditions Survey and Code Enforcement information to further target assistance.</p> <p>City Action: Identify apartments in need of rehab, and cooperate with non-profit providers to acquire and rehabilitate units and provide as long-term affordable housing. Seek to complete at least two projects, including the 47 unit Walnut Village in partnership with Jamboree Housing.</p> <p>City Action: Continue to improve access to persons with disabilities through ADA improvements. Dedicate or seek funding, including annual CDBG allocations, to prioritize infrastructure and accessibility improvements in low and moderate resource areas.</p> <p>City Action: Starting in 2023, work with the FHCOC to contact landlords of affordable multifamily complexes every two years and provide fair housing information and assistance. Outreach will focus on promoting the Section 8 voucher program to landlords who have not previously participated and should include multi-lingual materials.</p> <p>City Action: Continue anti-displacement programs including: limits on rent increases and prohibiting evictions without just cause for tenants that have resided in their units for more than 12 months; relocation assistance where public funds are utilized; and</p>
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			<p>replacement requirements when affordable units are removed on Housing Element sites (Government Code Sec. 65583.2(g)(3)).</p>
			<p>City Action: Assist mobile home park resident organizations interested in purchasing their parks to access funds through the state HCD Mobile Home Park Resident Ownership Program (MPROP). Provide available local funds for leverage and assist with the subdivision map waiver process consistent with the Subdivision Map Act.</p> <p>Action Outcomes: Increased public and private investment in Low and Moderate Resource census tracts, including \$2,000,000 allocated for a variety of ADA, park facilities, transportation, water and sewer line improvements in these census tracts during 2021-2029. Through landlord outreach in coordination with the FHCOC and housing mobility programs through the Orange County Housing Authority (OCHA), the City's goal will be to increase Housing Choice Vouchers by 10% from 114 to 125 vouchers, and to work with the OCHA to achieve a 10% increase in vouchers high resource neighborhoods. Implement the mobile home park preservation ordinance to maintain Brea's five mobile home parks as an important form of lower cost housing.</p>

<p>C. Affordable Housing throughout Brea, including High and Highest Resource areas, to promote housing mobility</p> <p>(Housing Mobility, New Opportunities)</p>	<ol style="list-style-type: none"> 1. High levels of overpayment 2. Availability of affordable housing in all areas of the City, including those where rents and sale prices have become exclusive 3. Community concern about housing densities 	<p>High</p>	<p>City Action: In 2022, adopt the Housing Element and associated rezoning to provide geographically dispersed sites for over 1,100 lower income units, fostering a more inclusive community.</p> <p>City Action: Provide significant new housing opportunities in Highest Resource eastern Brea through development of a diverse mix of 1,100 new units in the Brea 265 project, including an estimated 76 deed restricted affordable units. Pursue the introduction of workforce housing on Amazon’s 31-acre warehouse site in eastern Brea.</p> <p>City Action: Update Brea’s Affordable Housing Ordinance in 2022 to integrate low as well as moderate income units in market rate projects throughout the community.</p> <p>City Action: Coordinate with the Orange County Housing Authority (OCHA) in 2023 about utilizing the mobility counseling program. This OCHA program informs Housing Choice Voucher holders about their residential options in higher opportunity areas and provides holistic support to voucher holders seeking to move to higher opportunity areas.</p> <p>City Action: Initiate a marketing program for homeowners on the benefits of ADUs and the availability of funds to support development (2022) through the City's Newsletter and posting of the ADU application checklist on the City website, thereby expanding housing opportunities in areas that have traditionally only had single-family ownership housing. Seek to issue permits for 16 units annually throughout Brea.</p> <p>City Action: Adopt an Ordinance by 2022 to expand the housing supply in</p>
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		<p>High Resource single-family zones by allowing for lot splits and duplexes under the parameters of SB 9. In coordination with research being conducted at the State level, pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 (2023, 2025).</p> <p>City Action: Require affordable developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare an affirmative marketing plan. The affirmative marketing plan shall ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status.</p> <p>Action Outcomes: An increased variety of housing options available to Brea residents throughout the city, including areas that have traditionally only had single-family ownership housing. Provide adequate sites for over 1,300 lower income households, over 500 moderate income households, and over 1,600 above moderate income households, exceeding the City's RHNA requirements. Seek to achieve at least two affordable housing projects during the planning period, with an aspirational goal of 10% of new units produced in high resource areas as affordable to very low, low or moderate income households.</p>
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EXHIBIT D

