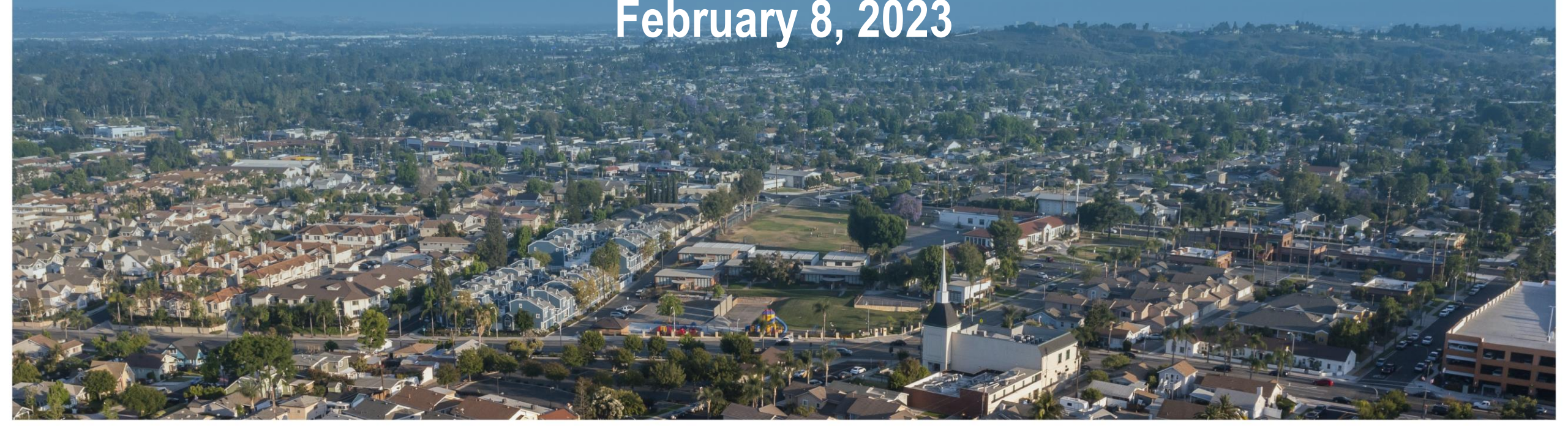




Affordable Housing Ordinance Update

Community Workshop
February 8, 2023



Introductions

- **City of Brea**

- Marie Dao, *Management Analyst*
- Joanne Hwang, AICP, *City Planner*

- **Kimley-Horn (Consultant)**

- Dave Barquist, AICP, *Project Manager*
- Bryant De la Torre, *Planning Analyst*

Tonight's Workshop

- Housing Needs
- Overview of Affordable Housing Ordinance
- Update Process and Current Progress
- Proposed Changes
- Discussion
- Next Steps

Purpose of the Workshop

- **To receive feedback from the community relating to the City's Affordable Housing Ordinance and lower income housing needs in Brea or the region**
- Have a discussion of the following:
 - Challenges faced by Brea residents in finding and obtaining affordable housing
 - Potential policies/programs/actions the City could consider in updating the Affordable Housing Ordinance
- Anticipated output from the meeting
 - Collect information and feedback with the end goal of updating the Affordable Housing Ordinance with features that promote the development of affordable housing

Housing Needs



Housing Costs

- Housing costs in Brea continue to rank among the highest in north Orange County, second only to Yorba Linda
- The 2021 average single-family home value in Brea was \$862,000, and condominium was \$612,000
- Median rents range from **\$2,475** to **\$2,730** for one- and two-bedroom apartments, respectively

6th Cycle RHNA – Future Growth Need

Income Category	% of Area Median Income (AMI)	RHNA (Housing Units)	Percent of Total
Very Low Income	0 – 50%	669 units	28%
Low Income	51 – 80%	393 units	17%
Moderate Income	81 – 120%	403 units	17%
Above Moderate Income	>120%	900 units	38%
TOTAL:		2,365 units	

