City of Brentwood
Housing Element

Public Review Draft - November 2014

THE CITY OF BRENTWOOD
HERITAGE • VISION • OPPORTUNITY

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SECTION ONE - INTRODUCTION

The State Department of Housing and Community Development (HCD) emphasizes the role that local governments play in the supply and affordability of housing. Accordingly, each jurisdiction in California is required to adopt a comprehensive, long-term general plan for its physical development, which includes a plan for housing development. This plan is the Housing Element, and is one of the seven mandated elements of the General Plan.

Housing element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The City's Housing Element establishes these housing policies for the City of Brentwood. It sets forth an action plan to ensure a balanced mix of housing to meet the needs of all Brentwood residents.

The State of California requires each city and county to analyze local housing needs, and provide a realistic set of programs to meet those needs. The State housing policy that sets forth this requirement includes the following:

a. "…The availability of housing is of vital State-wide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farm workers, is a priority of the highest order." (Section 65580, State of California Government Code.)

b. "… The early attainment of this goal requires cooperative participation of government and private sector in an effort to expand housing opportunities and to accommodate the housing needs of Californians of all economic levels." (Ibid.)

c. "... Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community." (Ibid.)

d. "… in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments and the State in addressing regional housing." (Ibid.)

Thus, the City of Brentwood is required to:

- Identify and analyze current and projected housing needs of all economic segments of the community;
- Evaluate current and potential constraints to meeting those needs caused by marketplace and government operations;
- Assess the availability of land suitable for residential use and opportunities for energy conservation in residential development; and
- Set forth objectives, policies, and programs to meet identified housing needs and to remove governmental and non-governmental constraints on the production of housing.

Housing has been and will continue to be one of the basic needs that must be accommodated within the City of Brentwood. The purpose of the Housing Element is to ensure that adequate provisions are made for meeting the housing needs of all economic segments of the community. The Brentwood Housing Element has been prepared in accordance with the requirements of State law (Article 10.6 of the Government Code, Sections 65580 through 65589.5).

FORMAT OF THE HOUSING ELEMENT

The Brentwood Housing Element is organized into two documents, the Housing Plan and the Background Report:

The Housing Plan is a stand-alone document that is included in the General Plan document. The Housing Plan provides an overview of the Housing Element and presents housing goals, policies, and action programs to address the housing needs of existing and future residents of the city. While goal and policy statements are general in nature, the housing programs are specific actions necessary to achieve the goals and policy statements. The City's quantified objectives for construction, rehabilitation, and preservation follow the discussion of housing actions.

The Background Report provides the basis for the goals, policies, and programs included in the Housing Plan. The Background Report is organized into three sections:

Section One describes the purpose and process of the Housing Element, and summarizes the format of this document. It also describes the public participation process used to update the Element, and describes the Element's consistency with the balance of the General Plan.

Section Two includes a discussion of the appropriateness and effectiveness of the previously adopted Housing Element (adopted in 2012), and the City's progress in implementing the goals and policies of the previous Element.

Section Three provides a detailed analysis of housing needs, resources, and constraints that affect the city. Included in this analysis are an inventory of population, households, and housing characteristics and an analysis of housing constraints -- those factors which serve as barriers to the construction of affordable housing. These include both governmental and market constraints to the production of housing. Also included in this section is a discussion of the availability of land for future residential growth.

The Background Report includes one appendix, Appendix A, Inventory of Single Family Residential Sites.

HOUSING ELEMENT UPDATE PROCESS

On November 28, 2012, the City received approval from HCD of its 2012 Housing Element update. This revised draft was recommended for approval by the Planning Commission and adopted by the City Council in November 2012.

This Housing Element update reflects extensive public input about land use, housing, infrastructure, and quality of life considerations gained during the recent General Plan Update, as well as public input initiated for both the 2012 Housing Element update and this Housing Element update cycle as described below. Highlights of the public involvement process included: (a) a citywide Housing Survey; (b) public hearings held by the Planning Commission and City Council; (c) use of City webpage to convey information to the public and solicit public input; (d) a Housing Workshop open to the public and housing stakeholders; and (e) outreach with service providers, business representatives, community representatives, and other stakeholder groups.

Citywide Housing Survey

As part of the 2015 update, the City obtained public input by initiating a survey of current public opinion on housing needs and programs, including affordability, maintenance and housing choices, as well as both current and potential housing programs.

The survey was advertised through the City's website, the City Manager's weekly publication, and advertisements in the Brentwood Press. Twenty-nine survey responses were received. The survey results have been tabulated and are reflected below:

Table 1
Housing Needs Survey Results

Concerns and Programs	No Opinion	Not Important	Somewhat Important	Very Important
Ensuring that the housing market provides a variety of housing types, including single family, townhouses, duplexes, and apartments to meet the varied needs of all residents	0	17%	69%	14%
Providing housing affordable for special needs groups (i.e., low income, seniors, disabled, homeless)	0%	41%	41%	17%
Providing housing affordable for Brentwood's work force (i.e., retail clerks, office personnel, wait staff, etc.)	3%	21%	31%	45%
Integrating housing throughout the community to create mixed-income neighborhoods	3%	66%	10%	21%
Code enforcement to ensure residences are maintained to Brentwood's standards	3%	21%	69%	7%
Establishing informational programs to help at-risk homeowners keep their homes	0%	21%	38%	41%
Establishing programs to help maintain and secure neighborhoods that have suffered due to the economy	3%	10%	28%	59%
Rehabilitation of existing housing and neighborhoods	0%	14%	21%	66%
Providing mixed-use projects that include housing and commercial in the same building, which encourage walkable neighborhoods and reduce dependence on automobiles	3%	38%	41%	17%
Providing home ownership and first time home buyers assistance (i.e., down payment assistance programs, below market-rate home purchases, and foreclosure seminars)	3%	28%	48%	21%
Providing energy conservation measures in new housing construction	3%	7%	28%	62%

Public Workshop

The City held a public workshop on September 22, 2014, and invited all stakeholders and the general public. The purpose of the workshop was to review the purpose of the Housing Element and information that would be included in the Housing Element, to provide the general schedule for the update, and to receive public input regarding housing priorities. The workshop included a discussion of housing needs specific to Brentwood, including housing priorities, needs of special populations, barriers to housing, and actions the City could take to address housing needs and priorities.

Participants in the workshop identified the need for housing for seniors, disabled persons, low income households, and persons at risk of homelessness (temporary or transitional housing). Population segments that need assistance in gaining access to housing were identified as seniors, homeless, and farmworkers. The lack of rental units was identified as a barrier to affordable housing. Recommendations to provide and improve housing and human services in the city included creating partnerships with non-profit housing agencies and fair housing organizations, providing for fee reduction, encouraging non-profit participation, using HOME and CDBG grants, and providing density bonuses.

Planning Commission

Add details following hearing.

City Council

Add details following hearing.

City Website

To facilitate the timely dissemination of information on the Housing Element Update, the City posted information on its City website at: http://www.brentwoodca.gov/gov/cd/planning/default.asp.

Service Provider Interviews and Other Stakeholder Outreach

The Housing Element Update team contacted and held discussions with various service providers, community representatives, and other stakeholder groups, to solicit their feedback on a variety of housing-related issues, including the economics of the local housing market, the specific needs for affordable housing in Brentwood, and other issues.

Continued citizen participation will assist with implementation of the City's housing programs, and is encouraged on a regular basis in addition to when the Housing Element is being formally reviewed, updated, and/or evaluated. City staff reports annually on the progress made during the previous year to achieve the goals of the Housing Element. This report is presented at a City Council public hearing to provide the Council and community with information regarding the attainment of annual goals, and also to make any necessary recommendations regarding further actions needed to achieve the goals.