Please Start Here

General Information	
Jurisdiction Name	Brea
Reporting Calendar Year	2024
Contact Information	
First Name	Jason
Last Name	Killebrew
Title	Community Development Director
Email	jasonk@cityofbrea.net
Phone	7149907758
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.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

Jurisdiction	Brea	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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	3
Above Moderate		9
Total Units		12

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	32	0	0
Single-family Detached	0	1	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	11	8
Mobile/Manufactured Home	0	0	0
Total	32	12	8

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	12	12
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	27
Number of Proposed Units in All Applications Received:	27
Total Housing Units Approved:	6
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 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

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	Applications	Units
Ministerial	27	27
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	27
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Brea
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

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

**Table A
Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4, 5+ ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	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	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provisions if the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below																							
	284-191-23	407 Maple Avenue		BLD-2024-00144	SFD	O	2/6/2024	0	0	0	0	0	6	21	27	6	0	NONE	No	N/A	Approved	Ministerial	new single-family residence
	284-263-12	553 S Walnut Ave #B		BLD-2024-00080	ADU	R	1/23/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	800 sf 2-bed detached ADU
	284-352-01	424 Locust St #B		BLD-2024-00111	ADU	R	2/1/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	465 sf 1-bed JADU
	284-352-01	424 Locust St #D		BLD-2024-00112	ADU	R	2/1/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	800 sf 2-bed detached ADU
	336-212-12	3374 Greenleaf #B		BLD-2024-00128	ADU	R	2/5/2024						1	1	1			NONE	No	N/A	Approved	Ministerial	750 sf 2-bed detached ADU
	284-221-13	341 E Date St		BLD-2024-00138	ADU	R	2/6/2024						1	1	1			NONE	No	N/A	Approved	Ministerial	800 sf 2-bed attached ADU
	304-165-11	958 Oakcrest Ave		BLD-2024-00171	2 to 4	R	2/14/2024						1	1	1			SB 9 (2021) - Duplex in SF Zone	No	N/A	Pending	Ministerial	800 sf 2-bed SB 9 Unit
	296-322-01	325 Delphia Ave #B		BLD-2024-00209	ADU	R	2/28/2024						1	1	1			NONE	No	N/A	Approved	Ministerial	670 sf 2-bed attached ADU
	284-203-12	696 E Date St		BLD-2024-00284	ADU	R	3/20/2024					1	1	1	1			NONE	No	N/A	Approved	Ministerial	500 sf 1-bed attached ADU
	293-412-20	354 S Puente St #B		BLD-2024-00397	ADU	R	4/19/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	730 sf 2-bed attached ADU
	284-341-24	544 Peach Ave		BLD-2024-00402	ADU	R	4/23/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	800 sf 2-bed attached ADU
	284-323-21	414 E Fir St #B		BLD-2024-00515	ADU	R	5/22/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	1,050sf 2bed attached ADU
	284-264-10	544 Walnut Ave #A		BLD-2024-00605	ADU	R	6/17/2024						1	1	1			NONE	No	N/A	Approved	Ministerial	560 sf 2-bed attached ADU
	284-354-16	629 Laurel Ave #C		BLD-2024-00608	2 to 4	R	6/18/2024						1	1	1			SB 9 (2021) - Duplex in SF Zone	No	N/A	Pending	Ministerial	800 sf 2-bed SB 9 Unit
	284-354-16	629 Laurel Ave #B		BLD-2024-00609	ADU	R	6/18/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	1,000sf 2bed attached ADU
	284-243-01	108 E Date St #B		BLD-2024-00642	ADU	R	6/26/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	760 sf 2-bed detached ADU on a multi-family residential property.
	304-083-02	1435 Ponderosa #B		BLD-2024-00710	ADU	R	7/12/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	630 sf 1-bed detached ADU
	296-321-18	144 Delphia Ave #B		BLD-2024-00732	ADU	R	7/17/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	800 sf 2-bed detached ADU
	284-211-26	333 Laurel Ave #C		BLD-2024-00733	ADU	R	7/18/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	630 sf 2-bed detached ADU
	284-211-26	333 Laurel Ave #B		BLD-2024-00802	ADU	R	8/5/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	410 sf 1-bed JADU
	284-341-37	517 Laurel Ave #C		BLD-2024-00967	2 to 4	R	9/9/2024						1	1	1			SB 9 (2021) - Duplex in SF Zone	No	N/A	Pending	Ministerial	800 sf 2-bed SB 9 Unit
	284-341-37	517 Laurel Ave #B		BLD-2024-00968	ADU	R	9/9/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	270 sf studio JADU
	284-341-37	517 Laurel Ave #D		BLD-2024-00969	ADU	R	9/9/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	800 sf 2-bed detached ADU
	304-204-04	929 Bonne Wy #B		BLD-2024-01070	ADU	R	10/1/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	390 sf 1-bed attached ADU
	304-181-25	1476 Alta Mesa #B		BLD-2024-01105	ADU	R	10/7/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	1200sf 3bed detached ADU
	284-313-18	325 Cherry St #B		BLD-2024-01195	ADU	R	10/30/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	580 sf 1-bed attached ADU
	304-192-11	1321 Denise Ct		BLD-2024-01384	ADU	R	12/18/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	700 sf 1-bed detached ADU