Growth Need - Household Income Distribution

Income Category	% of Area Median Income (AMI)	Income Range ¹		Percent of Households in Brea	2020 Maximum Affordable Rents in Brea ²	
		Minimum	Maximum		1 Bedroom (2 persons)	2 Bedroom (3 persons)
Very Low Income	0 – 50%	--	\$64,050	22%	\$1,175	\$1,296
Low Income	51 – 80%	\$64,051	\$102,450	18%	\$1,944	\$2,161
Moderate Income	81 – 100%	\$102,451	\$123,600	11%	\$2,367	\$2,636
Above Moderate Income	>100%	\$123,601	--	49%	--	--

Source: SCAG Pre-Certified Housing Data (August 2020), Karen Warner Associates, Inc. (Brea 6th Cycle Housing Element)

1. Income range is based on the 2020 HCD Area Median Income (AMI) for Orange County of **\$103,000** for a family of 4.
2. Affordable: 30% of gross monthly income, adjusted for household size (AMI divided by 12 months)

An aerial photograph of a suburban neighborhood. The foreground shows a mix of residential houses, some with palm trees, and a church with a prominent steeple. In the middle ground, there is a school building and a large green field, possibly a sports field. The background shows a vast expanse of similar residential development stretching towards a hazy horizon under a clear blue sky with scattered white clouds.

Current Affordable Housing Ordinance Requirements

Current Affordable Housing Ordinance Requirements

- Residential developments of 20 or more units are required provide 10% of the total number of units for affordable housing
- Applicants may utilize density bonus incentives
- The Planning Commission considers the alternative to pay in-lieu fees on a case-by-case basis
- The City Currently offers various incentives to encourage compliance with the Ordinance

Current Incentives Offered

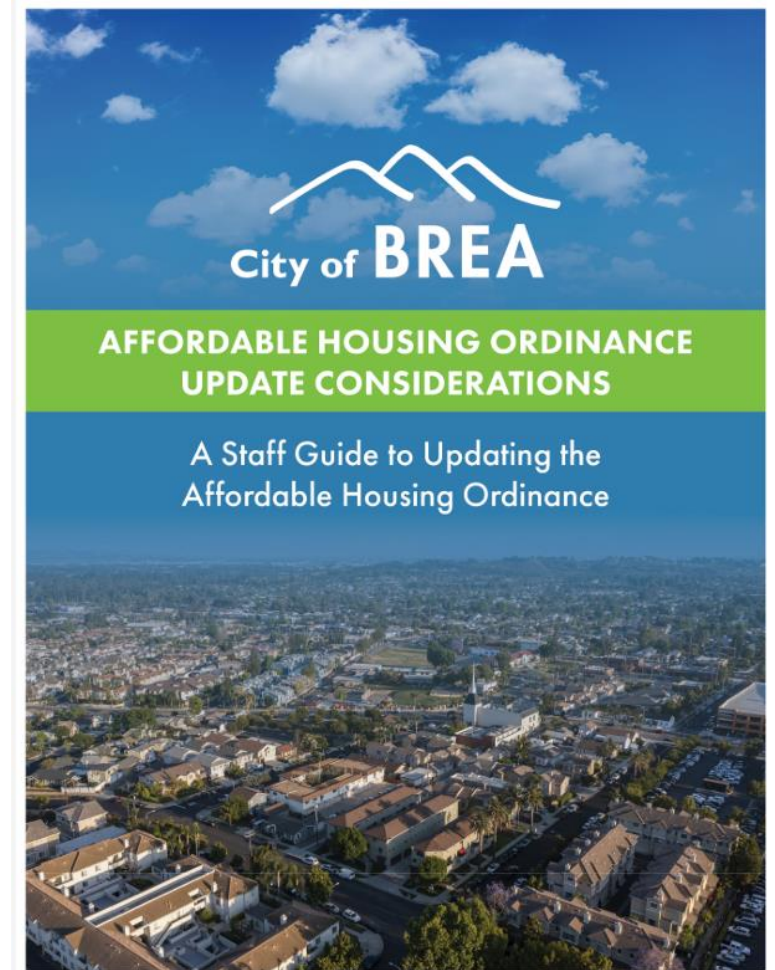
- Flexible development standards;
- Use of Building Code alternatives;
- Portions of the required development fees, such as sewer, water, and drainage fees, may be waived; and
- Development impact fees may be deferred until the time of occupancy permits.