GENERAL PLAN CONSISTENCY

The Housing Element's goals, policies, and action programs are linked to those of the Land Use, Economic Development, Growth Management, Circulation, and Safety Elements so that all the elements of the plan are integrated and supportive of one another.

As part of this Housing Element update, a review of each General Plan Element was conducted to insure internal consistency. The result of this review is that no changes are necessary to any General Plan policies to maintain its internal consistency. As the General Plan is modified over time, the City will monitor any adjustments made to the various elements, and will amend the General Plan as necessary to ensure that this internal consistency is maintained.

Note: Section Two, Goals and Policies, has been moved to a separate document for publication with the rest of the General Plan Elements. The subsequent sections are renumbered accordingly.

SECTION TWO – EVALUATION OF THE 2012 HOUSING ELEMENT

Note: Changes to this section are not shown in track changes or highlights as it has been comprehensively updated to evaluate the 2012 Housing Element.

The prior version of the Housing Element was adopted in 2012. The State Housing Element Guidelines require that communities evaluate their previous Housing Element according to the following criteria:

- Effectiveness of the Housing Element,
- Progress in the implementation of the Housing Element, and
- Appropriateness of the Housing Element Goals, Policies, and Objectives.

Since 2001, the City has been concerned that affordable housing not be considered exclusively for planned multi-family housing sites. In 2003, the City adopted an affordable housing ordinance (ordinance) to ensure that new residential developments also help produce new affordable housing opportunities within the city. In addition, the ordinance calls for units to be dispersed within market rate housing areas and visually blend in with residential neighborhoods so they are not easily distinguishable from the market rate housing.

Since 2003, the City has successfully negotiated affordable housing agreements with market rate builders to include affordable housing units on-site and/or help produce new affordable housing opportunities elsewhere within the city. While housing incentives are needed to produce housing that is affordable to very low and low income households, projects such as the California Orchard mixed income single-family subdivision, the Villa Amador Apartments[1], and The Grove at Sunset demonstrate that housing which is affordable can be produced even as land became more expensive.

Although housing that is affordable to low and even very low income households has been developed at low and mid-range residential densities in the past, density will become an ever more important factor in the affordability of housing as the community matures. Over time, Brentwood land values will increase relative to the County's median income, as will new market-rate home prices, and it will become increasingly more difficult to produce affordable housing at low and medium densities. Consequently, the City's ordinance will continue to ensure that new residential development regardless of density helps provide additional affordable units interspersed with market-rate units throughout the city.

Previously, the concentration of multiple-family development adjacent to the downtown area was believed to be reasonable because high density development would:

- help support downtown area businesses;
- be appropriate along Brentwood Boulevard and could serve as a buffer between the highway and single-family areas;
- provide a better fit with certain land uses in the area along the Brentwood Boulevard corridor than would single-family development due to owner interests; and

[1] Villa Amador Apartments is a 96-unit family apartment project located at the northeast corner of Sand Creek Road and Shady Willow Lane.

- be an appropriate use of land near the center of the city in close proximity to pedestrian-oriented shopping and public transportation routes.

Although additional development of medium and high density residential dwelling units could increase the concentration of lower income households in the eastern portion of the city, there are other factors that argue for retaining medium and high density housing opportunities east of the Union Pacific railroad line, including:

- A portion of the area along Sycamore Avenue, east of Brentwood Boulevard has already been developed with multiple family housing and high density single family detached units.
- The medium density land use designation along Central Boulevard west of Brentwood Boulevard has already been approved for medium density housing.
- The higher density area along Balfour Road east of Brentwood Boulevard provides a buffer between the neighborhood commercial areas on the west and single-family residential areas to the east.

In addition, the downtown area and Brentwood Boulevard corridor may experience an increased need for medium and high density housing, due to the recent rerouting of California State Highway 4 from its former location (Brentwood Boulevard) to the new State Route 4. While the new State Route 4 is critical to alleviating the community's traffic congestion problems, it will also likely encourage additional westward expansion of new residential development, which could, in turn, increase land prices. Escalating land costs will place an increasing reliance on medium and high residential densities to meet the City's obligation to provide sufficient opportunities for the development of housing to meet the needs of very low, low, and moderate income households, as required by law.

In addition, the new State Route 4 pulls large amounts of traffic away from the downtown area. While this is desirable from a circulation perspective, such diversion of traffic could have substantial economic repercussions on the downtown area. Although it is not expected that downtown will suffer the fate of many commercial areas which were bypassed by a freeway, some loss of business to the downtown area may result from the diversion of regional traffic to the new State Route 4. As a result, local market support in the form of an increasing population near the downtown has become an important economic development consideration. In many communities, increasing the amount of high density development within and near downtown is a key element in their economic development programs.

Because of Brentwood's land prices and the County's high median income, affordable housing developers have found that they can build affordable housing in Brentwood and qualify prospective residents for their developments with Federal, State, City, and the former Redevelopment Agency assistance.

Residential developers have found Brentwood to be a good place to construct homes. Due to many factors, including relatively low land costs, efficient application review and processing, competitive development fees, and the availability of large expanses of developable land, Brentwood was able to satisfy 60 percent of its previous regional fair share allocation of housing needs, including housing choices for all income levels, as shown in Table 2.

TABLE 2 BRENTWOOD HOUSING NEEDS 2007-2014			
Income Group	**Total Need[1]**	**Units Built 2007-2014**	**Remaining Need***
Extremely Low	358	40	318
Very Low	359	152	207
Low	435	54	381
Moderate	480	375	105
Above Moderate	1,073	1,009	64
TOTAL	2,705	1,630	1,075

[1]BASED ON CITY'S REGIONAL FAIR-SHARE ALLOCATION
SOURCE: HOUSING ELEMENT, 2012; CITY COMMUNITY DEVELOPMENT DEPARTMENT, 2014

As a result of the City's affordable housing ordinance, the former Redevelopment Agency's implementation of its authority under Community Redevelopment Law, and other non-profit and for-profit developers and public agencies' efforts, the table above includes, but is not limited to, units with deed-restricted affordability controls during the 2007-2014 RHNA cycle.

- Extremely low income restricted units at Villa Amador Apartments.
- Very low income restricted units at Habitat for Humanity on First Street, Arteaga Commons on First Street, Christian Church Homes Sycamore Place 1 and 2, First Street Triplex, Brentwood Senior Commons, Arbor Ridge Apartments, Arbor Village, Wildflower, Arroyo Seco, Sterling Pinnacle, Granville Estates, Brighton Station, Barrington, Villa Amador Apartments, and The Grove at Sunset Court.
- Low income restricted units at California Orchard, Sage Glen, First Street Triplex, Arbor Village, Rose Garden, Granville Estates, Brighton Station, Sterling Pinnacle, Barrington, Carmel Estates, and The Grove at Sunset Court.
- Moderate income restricted units at Coppergate Townhomes, Arbor Village, Sycamore Square, Arroyo Seco, and Steeple Chase.
- The decline in the housing market during the 2007-2014 RHNA period resulted in market rate single family development available at prices affordable to moderate income households.
- In addition to new housing construction, the City and the former Redevelopment Agency provided assistance for the rehabilitation of Green Valley Apartments (28 units) and assisted 36 very low, low, and moderate income homebuyers through down payment assistance loans during the 2007-2014 RHNA cycle.

Throughout the 2007-2014 RHNA cycle, the city had residential sites available for housing development, with zoning and land use designations that accommodate a variety of housing types and housing for a variety of income levels. Plentiful properly zoned land, capital improvement finance plans for infrastructure improvements, the City's affordable housing ordinance, and other housing incentives for affordable units will enable the City to continue to be a housing-friendly community for all income levels.