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7							8	9
Current APN	Street Address	Project Name ⁺	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 <u>Date Issued</u>	# of Units Issued Building Permits
			0	0	0	0	0	3	9		12
284-282-06	685 S Brea Blvd	South Brea Townhomes									0
336-212-12	3374 Greenleaf #B							1		7/23/2024	1
284-221-13	341 E Date St							1		9/30/2024	1
284-203-12	696 E Date St							1		7/9/2024	1
296-322-01	325 Delphia Ave #B								1	4/25/2024	1
284-264-10	544 Walnut Ave #A								1	10/22/2024	1
303-326-03	1412 Hodson Ave #B								1	3/26/2024	1
284-213-36	527 E Elm St #B								1	3/28/2024	1
304-122-13	901 Carlson Dr								1	11/18/2024	1
284-201-06	755 E Date St								1	9/30/2024	1
284-213-02	405 Laurel Ave #B								1	5/3/2024	1
284-363-07	803 Cedar Ave								1	5/14/2024	1
319-152-61	216 N Randolph Ave								1	10/16/2023	1
293-432-06	828 W Lime St #B								1	1/7/2021	1
284-362-25	832 Cedar Ave								1	10/6/2022	1
319-283-24	111 S Flower Ave #12A								1	5/24/2023	1
284-234-17	327 S Flower Ave								1	11/9/2023	1
284-191-23	407 Maple Avenue								1	12/17/2024	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			13	14	15	16	17	18	19
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? 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)*
			0						
284-282-06	685 S Brea Blvd	South Brea Townhomes		NONE	Y	Other	DB, INC		45
336-212-12	3374 Greenleaf #B			NONE	Y			based on proposed rent by property owner and based on HCD affordable rent calculations by bedroom count	
284-221-13	341 E Date St			NONE	Y			based on proposed rent by property owner and based on HCD affordable rent calculations by bedroom count	
284-203-12	696 E Date St			NONE	Y			based on proposed rent by property owner and based on HCD affordable rent calculations by bedroom count	
296-322-01	325 Delphia Ave #B			NONE	Y				
284-264-10	544 Walnut Ave #A			NONE	Y				
303-326-03	1412 Hodson Ave #B			NONE	Y				
284-213-36	527 E Elm St #B			NONE	Y				
304-122-13	901 Carlson Dr			NONE	Y				
284-201-06	755 E Date St			NONE	Y				
284-213-02	405 Laurel Ave #B			NONE	Y				
284-363-07	803 Cedar Ave			NONE	Y				
319-152-61	216 N Randolph Ave			NONE	Y				
293-432-06	828 W Lime St #B			NONE	Y				
284-362-25	832 Cedar Ave			NONE	Y				
319-283-24	111 S Flower Ave #12A			NONE	Y				
284-234-17	327 S Flower Ave			NONE	Y				
284-191-23	407 Maple Avenue			NONE	Y				