Update Process and Progress

- The City has evaluated the existing Affordable Housing Ordinance and is now in the process of updating the Ordinance
- Outreach has begun to receive feedback from community
- **November 30, 2022** – Meeting with community stakeholders such as local housing advocates, local housing developers, and members of the Chamber of Commerce
 - Shortage of affordable housing in the City
 - Misconception about affordable housing projects
 - Community opposition
- Feedback will be considered in the draft Ordinance, as appropriate

Update Process and Progress

- The City’s consultant provided a “**Best Practices and Update Considerations**” memo which is being used to guide the update process
 - Research on best practices and comparative analysis of other inclusionary ordinances in the region and throughout the state
- Available on the City’s Website:
<https://tinyurl.com/CityofBreaAHO>



An aerial photograph of a suburban town, showing a dense residential area with many houses, streets, and green spaces. In the foreground, there are several schools and a church with a prominent steeple. The town extends to the horizon under a clear blue sky with scattered white clouds.

Changes Being Considered to Existing Ordinance

Changes Being Considered

Section/Topic	Existing Ordinance	Proposed Change
Unit Threshold	20 Units+	10 Units+
Affordable Housing Percentage	10%	Sliding Scale Based on Affordability Level
Alternatives	<ul style="list-style-type: none"> • In-lieu Fees • Offsite Construction (Case-by-case basis) 	<ul style="list-style-type: none"> • In-lieu fees • Off-site construction • Land dedication • Convert Existing Market Rate to Affordable Housing
Incentives	<ul style="list-style-type: none"> • Flexible Development Standards • Development Fee Waivers • Impact Fees Deferred 	<ul style="list-style-type: none"> • Increased Flexibility of Development Standards • Development Fee Waivers • Impact Fees Deferred

Discussion



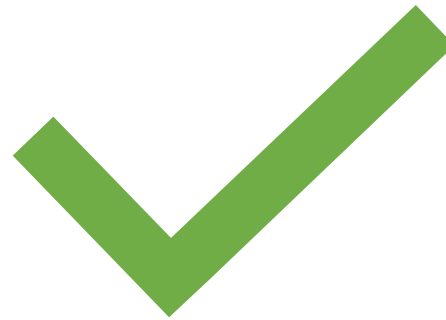
Discussion

- What challenges do Brea residents experience when finding and obtaining affordable housing?
- What are some potential policies/programs/actions the City could consider in updating the Affordable Housing Ordinance?
- General comments or questions?

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City of Brea Affordable Housing Ordinance
Update

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An aerial photograph of a suburban town. The foreground shows a mix of residential houses, a church with a prominent steeple, and a school building. A large green field, possibly a sports field, is visible in the middle ground. The town extends into the distance, with a hazy horizon line under a clear blue sky. The text 'Next Steps' is overlaid in the center of the image.

Next Steps

Update Schedule

We are here!



*Public Input Opportunities

Where We Go From Here

- February 2023: Draft Affordable Housing Ordinance Update
- Spring 2023: Publish Public Review Draft
- Spring/Summer 2023: Planning Commission and City Council Public Hearings

Thank You! Questions?

Questions?

Visit:

<https://tinyurl.com/CityofBreaAHO>

Contact:

Marie Dao, Management Analyst

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