EFFECTIVENESS OF THE 2012 HOUSING ELEMENT

This section evaluates the effectiveness of the Goals, Policies and Actions Programs of the 2012 Housing Element, which addressed the RHNA numbers from the 1999-2007 housing cycle. Many factors affected the City's ability to meet the goals established in 2012, including: the creation of new programs, the effects of the economy, the availability of State and Federal funding, and staffing levels.

Since the adoption of the 2012 Housing Element, several programs and housing projects have been completed. The City has been very successful in producing new housing in the past and has been one of the fastest growing cities in the State experiencing over a 43% population increase over the last ten years. Due to the ongoing economic downturn, however, housing starts have slowed considerably since the mid-2000s. Even with this recent decline in housing starts, the City has seen approximately 60% of its total regional housing need allocation built for the 2007-2014 Housing Element cycle. The affordability distribution of the housing units built and approved is provided in Table 2.

The 2012 Housing Element, along with the previous 2005 Housing Element, was effective in encouraging housing development for a variety of income levels and achieving a significant portion of the 2007-2014 RHNA, despite the economic downturn.

- In 2006, the Agency and City contributed $1,000,000 to develop 80 very low income senior apartments with Eden Housing at Brentwood Senior Commons and $400,000 for an elevator project.
- In 2007, the Agency and City contributed $2,000,000 to develop 96 very low income family apartments with Mercy Housing at Villa Amador.
- In 2011, the Agency and City authorized $3,950,000 to Meta Housing to develop 54 low income apartment units.
- In 2011, the Agency and City provided $1,300,000 for Mercy Housing's rehabilitation of 28 very low income Green Valley family apartments.
- The City's Affordable Housing Ordinance created over 40 new very low, low, and moderate income units during the 2007-2014 planning period.

Many of the units assisted by the City also received Low Income Housing Tax Credits and assistance from other sources, such as the state-administered Joe Serna Jr. Farmworker Housing Grant program and County-administered HOME Consortium funds. The City, now without Redevelopment Agency assistance, will continue the identification of assistance and participation in the expansion and improvement of the supply of very low, low, and moderate income housing. However, the City's ability to assist new affordable housing development and affordable housing rehabilitation efforts will be reduced with the loss of Redevelopment Agency funding and resources.

PROGRESS IN THE IMPLEMENTATION OF THE 2012 HOUSING ELEMENT

The following provides a review of each action program defined in the 2012 Housing Element. The review summarizes the existing level of progress on each program. If a program has been unsuccessful, a summary of the reasons has been provided. It should be noted that several of the action programs will require effort over an extended time-frame to demonstrate significant progress.

1.1.1 Conduct annual evaluation of the City's inventory of available sites to determine if sufficient land exists to meet housing needs for all economic segments. Assess the effect of the City's mid-range density land use policy and, if reinstated, the Residential Growth Management Program on the development of housing.

The City conducted a thorough inventory of available residential land as part of the General Plan Update project, which is occurring concurrently with this Housing Element Update. During this evaluation the City designated sufficient residential land to meet future housing needs and provide a mix of housing types for all economic segments of the community. As part of the previous Housing Element Update process, an additional survey of vacant residential land was conducted in 2010. As shown in Table 25, there are adequate sites in the city to accommodate projected housing needs

The City reviewed its available residential land and residential land use policies in 2012 through 2014 as part of the General Plan Update and this Housing Element Update. The review did not identify any constraints associated with the City's mid-range density policy.

The Residential Growth Management Program has not been reinstated.

This program has been effective and will be kept in the Housing Element. The City will continue this program on a bi-annual schedule.

1.1.2 Continue to encourage the use of second units in single-family residential areas in meeting the city's Low- and Moderate-income housing objectives.

The City has a secondary housing unit ordinance, which was adopted in 2004. The City has encouraged the development of second units within existing residential areas based on prevailing or amended zoning regulations and supported the development of additional housing on underutilized infill parcels. These efforts included the approval and final development of three second units from 2007 through January 2014. The City will continue this program.

1.1.3 Conduct an annual evaluation of the City's inventory of available very high density residential sites and modify zoning as needed to ensure an appropriate supply of very high density residential sites.

The City has regularly reviewed the inventory of very high density residential sites. As shown in Table 25, the City has more than adequate multifamily sites to accommodate its RHNA allocation. This program will be combined with Program 1.1.1 in the Housing Element Update.

1.1.4 Amend the Zoning Ordinance to allow at least one year-round emergency shelter as a permitted use without a conditional use permit and to include development standards that encourage the development of or conversion to emergency shelters. Reevaluate needs on an annual basis and increase the capacity, if warranted. Amend the Zoning Ordinance to add a definition of transitional and supporting housing and to allow such housing subject to the same requirements as residential development within all zones that allow residential uses.

The City has been working to implement this program and has prepared the draft revisions to the Zoning Ordinance to accommodate emergency shelters, transitional housing, and supportive housing as required by State law. It is anticipated that the revisions to the Zoning Ordinance will be reviewed and considered by the Planning Commission and City Council concurrently with this Housing Element Update.

1.2.1. Identify at-risk projects one year prior to each required Housing Element update, and minimize loss of existing affordable housing.

The City has inventoried all assisted housing developments within Brentwood with affordability controls. No assisted units are at risk of converting to market rate. This program will be kept in the Housing Element to ensure on-going monitoring of assisted units.

1.2.2 Community education regarding the availability of rehabilitation programs.

The City continues to provide assistance to persons and entities through distributing bilingual program marketing literature for the Contra Costa County owner-occupied and rental unit rehabilitation programs, its weatherization program, and the Home Rehabilitation and Preservation Program to Brentwood residents and property owners. The City participates in the Contra Costa Urban County CDBG program and has continued to provide marketing assistance and referrals to the Neighborhood Preservation Program, which provides housing rehabilitation loans for lower income homeowners.

With the closure of the Redevelopment Agency, the City no longer has funding available for the Apartment Rehabilitation Program and Health & Safety Grant Program and associated outreach efforts. The Brentwood Redevelopment Agency has in the past provided very low and low income owner occupant residents within the City of Brentwood with grant funds to address home repairs to correct dangerous health and safety conditions, code violations and disabled inaccessibility which, without the repair or replacement, would result in imminent unsafe or hazardous conditions for the occupants. This program had assisted over 45 households since its inception in 2006 for such things as plumbing, doors, windows, electrical, roof, and HVAC repairs as well as accessibility improvements for seniors and disabled persons.

Although the City has been successful with self-help projects in the past, such as the 65-unit Arroyo Seco development that was completed in 2001, there has not been any interest from developers for similar projects since. While the City no longer has redevelopment funding available, the City can continue to refer interested parties to the Urban County for CDBG and HOME funding assistance for self-help projects.

The housing rehabilitation and home repair programs have been popular programs. However, with the closure of the Redevelopment Agency, the City must rely on programs provided through the Contra Costa County CDBG and HOME programs. This program will be revised to reflect the programs currently available through Contra Costa County.

1.2.3 Maintain current information on housing conditions within the City through a periodic housing condition survey.

City staff currently responds routinely to zoning and building code violations. In 2000 the City applied for HCD Code Enforcement Incentive Program funds. Unfortunately the City's application was unsuccessful. This hindered the City's ability to obtain the necessary staff resources to conduct a Housing Condition Survey in 2000. However, the City did conduct a windshield survey in 2001 of residential areas developed prior to 1990 to determine existing rehabilitation needs. The survey identified 17 units that were in need of replacement. The City was successful, through its Redevelopment Agency, in acquiring and demolishing 14 of these units and relocating the tenants. The other 3 units are no longer occupied. This survey has not been updated; however, the City intends to complete another windshield survey within the current Housing Element cycle (2014-2022), if possible, to ascertain if any additional housing is in need of rehabilitation. This program continues to be important in ensuring the safety and quality of existing housing in the city and will be kept in the Housing Element.