Jurisdiction	Brea	
Reporting Year	2024 (Jan. 1 - Dec. 31)	
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	669	-	-	-	-	-	-	-	-	-	-	-	669
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	393	-	-	-	-	-	-	-	-	-	-	-	393
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	403	-	-	-	-	-	-	-	-	-	-	3	400
	Non-Deed Restricted		-	-	-	-	3	-	-	-	-	-	-	-
Above Moderate		900	2	1	7	15	9	-	-	-	-	-	34	866
Total RHNA		2,365												
Total Units			2	1	7	15	12	-	-	-	-	-	37	2,328
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
Extremely low-Income Need			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		335	-	-	-	-	-	-	-	-	-	-	335	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

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 only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

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

Jurisdiction		Brea	
Reporting Year		2024	(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
1. Single-Family Rehabilitation Program	Provide loans to lower income homeowners to help them rehabilitate their homes.	Ongoing	In 2024, five grants and two loans were issued to low-income Brea homeowners for the rehabilitation/repair of their homes through the administration of Community Development Block Grant programs.
2. Multi-Family Acquisition and Rehabilitation	Upgrade deteriorated apartment buildings, and provide long-term affordable rental housing.	Ongoing	In accordance with the City's 2021-2029 Housing Element, the City is in the process of identifying apartments in need of rehabilitation, especially for long-term affordable rental housing.
3. Preservation of Assisted Housing	Preserve the existing affordable rental stock at-risk of conversion to market rents.	2029	The City continued to make efforts to preserve the existing affordable rental stock at-risk of conversion to market rents.
4. Section 8 Rental Assistance Program	Provide rental subsidies to extremely low and very low-income households.	2025	The City continued to partner with the County of Orange to share information about the Section 8 Rental Assistance wait list re-opening.
5. Affordable Housing Ordinance	Integrate affordable housing within market rate developments.	2022	The City continued to implement its updated affordable housing ordinance which includes a lower unit count trigger and sliding scale of affordability, providing affordable units to Extremely Low, Very Low, Low, and Moderate-Income households.
6. Density Bonus Incentives	Provide density and other incentives and concessions to support production of affordable housing.	2023	The City continued to implement its updated affordable housing ordinance which includes State Density Bonus provisions. In 2024, the City developed an informational brochure highlighting density bonus provisions for housing developers, and is currently in the process of drafting a Density Bonus ordinance.
7. Affordable Housing Development Assistance and Implementation Guide	Provide financial and regulatory incentives to facilitate affordable housing development and preserve the existing housing stock.	2029	The City has an Affordable Housing Implementation Guide available on the City website for the development community to serve as a directory for developers interested in creating affordable housing. The benefits of housing incentives are outlined, as well as the City's development flow chart.
8. Land Use Element and Site Inventory	Provide adequate sites for future housing development consistent with regional housing needs.	2023	On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea amending the Zoning Code for by-right development on rezoned sites addressing a lower income RHNA shortfall and reuse sites from the 5th Cycle (Focused Development Sites 1, 2, & 3) that include a minimum of 20 percent lower income units. The City continues to maintain a current inventory of residential/mixed-use sites (Housing Opportunity Sites).
8a. Lot Consolidation Program	Provide incentives for the consolidation of parcels into larger development sites.	2025	In accordance with the City's 2021-2029 Housing Element, the City is in the process of conducting research for a future Lot Consolidation Ordinance to codify incentives for Housing Element sites. A survey was sent out in late 2024 to property owners of Housing Opportunity Sites to elicit feedback and identify incentives that property owners could utilize to facilitate lot consolidation of properties into larger development sites for future residential development. As the research process continues, staff will utilize the results of this survey towards the ordinance update.
8b. Replacement Housing Program	Ensure no net loss of units affordable to lower income households	2023	The City continued to implement its updated affordable housing ordinance which includes guidance specifying that any residential project that results in the displacement of existing affordable units shall be required to replace each displaced affordable unit at the same or greater level of affordability of the existing unit, in addition to providing the number of affordable units required by the Affordable Housing Ordinance.
9. Brea Core Plan	Provide expanded opportunities for mixed use and high-density residential development.	2025	In accordance with the City's 2021-2029 Housing Element, the City initiated the process of developing the Brea Core Specific Plan in early 2024. This work effort is underway alongside the focused General Plan Update. This work program is expected to be completed at the end of 2025.
10. Accessory Dwelling Units	Promote accessory dwelling units in new and existing housing as a form of affordable, multi-generational housing.	2029	The City continued to promote the development of Accessory Dwelling Units (ADU) as a form of multi-generational and affordable housing. In 2024, 11 building permits were issued for ADUs in the City.
11. Publicly-Owned Land for Affordable Housing	Provide expanded sites for affordable housing on surplus or underutilized public land.	2024	On June 28, 2024, the City of Brea and Jamboree Housing Corporation executed a Disposition, Development, and Loan Agreement for a permanent supportive affordable housing project at 323 North Brea Boulevard. This project will serve 38 Extremely Low-Income households.
12. Annexation of Sphere of Influence	Increase the City's capacity to accommodate future housing growth.	2022	On August 16, 2022, Brea City Council adopted Ordinance No. 1229, an Ordinance of the City of Brea approving Zone Change No. 2022-01 for the Brea 265 Specific Plan identified in the City's 6th Cycle Housing Element. The annexation of the subject property was recorded November 10, 2022.
13. Objective Development Standards and Administrative Approval Process	Facilitate quality development that can be approved ministerially.	2022	On February 1, 2022, Brea City Council adopted Ordinance No. 1223, an Ordinance approving Zoning Ordinance Text Amendment No. 2021-02, to amend Title 20, Chapter 20.260 of Brea City Code regulating the PD (Precise Development) Zone within the City of Brea to facilitate housing by replacing the Precise Development Review with an Administrative Plan Review process for permitted by-right code compliant housing development. This ZOTA was funded by the SB 2 PGP, with the purpose of facilitating housing development and streamlining the review process for by-right, code compliant, housing development.
14. Updated Parking Standards	Implement parking standards that address the contemporary needs of a variety of housing types.	2022	On November 2, 2021, Brea City Council adopted Ordinance No. 1222, an Ordinance approving Zoning Ordinance Text Amendment No. 2021-01, to amend Title 20, Chapter 20.08 of Brea City Code regulation exceptions and modifications to the minimum off-street parking requirements for multi-family residential development within the City of Brea. This ZOTA was funded by the SB 2 PGP, with the purpose of updating parking standards to meet the contemporary needs of multi-family development and remove the public hearing review requirements for multi-family residential projects seeking an off-street parking modification.
15. Zoning Text Amendments for Special Needs Housing	Facilitate a range of housing types to address the diverse needs of residents.	2023	On August 15, 2023, Brea City Council adopted Ordinance Nos. 1241 and 1242, approving Zone Change Nos. 2023-01 and 2023-02 to create a permitted land use table allowing small state licensed RCF as permitted by right in MU zones, small employee housing as permitted by right in R zones, and specific incentives for projects with ELI units. Zone Change No. 2023-01 also revised standards for emergency shelters to align with State law.
16. CEQA Exemptions for Infill Projects	Utilize allowable CEQA exemptions for qualified urban infill and other qualifying residential projects.	Ongoing	The City continued to utilize appropriate CEQA exemptions for qualified urban infill and other qualifying residential projects.

