



CITY OF BREA 2008-2014 HOUSING ELEMENT

FINAL

Adopted by Resolution 2008-72

August 2008

CITY OF BREA
DEVELOPMENT SERVICES DEPARTMENT
1 CIVIC CENTER CIRCLE
BREA, CA 92821

Consultant to the City:

Karen Warner Associates
Housing Policy Consultants

TABLE OF CONTENTS

SECTION	PAGE
1. Introduction	
A. Community Context	3-1
B. Role of the Housing Element	3-3
C. Data Sources	3-4
D. Public Participation.....	3-4
E. Relationship to Other General Plan Elements.....	3-6
2. Housing Needs Assessment	
A. Demographic Profile.....	3-7
B. Household Profile.....	3-14
C. Housing Stock Characteristics	3-30
D. Regional Housing Needs.....	3-51
3. Housing Constraints	
A. Market Constraints.....	3-58
B. Governmental Constraints	3-61
C. Environmental and Infrastructure Constraints	3-85
4. Housing Resources	
A. Availability of Sites for Housing.....	3-87
B. Financial Resources	3-97
C. Administrative Resources	3-102
D. Opportunities for Energy Conservation	3-103
5. Housing Plan	
A. Evaluation of Accomplishments.....	3-107
B. Goals and Policies	3-115
C. Housing Programs	3-119

APPENDICES

- A. Community Participation
- B. Residential Sites Inventory
- C. Adequate Sites Program Alternative Checklist

LIST OF TABLES

TABLE	PAGE
Housing Needs Assessment	
HE-1 Regional Population Growth Trends.....	3-8
HE-2 Age Distribution.....	3-11
HE-3 Racial and Ethnic Composition	3-12
HE-4 Occupation of Residents.....	3-13
HE-5 Household Characteristics	3-15
HE-6 State Income Categories	3-16
HE-7 Household Income Levels.....	3-17
HE -8 Income by Owner/Renter Tenure	3-18
HE -9 Income Level by Household Type	3-19
HE -10 Poverty Status	3-20
HE -11 Special Needs Populations	3-22
HE -12 Inventory of Homeless Services and Facilities.....	3-29
HE -13 Regional Housing Growth Trends	3-31
HE -14 Housing Type	3-32
HE -15 Housing Tenure.....	3-33
HE -16 Age of Housing Stock.....	3-35
HE -17 Neighborhood Enhancement Areas.....	3-36
HE -18 Apartment Rental Trends	3-39
HE -19 Home and Condominium Sales – Brea and Environs	3-41
HE -20 Home and Condominium Sales Prices – Brea	3-42
HE -21 Maximum Affordable Housing Cost	3-44
HE -22 Maximum Affordable Rents	3-45
HE- 23 Assisted Rental Housing Inventory	3-47
HE -24 Market Value of At-Risk Projects.....	3-48
HE -25 Required Rent Subsidies for At-Risk Projects	3-49
HE -26 Overcrowded Households.....	3-51
HE -27 Housing Overpayment.....	3-53
HE -28 Severe Housing Cost Burden by Type and Tenure	3-55
HE -29 Regional Housing Needs Assessment.....	3-57
Housing Constraints	
HE -30 Home Purchase, Refinance and Improvement Standards	3-60
HE -31 Residential Land Use Designations.....	3-62
HE -32 Residential Development Standards.....	3-66
HE -33 Parking Requirements.....	3-67
HE -34 Housing Types by Residential Zone Category.....	3-70
HE -35 Development Deposits	3-76
HE -36 Traffic Impact Fee Schedule by Residential Land Uses	3-77
HE- 37 Summary of Development Fees – Prototypical Projects.....	3-78

LIST OF TABLES (CONT'D)

TABLE	PAGE
Housing Resources	
HE-38 Vacant /Underutilized Residential Sites	3-88
HE-39 Mixed-Use Residential Sites	3-91
HE-40 Projects with Entitlements or Pending Entitlements	3-92
HE-41 Comparison of Regional Housing Growth Need and Residential Sites	3-95
Housing Plan	
HE-42 Review of Accomplishments under 2000 Housing Element.....	3-108
HE-43 Summary of Quantified Objectives	3-114
HE-44 Housing Implementation Program Summary	3-135

LIST OF FIGURES

FIGURE		PAGE
1	Census Tract Boundaries.....	3-9
2	Population in Poverty	3-21
3	Senior Households.....	3-24
4	Renter-Occupied Households.....	3-34
5	Neighborhood Enhancement Areas	3-37
6	Severe Renter Overcrowding.....	3-52
7	Severe Renter Overpayment.....	3-54