1.2.4 Continue implementation of the Residential Design Guidelines.

As of September 2006, the City has successfully prepared and adopted Residential Design Guidelines which express the housing design features the City would like to encourage. The adoption of these Residential Design Guidelines has improved the certainty for developers of designing a product that will be acceptable to the City and compatible with existing neighborhoods.

The Residential Design Guidelines also work to minimize the processing time for Design Review applications as developers who design their products in accordance with the Guidelines typically receive approvals fairly quickly versus spending time re-designing their site plans and architecture to reflect Brentwood's standards. This program has been effective and will be kept in the Housing Element.

1.2.5 Provide proactive and reactive code enforcement.

The City continues to provide code enforcement, both responding to complaints regarding properties and proactively addressing properties that are known to pose health and safety risks. This program is important in ensuring a safe and healthy housing stock. This program has been effective and will be kept in the Housing Element.

1.3.1 Continue a water conservation program, reducing residential utility costs.

The City requires the submission of landscape plans in conjunction with all residential developments. Plans are reviewed to ensure use of drought-tolerant plant materials and to reduce the use of turf in all front yards. The City also reviews proposed irrigation details, inspects installation, and checks the timing of automatic sprinklers to ensure that front yard irrigation is conducted efficiently.

In addition, the City currently offers free water-use evaluations, which includes a City employee home visit, necessary adjustments to the sprinkler timer, and water saving advice.

In 2014, the City implemented State II of the City's Water Shortage Contingency Plan which limits water usage in response to the State-wide drought conditions. The City has also requested that water users reduce usage by 20%. City water customers have reduced water use by 15 percent in August 2014 in comparison to August 2013.

This program has been effective and will be kept in the Housing Element.

1.3.2 Implement the City's adopted model water efficiency landscape ordinance in accordance with Assembly Bill 1881, the Water Conservation in Landscaping Act, to conserve water and reduce consumption by 20% by the year 2020.

Since July 2011, the City requires new development and landscaping projects to demonstrate consistency with the Model Water Efficient Landscape Ordinance. As previously described, the City implemented State II of the City's Water Shortage Contingency Plan in 2014 which limits water usage in response to the State-wide drought conditions. The City has also requested that water users reduce usage by 20%. City water customers have reduced water use by 15 percent in August 2014 in comparison to August 2013. It is anticipated that the City will continue to see reductions in water use. This program has been effective and will be kept in the Housing Element.

1.3.3 Adopt standards for state of the art energy-efficient design for all new construction to reduce housing utility expenses, minimize adverse environmental impacts, and provide for sustainability.

In 2014, the City adopted the California Building Standards Codes, including the 2013 California Green Building Standards Code (CalGreen). CalGreen provides for the current and state of the art energy-efficiency measures in new construction, including a 20% reduction in indoor water use, recycling or salvage of a minimum of 50% of nonhazardous construction debris, indoor and outdoor air quality measures, interior moisture control, and enhanced durability of construction. CalGreen promotes reduced utility costs and reduced water usage as well as environmentally responsible and healthy places to live. The City also encourages development projects to seek LEED certification

and achieved Silver LEED status for the new Civic Center project. This program has been effective and will be kept in the Housing Element.

1.4.1 and 1.4.2 Implementation of the condominium conversion ordinance and monitoring of rental conversions.

In May of 2008, the City successfully adopted and implemented its condominium conversion ordinance in order to provide standards for conversion of rental properties to for sale condominium units. The ordinance establishes criteria for the conversion of existing multiple-family rental housing to condominiums by promoting affordable home ownership, requiring a high degree of appearance, quality and safety, maintaining a supply of rental housing for very low, low and moderate income persons and minimizing displacement of tenants. The ordinance also requires an analysis of the effect of a conversion on available rental stock. To date, the City has not received any applications for condominium conversions. These programs have been implemented and will continue to ensure that excessive rental conversions do not occur. These programs will be combined into a single program in the Housing Element Update.

2.1.1 and 2.12 Require compliance with the Affordable Housing Ordinance and monitor the effectiveness of the Affordable Housing Ordinance.

The City continues to require projects to comply with the Affordable Housing Ordinance. As part of the City's regular monitoring of the Affordable Housing Ordinance, the City identified that the requirements of the ordinance were an impediment to housing construction during the economic downturn and corresponding slump in housing production. As a result, in 2012, the affordable housing requirement was reduced to 2% (1% very low income and 1% low income) and the moderate income requirement was removed.

Between 2005 and 2010, the City's affordable housing ordinance directly resulted in the creation of 20 below market rate, owner-occupied units, including 1 in Sage Glen, 1 in Wildflower, 6 in Rose Garden, 4 in Granville Estates, 2 in Sterling Pinnacle and 6 in Brighton Station, and 16 City-owned rental units for lower-income residents. From 2010 through 2014, the City's affordable housing ordinance resulted in 9 ownership units (2 very low and 7 low income) in the Brighton Station, Barrington, and Steeplechase developments and in two low income single family rental units in the Carmel Estates development.

The Affordable Housing Ordinance continues to be an important source of very low and low income rental and ownership opportunities in the City. The City has monitored the effectiveness of the ordinance and made necessary adjustments to respond to changes in the housing market. These programs have been effective and will be combined into a single program in the Housing Element Update.

2.1.3 Development incentives for affordable housing.

The City continues to encourage affordable housing through a variety of incentives, including fast track processing, allowing density of affordable projects to exceed mid-range targets, providing fee deferrals, and through flexible zoning that allows single family projects to include duplexes and triplexes to meet affordability requirements. The City also has provided direct financial assistance, primarily through Redevelopment Agency funding, to multiple projects during the planning period as previously described. With the loss of redevelopment funding, the City's ability to provide direct financial assistance is diminished but the City will continue to encourage affordable units using available incentives.

This program has been effective and will be kept in the Housing Element.

2.1.4 First time homebuyer assistance.

In January of 2006, the City was successful in implementing a First Time Homebuyer Program. The program provides down payment assistance of up to $50,000 to facilitate home ownership for residents purchasing their first home, to purchase market rate units, provides gap assistance for closing costs and/or down payments up to $35,000 for below market homes, and allows a matching 2:1 contribution up to $10,000 for very low income households in an individual development account. Since 2006, 37 down payment assistance loans have been approved for lower-income households and 5 down payment assistance loans have been approved for moderate income households to assist with the purchase of affordable homes in Brentwood.

This program has been effective and will be kept in the Housing Element.

2.2.1 Explore potential financial assistance programs from the public and private sectors to provide more affordable units.

The City reviews various potential funding sources for affordable housing. This Housing Element Update includes a summary of funding resources for affordable housing developers in Chapter 3. This program will be kept in the Housing Element.

2.3.1 and 2.3.2 Work with non-profit and private entities and housing sponsors to facilitate cooperative efforts for development of affordable housing and increased housing affordability.

The City has continued to work effectively with both non-profit and private builders to develop affordable housing. The City and Redevelopment Agency partnered with Eden Housing on the development of 80 extremely low and very low income senior apartments known as Brentwood Senior Commons. The City and Redevelopment Agency also worked with Mercy Housing on the development of 96 very low income family and farm worker apartment units known as Villa Amador. In these two projects alone, the City and Redevelopment Agency contributed $3 million since 2005. The Redevelopment Agency financially contributed over $800,000 to the development of Sycamore Place II, providing 40 one-bedroom, very low income units for seniors in 2005. Eighteen moderate, for-sale units at the 120-unit Coppergate townhome community were assisted by the Redevelopment Agency in 2005 by providing $300,000 of assistance to offset the roadway improvement costs. Within the Arbor Village subdivision, 10 ownership units were restricted to affordable levels by the Agency's assistance of $200,000 in 2006. The City also provided technical assistance to the Affordable Housing Development Corporation for 36 very low income affordable units at the Arbor Ridge Apartments development. The Agency contributed $15,000 to the rehabilitation and resale of a Habitat for Humanity ownership unit on First Street in 2008, and $87,000 to the development of two four-plexes known as Arteaga Commons on First Street with one very low and one low income unit. In 2011, the City committed $3,950,000 to Meta Housing for The Grove at Sunset Court, a 54-unit affordable housing development. As previously described, the City continues to implement the Affordable Housing Ordinance which encourages affordable housing development by private entities. In addition to direct financial assistance, the City provides support by conducting free pre-application meetings with builders, helping to identify properly zoned sites to minimize necessary entitlements, donating land, and fast-tracking development applications. These programs have been effective and will be kept in the Housing Element.