17. Fair Housing Program	Further fair housing practices in the community.	2029	The City continued 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 website.
18. Housing Accessibility	Expand accessible housing options to persons living with disabilities.	Ongoing	The City continued to expand accessible housing options to persons living with disabilities by including conditions of approval for Universal Design in all new developments.
19. Senior Housing Opportunities	Support a range of housing options to address the diverse needs of Brea's growing senior population.	Ongoing	The City supports a range of housing options to address the diverse needs of Brea's growing senior population. The City continued to conduct outreach with the senior population to ensure their voices are heard.
20. Housing Opportunities for Persons Living with Developmental Disabilities	Support a range of housing options for persons with developmental disabilities.	2029	The City continued to support a range of housing options for persons with developmental disabilities by working in cooperation with the OCRC to publicize information on available resources for housing and services.
21. Veteran and Homeless Assistance	Promote housing and supportive services for veterans and persons experiencing homelessness.	Ongoing	The City continued to support housing and supportive services for veterans and persons experiencing homelessness by promoting housing and supportive services for veterans by partnering with housing and service agencies through the Brea Resources Center, supporting North County Navigation Centers in providing shelter and services to the homeless; and providing street outreach through the HOPE Center.
22. Prioritization of Sustainable Housing Projects	Prioritize sustainable housing developments in sustainable locations for their numerous benefits.	Ongoing	The City continued to prioritize projects competing for funds and grants that are within a quarter to half mile radius of transit stops, have a large number of amenities within a half mile radius, and/or have a higher walk score.
23. Green Building	Promote green building practices for more sustainable housing.	Ongoing	The City continued to provide outreach and education to developers, architects and residents on the CALGREEN code and ways to incorporate sustainability in project design. The updated code includes changes that will positively affect the energy code requirements and improve the design for residential energy consumption.
24. Energy Conservation	Evaluate and implement activities to support clean energy and energy efficiency solutions in Brea's housing.	Ongoing	The City continued to evaluate and implement activities to support clean energy and energy efficiency solutions in Brea's Housing.
25. Healthy Communities	Foster community health through land use planning and support for initiative that promote a more active lifestyle.	Ongoing	The City completed the Active Transportation Plan in 2020 to further augment Phase One of the Brea Core Plan, promoting healthy living and physical activity and is making progress to move towards Phase Two. Phase Two will include land use planning efforts with full community engagement (Brea Core Specific Plan). The focused General Plan Update is currently underway and is expected to be completed at the end of 2025.