2.3.3 First Time Homebuyer Program.

See discussion for Program 2.1.4. This program will be removed and combined with Program 2.1.4.

2.3.4 Conversion of At-Risk Units.

See discussion for Program 1.2.1. This program will be removed and combined with Program 1.2.1.

2.3.5 Land acquisition.

With former Redevelopment Agency funding, the City had greater capacity to acquire land. With the loss of redevelopment funding, the City's funding resources are limited and land acquisition is less likely. This program will be kept in the Housing Element.

2.4.1 Continue efforts to streamline and improve the development review process.

The City utilizes several methods to streamline the application intake and processing system. The City has a short three-page universal application that lists required planning and engineering fees for available entitlements. Applications are accompanied by City standard conditions of approval to provide applicants with the majority of potential conditions of approval in advance of action on a development project. Application materials and the City Municipal Code are available 24 hours a day on the City website. The City provides free pre-application meetings with staff to provide early input, guidance, and an explanation of requirements before engineering and/or architectural plan preparation has occurred.

The City also conducts internal staff development review committee meetings to identify any issues of concern amongst City staff and affected outside agencies. The applicant is alerted prior to finalizing environmental review to allow for modifications to the project. The City also conducts free informational workshops on large or unique developments where the applicant and staff can obtain feedback directly from decision makers prior to completion of environmental review, preparation of staff reports, and final action on a project. These workshops afford an additional opportunity to refine a project and identify key concerns or issues early in the project review process. The workshops also tend to decrease the need for continuing items multiple times because key issues are identified early on in the application process. This program has been effective and will be kept in the Housing Element.

2.4.2 and 2.4.3 Provision of affordable housing by granting density bonuses.

The City has granted density bonuses for residential projects that include significant amenities for neighborhoods or the community as a whole. Residential developments that include long-term affordable units or senior housing units in accordance with State law and the City's density bonus ordinance are entitled to density bonuses or other financial incentives of equivalent value. Although the City has granted density bonuses in the past, no requests have been received for density bonuses during this Housing Element cycle.

City staff has drafted an update to the Density Bonus Ordinance, consistent with the requirements of State law, and it is anticipated that the Density Bonus Ordinance will be considered concurrently with this Housing Element Update.

These programs have been effective and will be combined into a single program in the Housing Element Update.

2.4.4 Priority building inspections for affordable housing developments.

The City provides timely building inspections for residential development projects. Inspections take place as construction work progresses. In order to prevent delays and ensure construction of affordable housing units occurs expeditiously, building inspectors are assigned specific development projects and conduct daily inspections upon request. This ensures timely inspections and provides

continuity during the construction phase of an affordable housing development. This program has been effective and will be kept in the Housing Element.

2.4.5 Continue to provide certainty in residential development standards to encourage future development and maintain flexibility for affordable units.

The City has established specific development standards for all residential zoning designations. Applicants may still elect to create their own development standards through the planned development amendment process, which allows them the opportunity to tailor development standards to their specific residential product. The certainty of adopted development standards and the flexibility in allowing amendments will aid and encourage future residential development. This program continues to be appropriate and will be kept in the Housing Element.

3.1.1 Affordable housing design and distribution.

The City continues to require affordable units within a mixed-income development to be harmonious and comparable to the market-rate units in exterior design, quality of materials, architectural elements, and overall construction quality. Affordable units are dispersed throughout the development to the extent feasible (e.g., duplex and triplex units will be located together). This program has been effective and will be kept in the Housing Element.

3.1.2 Community education about low income occupations and how low income residents contribute to the community.

The City provides regular updates on new income limits established for Contra Costa County and what levels are considered very low, low, moderate, and above moderate based on the median incomes for different household sizes. The community also receives information from the media, school districts and different government agencies about existing salaries and the need to provide housing opportunities for lower paid workers to promote high quality services, good schools, and economic development. Historically market-rate housing within Brentwood has been relatively affordable in comparison to other portions of Contra Costa County and employment centers within the San Francisco Bay Area. Many Brentwood homeowners are often surprised to learn how high the low income limits are within Contra Costa County. More and more residents recognize that lower paid workers, young adults and families starting out, and seniors on fixed incomes need housing priced at levels they can afford. Efforts to provide information on the City's success with providing down payment assistance loans to low income residents as well as advertisements seeking credit-worthy, low income families for City housing opportunities are ongoing. This program has been effective and will be kept in the Housing Element.

3.1.3 Development incentives to facilitate affordable housing that is indistinguishable from market rate housing.

In 2003, the City required affordable dwellings to be interspersed within market-rate subdivisions through the implementation of its affordable housing ordinance. The exterior appearance of affordable units is required to be harmonious and compatible with surrounding market rate units.

For example, architectural elevation styles and color choices are provided to ensure that affordable units blend in within a subdivision. Density bonuses and other customized incentives are available to help provide new affordable housing opportunities within mixed income neighborhoods. This program continues to be effective and will be combined with Action Program 3.1.1 in this Housing Element Update.

3.2.1 and 3.2.2 Provide marketing materials and conduct outreach efforts with potential developers.

The City provides marketing and outreach materials, including population/demographic information, a quality of life video, and information regarding major businesses and current projects on its website. The Housing Element, which includes an inventory of sites, is also readily available on the City's website. It is not feasible at this time for the City to maintain a list of for-sale in-fill properties and conduct outreach whenever new land is listed for sale. This program will be revised to identify specific information (map of available sites and list of housing resources targeted toward affordable housing developers) on the City's website and to conduct a bi-annual outreach to housing developers, to the extent that the City has funding available to assist with the development of affordable housing. These programs have been effective and will be kept in the Housing Element.

3.2.3 Use and encourage developers to use City, Federal, and State housing funds to undertake development of housing for Extremely Low, Very Low, and Low Income Households.

Efforts to aid existing lower-income households during the planning period included use of local Redevelopment Agency and City Housing Fund Assistance, which developers combined with federal and state programs including Low Income Housing Tax Credits and the Joe Serna Jr. Farmworker program, and other local resources, including the County-administered HOME Program. The City continues to encourage developers to seek all available funding sources and anticipates that developers will need to continue seeking additional funding sources as the City's ability to directly assist development projects has diminished with the State's closure of redevelopment agencies. This program has been effective and will be kept in the Housing Element.

3.2.5 Provide information on available housing assistance programs for Brentwood residents.

The City continues to provide information on local assistance programs for Brentwood residents through marketing and outreach efforts. Information is available both on the City's website and at the public counter on affordable housing, senior housing, first time homebuyer programs, health and safety repair grants, and rehabilitation programs.

3.3.1 Availability of Low, Medium, High, and Very High Density Sites.

See discussion under Program 1.1.1. This program will be removed and combined with Program 1.1.1.

4.1.1 Maintain cooperative association with non-profit fair housing groups to encourage and support the enforcement of laws and regulations prohibiting housing discrimination.

The City participates with Contra Costa County and all cities within the County except for Antioch, Concord, Pittsburg, Richmond and Walnut Creek, in the allocation of Community Development Block Grant Funds to non-profit fair housing assistance groups to provide fair housing legal assistance and tenant–landlord dispute resolution services for residents within Brentwood. Several organizations including Pacific Community Services, Bay Area Legal Aid, Housing Rights Inc., and Shelter Inc. provide fair housing assistance services. Whenever the City is contacted about allegations of housing discrimination or is informed about a landlord–tenant dispute, the City refers callers to the toll-free numbers of the fair housing assistance groups to investigate the complaint. The City receives approximately 10-12 calls per year for referral to other organizations, and publishes referral contact information on the City's website. None of these calls has resulted in documented cases of housing discrimination or fair housing violations. The City takes all allegations very seriously and works closely with non-profit fair housing groups to ensure prompt assistance is provided when requests for assistance are received. This program is effective and will be kept in the Housing Element.

4.1.2 Disseminate fair housing information.

City staff periodically receives updated information and materials regarding fair housing issues from the various non-profit housing groups. The City makes this information available at City Hall, the Senior Center, and other locations throughout the city and also provides the information at housing-related workshops and meetings. This information is dispersed to members of the public, including the real estate community, in order to raise awareness and discourage housing discrimination within the community. The City also provides contact information for fair housing organizations on the City website. This program has been effective and will be kept in the Housing Element.

4.1.3 Foreclosure prevention and loan modification information.

The City provides a variety of information to assist households at risk of foreclosure. The City provides materials at City Hall and includes detailed information on the City website including step-by-step tips to avoid foreclosure, links to certified HUD counselors, and information for other sources of assistance, including the Homeownership Preservation Foundation, NeighborWorks America, Tri-Valley Housing Opportunity Center, and Money Management International. In 2013, the City worked with the Contra Costa County Home Equity Preservation Alliance to host a Foreclosure Prevention Workshop, free to the public, at the Brentwood Senior Activity Center. This program has been effective and will be kept in the Housing Element.

4.2.1 Provide housing opportunities to meet the special housing needs of farm workers, the elderly, disabled, large families, and the homeless.

The City has historically helped to develop a wide variety of housing for various special needs groups. More recently, the City has been most successful in the development of housing for active and elderly seniors. Approximately 356 senior housing single family units have been constructed since 2007. In addition, two assisted living facilities have been constructed, Cortona Park and Eskaton Lodge, which have 120 and 130 units respectively.

The City and Redevelopment Agency partnered with Eden Housing to develop Brentwood Senior Commons, an 80-unit apartment complex for low income seniors. Located on Oak Street near the City's downtown, the development includes 8 units of rental housing for extremely low income seniors and 71 units for very low income seniors. As an independent living development, each unit is complete with washer/dryer and a semi-private outdoor space. In addition to the on-site community room, residents enjoy easy access to the downtown shops, restaurants, post office, library and community center. In 2010, the City assisted this development further by providing a loan for the installation of a new elevator to provide easier access for the residents of this community to the second floor.

In 2007, the City and Redevelopment Agency worked with Mercy Housing on the 96-unit Villa Amador Apartments multi-family development at the northeast corner of Sand Creek Road and Shady Willow Lane. This development provides extremely and very low income units for farm workers, large families, and the disabled.

In 2012, the City was successful in attracting a 54-unit multi-family low-income apartment project known as The Grove at Sunset Court, located at Brentwood Boulevard and Havenwood Avenue. The development has been completed and is now occupied.

No new applications were submitted to Brentwood for the development of homeless shelters or transitional housing for the homeless. The City presently works with the Contra Costa Consortium

to assist the homeless access emergency services and find available shelter space and transitional housing.

This program has been effective and will be kept in the Housing Element.

4.2.2 Amend the zoning code to identify the zoning districts within which shelters and transitional housing can be developed and coordinate with agencies serving the homeless to develop housing and employment programs.

As mentioned above the City currently works to address the needs of the homeless population through its participation in the Contra Costa Housing Consortium and support for the Brentwood Community Chest which provides emergency food to the needy, including the homeless. The transient nature of the homeless population and the extensive interrelated social service needs of this population require pooled resources and regional cooperation for adequate service delivery. Small group homes serving the transitional housing needs of homeless individuals or families are allowed by right in all residential zones. One group home for up to 18 women and children has been approved and constructed. The facility opened in January of 2005. The City anticipates amending its General Plan and zoning ordinance to accommodate shelters and transitional housing concurrently with this Housing Element Update.

4.2.3 Amend the Zoning Ordinance to include a reasonable accommodation policy.

City staff is in the process of preparing a reasonable accommodation section for the Zoning Ordinance. It is anticipated that this amendment to the Zoning Ordinance will be reviewed concurrently with Planning Commission and City Council's consideration of this Housing Element Update.

APPROPRIATENESS OF 2012 HOUSING ELEMENT GOALS, POLICIES, AND ACTION PROGRAMS

As part of this Housing Element Update, the goals, policies, and action programs of the 2012 Housing Element have been reviewed. The City's recent efforts in updating the Housing Element in 2012 have resulted in goals, policies, and action programs which closely reflect evolving community housing needs. In some cases, goals and policies will be changed to provide clarity or to address specific input received during the assessment of housing needs. The action programs will be amended as described in the previous section. The goals, policies, and actions identified in the 2012 Housing Element generally remain appropriate and applicable to address the city's housing needs. The updated goals, policies, and actions are addressed in the Housing Element – Housing Plan and Implementation program document.

SECTION THREE: HOUSING NEEDS, RESOURCES, AND CONSTRAINTS

REGIONAL HOUSING NEED ALLOCATION

The Association of Bay Area Governments (ABAG), the Council of Governments representing the region, is responsible for allocating the region's projected new housing demand in each jurisdiction. This process is known as the Regional Housing Needs Allocation (RHNA) and the goals are referred to as the RHNA goals or the "regional share" goals for new housing construction. The allocation is conducted in cooperation with local jurisdictions and takes into account long-term Bay Area growth patterns projected by ABAG. The allocation takes into account factors such as employment opportunities, market demand for housing, availability of suitable sites and public facilities, community patterns, types and tenure of housing needs and others. The allocation is divided into four income categories: very low income (0 to 50% of the area median income), low income (51 to 80% of the area median income), moderate income (81 to 120% of the area median income), and above moderate income (more than 120% of the area median income).

In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower income households in one jurisdiction. In addition to the allocation in the four income categories, recent legislation requires cities to consider the needs of extremely low income households. The extremely low income need (0 to 30% of the area median income) is 50% (117 units) of the allocated very low income need (234 units).

The RHNA prepared by ABAG for the planning period of 2014 through 2022 identifies Brentwood's projected share of the regional allocation as 760 new housing units. Of the allocated units, 319 had been built through October 2014, resulting in a remaining need of 452 units as shown in Table 3.

TABLE 3
REGIONAL HOUSING NEED ALLOCATION - BRENTWOOD
2014-2022

Income Group	Total Need	Units Built (October 2014)	Remaining Need*
Extremely Low	117	0	117
Very Low	117	1	116
Low	124	1	123
Moderate	123	27	96
Above Moderate	279	290	0
TOTAL	760	319	452

SOURCE: HOUSING ELEMENT, 2012; CITY COMMUNITY DEVELOPMENT DEPARTMENT, 2014

POPULATION CHARACTERISTICS

1. Population Trends

Incorporated in 1948 with a population under 1,700, Brentwood's growth rate was generally slow and steady until the 1970s. Throughout the 1970s and 1980s growth fluctuated, reflecting the prevailing economic conditions. Both the national recession and high interest rates in the early 1980s caused a slackening in the population growth rate. During the mid- to late-1980s, the city's annual growth rate ranged from 4% to 13% per year (DOF, Summary Reports E-5 1985-1990).