Jurisdiction	Brea	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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 at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	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									

Jurisdiction	Brea	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

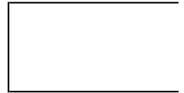


Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

EXHIBIT E

**HOUSING SUCCESSOR ANNUAL REPORT
REGARDING THE
LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2023-24
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). This Report sets forth certain details of the CITY OF BREA (Housing Successor) activities during Fiscal Year 2023-24. 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 on 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 2023-24, conducted by Lance, Soll & Lunghard, LLP. This audit is separate from this annual summary report. Additionally, this report conforms to and is organized into sections I through XI, inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I. **Amount received by the City pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4:** This section provides the amount of funds received from the repayment of Loan Agreements between the City and the former redevelopment agency.

- II. **Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items deposited pursuant to subparagraphs (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4 or amounts deposited for other items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.

- III. **Ending Balance of LMIHAF:** This section provides a statement of the balance in the LMIHAF 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.

- IV. **Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.
- V. **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.
- VI. **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 LMIHAF 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.
- VII. **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.
- VIII. **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.
- IX. **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.
- X. **Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for a five-year period, with the time period beginning July 1, 2024 and whether the statutory thresholds have been met.
- XI. **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, 2014 to December 31, 2023.

XII. **Excess Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, 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 RECEIVED BY THE CITY PURSUANT TO SECTION 34191.4(b)(3)(A)

No amounts have been received by the City during FY 2023-24 pursuant to Section 34191.4(b)(3)(A)

II. AMOUNT DEPOSITED INTO LMIHAF

A total of \$367,851 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, no funds were held for items listed on the ROPS.

III. ENDING BALANCE OF LMIHAF

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$19,581,074 and is as follows, with no funds held for items listed on the ROPS:

Non-spendable:

Land	\$ 800,000
Loans	14,692,389
Spendable	<u>4,088,685</u>
Total	\$19,581,074

IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF

The following is a description of expenditures from the LMIHAF by category:

	Fiscal Year
Monitoring & Administration Expenditures	\$355,038
Homeless Prevention and Rapid Rehousing Services Expenditures	\$394,736
Housing Development Expenditures*	
➤ Expenditures on Low Income Units	N/A
➤ Expenditures on Very-Low Income Units	N/A
➤ Expenditures on Extremely-Low Income Units	N/A
➤ Total Housing Development Expenditures	N/A
Other***	
Total LMIHAF Expenditures in Fiscal Year	\$749,774

V. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF

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 pursuant to 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 LMIHAF.

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	\$800,000
Value of Loans and Grants Receivable*	14,692,389
Total Value of Housing Successor Assets	\$15,492,389

VI. DESCRIPTION OF TRANSFERS

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

VII. PROJECT DESCRIPTIONS

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

VIII. 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.

In FY 2017-18, the Housing Successor acquired the property located at 323 North Brea Boulevard for a future affordable housing project. In FY 2023-24, the City of Brea as Housing Successor, entered into a Disposition, Development and Loan Agreement with Jamboree Housing Corporation to develop a 39-unit multi-family affordable housing project. This project is expected to serve 38 Extremely Low-Income households, with one additional unit designated for an on-site manager. Construction is anticipated to begin in late 2025.