Brentwood experienced rapid population growth during the 1990s increasing its population by approximately 208% from 7,563 to 23,302 between 1990 and 2000, according to the 1990 and 2000 U.S. Census. In contrast, Contra Costa County's total population increased by approximately 18% during the 1990s from 803,732 to 948,816 according to the 1990 and 2000 U.S. Census. As of January 2014, Brentwood's population was estimated by the State Department of Finance to be 54,741. This represents a 135% increase from the city's 2000 U.S. Census population of 23,302.

The Association of Bay Area Governments (ABAG) in its latest set of regional projections provided in the 2014 ABAG Data for Bay Area Housing Element has projected that the rate of population growth in Brentwood will be less than that of Contra Costa County as a whole during the period 2010-2040 (see Table 4). Whereas the County's population is projected to increase by 289,375 or 28% between 2010 and 2040, population within Brentwood is anticipated to increase by 8,619 or 17% over the same time frame.

According to the Plan BayArea Forecast of Jobs, Population, and Housing, the number of households is expected to continue to increase in Brentwood at a lesser rate than in Contra Costa County as a whole. The number of households is expected to grow from 16,494 in 2010 to 18,690 in 2040. The 2040 households figure represents a reduction from the previous Projections 2009 figure of 24,950 households in 2035. According to the California Department of Finance E-5 report dated May 1, 2014, household sizes in Brentwood are at 3.18 persons per household, while the Contra Costa County average household size is 2.83 persons per household, which reflects Brentwood's more suburban family-oriented atmosphere. ABAG's projections take into account information collected periodically from local governments throughout the Bay Area regarding residential developments that are approved or under construction as well as the availability of vacant land zoned for future residential development and reflect the growth scenario envisioned by Plan BayArea. Periodically, ABAG expects to update its forecasts to incorporate and reflect changes in local government policies and land availability data, as well as more current information on regional, state and national population and employment trends.

TABLE 4
DEMOGRAPHIC FORECASTS: 2000-2040

	Brentwood			Contra Costa County		
	2010	2040	2010-2040 % Change	2010	2040	2010-2040 % Change
Population	51,481	60,100	17%	1,049,025	1,338,400	28%
Households	16,494	18,690	13%	375,364	464,150	24%
Persons/ Household	3.12	3.22	3%	3.12	2.88	-8%

SOURCE: ABAG, 2014

2. *Age Distribution*

Based on the ABAG Data Set, the age distribution remained fairly constant in Brentwood from 2000 (2000 Census data) to 2010 (207-2011 ACS data), although the median age has declined. The population under 20 declined slightly from 35% in 2000 to 34% in 2010. The proportion of the population age 65 and over decreased from 1980 to 1990, but increased between 1990 and 2000 with the large number of active seniors moving into the Summerset senior development, and represents just under 11% of the total population in 2010. Age distribution trends in Brentwood are significant because they affect the housing market. A declining number of young children can result in a change in the types of housing units sought.

Childless adults tend to have a higher combined income and prefer certain amenities, increasing the demand for condominiums or smaller homes. An elderly population creates a demand for units with common

recreation facilities and easy access to commercial, medical, and transportation facilities. Inflationary pressures within the housing market can create disadvantages for the elderly on fixed incomes.

It is typical that rapidly growing suburban communities, such as Brentwood, which are designed for and attract young families experience a particular demographic cycle. In their rapid growth phase, these suburban communities attract a large number of young families. The school age population grows rapidly, and community facilities such as parks, recreational facilities, and libraries are designed for young adults and their children. The typical form of housing is the large single family detached home on a 6,000 to 8,000 square foot lot. As reflected in Table 4, projections for household sizes are anticipated to remain fairly constant between 3.12 and 3.22 through 2040.

As the community matures, its school age children grow up and begin forming their own households. Often, the typical suburban community, which emphasizes single family housing, does not have a sufficient supply of housing that is affordable to these emerging households. Thus, a generation of new adults is sometimes forced to move away from its community in order to seek starter (often rental) housing.

In addition, such suburban communities find that the types of housing that were well suited to young families are not particularly well suited to seniors and empty nesters (non-senior adults whose children have grown and started their own households). Thus, seniors and empty nesters often look to sell their homes, and move into housing that is smaller and better suited to their needs. Sometimes suitable housing for such older adults is not available in the community they made their homes in, and they are forced to move to other areas. Typically, a new generation of young families moves into the community. School age population increases, and the community once again has many young families in residence (Table 5).

As noted above, not only does a community's demographic makeup change over time, so do its housing needs. If it is important to the community to retain its youth and elderly populations, it is important that a variety of housing types and styles of residential development be provided, including rental and starter housing, as well as housing for young growing families, empty nesters, and the elderly.

TABLE 5
DISTRIBUTION OF POPULATION BY AGE GROUP

Age Group	2000		2010
Under 20	35%		34%
20-64	55%		55%
65 and over	10%		11%
Median Age	38.5		35.6

SOURCE: ABAG, 2014

To accommodate a growing senior population, the City has approved development of the Summerset community. A total of 2,152 dwelling units for seniors (age 55+) have been built in this development since 1998. In addition, the City has approved, and construction has begun on, approximately 873 additional active senior dwellings in the Vineyards development in 2004 and expects many more of these units to be developed in the near future. To supplement these figures, three senior apartment developments totaling approximately 240 units have been approved and built since 2003, including Cortona Park, Eskaton Lodge, Brentwood Senior Commons, and Sycamore Place 2. In addition, 63 single family lots and a 5-acre parcel accommodating up to 150 apartment units was approved in 2014 for the Brentwood Country Club Partners. The City has been successful in the development of both senior apartment units and assisted living facilities. The City expects a strong future demand for various types of senior housing as the active senior population ages in place. This will result in the need for a continuum of housing options from independent living units to nursing home facilities.

3. *Ethnic Distribution*

Table 6 provides the 2000 Census and 2010 (2007-2011 ACS) breakdown of the racial and ethnic distribution of the City of Brentwood by percentage of the population based on the 2014 ABAG Data Set.

Ethnic diversity has fluctuated between 2000 and 2010. The city became less diverse with a higher proportion of white residents relative to other racial groups from 1980 to 1990. This trend changed during the 1990s and 2000s when racial minority groups as a whole grew relative to the white population and the city became more ethnically diverse. One exception to the above trend has been the proportional decrease in the Hispanic population. According to the U.S. Census, since 1980 the Hispanic proportion of the city population has decreased from nearly 40 percent in 1980 to approximately 27 percent in 2010.

TABLE 6
ETHNIC DISTRIBUTION OF POPULATION

RACE/ETHNICITY	2000	2010
White (not Hispanic)	63.1%	54.3%
Black (not Hispanic)	2.4%	6.2%
American Indian (not Hispanic)	0.4%	0.3%
Asian (not Hispanic)	2.7%	7.6%
Pacific Islander (not Hispanic)	0.2%	0.3%
Other or Two or More Races (not Hispanic)	3.1%	4.5%
Subtotal	71.9%	73.2%
Hispanic	28.2%	26.8%
Total	100%	100%

SOURCE: ABAG, 2014

HOUSEHOLD CHARACTERISTICS

1. *Average Size*

The 2000 Census reported that there were 7,497 households in the city of Brentwood, with an average household size of 3.04 and 3.38 for owner-occupied and renter-occupied dwelling units, respectively. According to the 2000 Census, the overall average household size for Brentwood was 3.10. This household size has remained relatively constant over the past 10 years with the California Department of Finance E-5 January 2014 estimate indicating 17,171 households with an average household size of 3.18 persons.