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 LMIHAF; thus, as to real property acquired by the former redevelopment agency now held by the Housing Successor in the LMIHAF, 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.

The Housing Successor is not holding any real property acquired by the former redevelopment agency prior to February 1, 2012

IX. 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/documentcenter/view/2045>).

Inclusionary/Production Housing. According to the 2010-2014 Implementation Plan for the former redevelopment agency, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor. The former agency's Implementation Plans are posted on the City's website (<http://www.ci.brea.ca.us/documentcenter/view/2045>).

X. EXTREMELY-LOW INCOME TEST

Section 34176.1(a)(3)(A) – (C) requires that the Housing Successor use all moneys remaining in its LMIHAF, after paying for administrative expenses; homeless prevention and rapid re-

housing services (Remaining Funds) for the development of affordable housing. The Housing Successor is required to target the Remaining Funds as follows: (i) at least 30% of the funds must be spent for the development of rental housing affordable to and occupied by extremely low income households earning 30% or less of AMI; (ii) no more than 20% of the funds may be spent for the development of housing affordable to and occupied by households earning between 60% and 80% of the AMI, and (iii) the balance of the funds may be spent for the development of housing affordable to and occupied by households earning 60% or less of the AMI.

If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year report, then the Housing Successor must ensure that at least 50% of the Remaining Funds in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report for the development of rental housing for households earning 30% or less of AMI until the Housing Successor demonstrates compliance with this requirement. If the Housing Successor fails to comply with the requirement for households earning between 60% and 80% of the AMI in any five-year report, then the Housing Successor may not expend any Remaining Funds for such households until the Housing Successor demonstrates compliance with this requirement.

The following provides the Housing Successor’s Extremely-Low Income Test for the five (5) year period of July 1, 2019 through June 30, 2024:

Housing Development Expenditures from the LMIHAF by Income Level Last Five Years				
	Low Income Units (80% or less of AMI)	Very Low Income Units (60% or less of AMI)	Extremely Low Income Units (30% or less of AMI)	Total
FY 2024-25	0	0	0	0
FY 2025-26	0	0	0	0
FY 2026-27	0	0	0	0
FY 2027-28	0	0	0	0
FY 2028-29	0	0	0	0
Total	0	0	0	0
% Spent by income level	0%	0%	0%	0%
Compliance Met?	N/A	N/A	N/A	

XI. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. If this percentage exceeds 50%, then the

Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Successor or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

The following provides the Housing Successor's Senior Housing Test for the 10-year period of January 1, 2014 to December 31, 2023.

Senior Housing Test	1/1/2014 – 12/31/2023
# of Assisted Senior Rental Units	1,580
# of Total Assisted Rental Units	6,799
Senior Housing Percentage	23%

XII. EXCESS SURPLUS TEST

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater. The LMIHAF has an Excess Surplus as noted in the attached calculation.

CITY OF BREA HOUSING SUCCESSOR

COMPUTATION OF HOUSING SUCCESSOR
EXCESS/SURPLUS (HSC 34176.1)

	Low and Moderate Housing Funds All Project Areas July 1, 2023	Low and Moderate Housing Funds All Project Areas July 1, 2024
Opening Fund Balance	\$ 20,107,217	\$ 19,581,074
Less Unavailable Amounts:		
Land	\$ (800,000)	\$ (800,000)
Loans receivable	(14,843,802)	(14,692,685)
Housing bonds	(1,868,458)	(1,894,082)
	<u>(17,512,260)</u>	<u>(17,386,767)</u>
Available Housing Successor Funds	\$ 2,594,957	\$ 2,194,307
Limitation (greater of \$1,000,000 or four years deposits) Aggregate amount deposited for last four years:		
2023-2024	-	995,722
2022-2023	1,103,083	1,103,083
2021-2022	39,203	39,203
2020-2021	234,261	234,261
2019-2020	404,866	404,866
2018-2019	800,667	800,667
Total	<u>\$ 2,582,080</u>	<u>\$ 3,577,802</u>
Base Limitation	<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>
Greater amount	<u>\$ 2,582,080</u>	<u>\$ 3,577,802</u>
Computed Excess/Surplus	<u>\$ 12,877</u>	<u>None</u>