2. *Income*

According to the 2014 ABAG Data Set, Brentwood's mean household income was approximately $87,642 in 2010 or 111% of the 2010 household income for Contra Costa County as a whole. The city's 2010 income represents a $5,775 decrease (6%) from the city's median household income of $93,417 in 2000.

TABLE 7 MEDIAN HOUSEHOLD INCOME - CITY OF BRENTWOOD AND CONTRA COSTA COUNTY (2011 DOLLARS)			
	2000	2010	Percent Change
Brentwood	$93,417	$87,642	-6.2%
Contra Costa County	$85,961	$79,135	-7.9%
SOURCE: ABAG, 2014			

3. Overcrowding

Overcrowding occurs when housing costs are so high relative to income that families have to reside in small units or double up to devote income to other basic needs such as food and medical care. Overcrowding also may result in increased traffic within a neighborhood, deterioration of homes, and a shortage of on-site parking. Maintaining a reasonable level of occupancy and alleviating overcrowding is an important contributor to quality of life.

The prevalence of overcrowding varies significantly by income, type, and size of household. Generally, extremely low, very low, and low income households and large households are disproportionately affected by overcrowding.

The Census Bureau defines overcrowded conditions as dwelling units housing more than one person per room. In 2000, 9.1% of households in Brentwood had 1.01 or more persons per room, compared to 7.4% in Contra Costa County (Table 8). In 2010, the incidence of overcrowding in Brentwood had decreased significantly, with 1.6% of households (115 owners and 115 renters) living in overcrowded conditions. In comparison, about 3.0% of the total occupied units in Contra Costa County were overcrowded in 2010. Development in the city in the past several decades has provided a broader range of housing choices, including large multifamily rental units, single family homes at a range of price points, and assisted living units have been added to the city's housing stock, which has facilitated a reduction in overcrowded conditions. The City also relocated 14 households within the Davis Camp area, which were overcrowded, to more appropriate units.

TABLE 8 OVERCROWDED HOUSING CONDITIONS		
	2000	2010
City of Brentwood	9.1%	230 / 1.6%
Owners	--	115
Renters	--	115
Contra Costa County	7.4%	11,047 / 3.0%
Owners	--	4,258
Renters	--	6,789
SOURCE: 2000 U.S. CENSUS; ABAG, 2014		

HOUSING CHARACTERISTICS

1. Housing Stock

From 2000 to 2010, Brentwood experienced an approximately 227% increase in the number of housing units. This increase does not take into account the 196% increase in the number of housing units experienced between 1990 and 2000. The city experienced an additional increase of 719 households (4%)

between 2010 and 2014. (Table 9 shows household and housing unit changes in Brentwood between 1990 and 2014.

TABLE 9 HOUSEHOLD AND HOUSING UNIT CHANGES: 1980-2010				
	1990	2000	2010	2014
Housing Units	2,628	7,757	17,523	18,242
Vacancy Rate	5.8%	3.8%	5.9%	5.9%
Households	2,475	7,497	16,494	17,171
Average persons per household	2.99 (owner-occupied) 3.14 (renter-occupied)	3.04 (owner-occupied) 3.38 (renter-occupied)	3.10 (owner-occupied)* 3.32 (renter-occupied)*	3.18
SOURCE: 1980, AND 1990 U.S. CENSUS; ABAG, 2014; DOF, 2014 **DATA FOR 2007/11*				

Single family homes are the predominant housing type in Brentwood. In 2000, 87% of the housing stock was single family units, 4% were two to four unit dwellings, 5% were multifamily units of 5 or more dwellings, and mobile homes fell to 4% of the housing stock. According to Department of Finance calculations, current conditions in Brentwood define the housing stock as 90% single family homes, 2% two to four-unit dwellings, 6% apartment units, and 2% mobile home units.

TABLE 10 HOUSING STOCK			
Unit Type	2000	2010*	2014
1-unit detached	6,396 (82.0%)	15,219 (86.9%)	15,883 (87.1%)
1-unit attached	354 (5.0%)	614 (3.5%)	615 (3.4%)
2 to 4 units	266 (4.0%)	345 (2.0%)	345 (1.9%)
5 plus units	404 (5.0%)	991 (2.0%)	1,045 (5.7%)
Mobile home, trailer, other	347 (4.0%)	354 (2.0%)	402 (1.9%)
SOURCE: 1990 AND 2000 U.S. CENSUS; ABAG, 2014; DOF, 2014 **DATA FOR 2007/11 ACS*			

2. *Tenure*

Historically, Brentwood has had a relatively mobile population. The short length of residence can be in part attributed to the influx of population as a result of new construction and some annexation. The 1990 Census estimated the number of residents who have lived in Brentwood for less than 5 years at 3,662 or 48% of the population, which indicated a large influx of people during the 1980s. This trend remained consistent with the 2000 Census with almost 42% having lived in the same home since 1995. Relatively rapid growth in new home construction in the last ten years is expected to result in a continuation of relatively short length of occupancy figures in the city. However, housing market conditions can have a negative effect on mobility within the community. High interest rates and the shortage of loan money have the effect of restricting new development, thereby reducing and inhibiting a population's ability to move. With the decline in the economy over the past several years, many residents have lost their homes to foreclosure and have been forced to move due to job loss or relocation to find employment.

While the proportion of single-family units within Brentwood increased slightly from 2000 to 2010, the homeownership rate declined from 80.7% to 76.3%. Almost one-quarter (23.7%) of households in

Brentwood rent. The Countywide homeownership rate also declined during this time period. The decline in homeownership is likely linked to the decline in the housing market during the late 2000s decade, which resulted in an increase in foreclosures and more investor ownership of residences. The city's homeownership rate remains above that of Contra Costa County as a whole, which is 67.1%. See Table 11. The higher ownership rate in Brentwood compared to the County as a whole most likely reflects the relatively low housing costs, which increased home ownership possibilities, in the east portion of the County compared to other areas.

TABLE 11
HOUSING TENURE

	City of Brentwood		Contra Costa County	
	2000	2010*	2000	2010*
Owner Occupied	6,053 (80.7%)	12,580 (76.3%)	238,449 (69.3%)	251,904 (67.1%)
Renter Occupied	1,444 (19.3%)	3,914 (23.7%)	105,680 (30.7%)	123,460 (32.9%)

SOURCE: 2000 U.S. CENSUS; ABAG, 2014
**DATA FOR 2007/11 ACS*

3. Vacancy Rate

The rate of vacancy is a measure of the availability of housing in a community. This rate also provides an indication of how well the housing supply is meeting the housing demand. A low vacancy rate is indicative of a tight housing market and suggests that people may have difficulty finding housing in their price range. Conversely, a high vacancy rate suggests that there is an oversupply of housing, or there is a large supply of undesirable units. A vacancy rate of 5% generally indicates an adequate supply of housing in a community. Vacancy rates were 3.8% in 2000 and increased to 5.9% in 2010 and remained constant at that rate through 2014 (see Table 9).

4. Purchase Prices

Historically, median housing purchase costs in Brentwood have not been as high as the overall median housing cost for the Bay Area or Contra Costa County. Housing prices have fluctuated in the past decade, with a median price of $502,458 in Brentwood in 2007, which decreased to a low of $300,000 in 2009, and has subsequently increased to a median price of $411,750 in 2013, as shown in Table 12.

TABLE 12
MEDIAN SALES PRICE FOR SINGLE FAMILY RESIDENCES

2007	2009	2010	2011	2012	2013
$502,458	$300,000	$304,500	$301,000	$324,000	$411,750

SOURCE: 2012 HOUSING ELEMENT; DQNEWS.COM, 2014

Zillow.com was queried for existing home resale data and new home sales information on March 14, 2014, and these figures are compared with the previously reported 2000-2001 sales figures. The results are provided below:

TABLE 13 HOME RESALES			
UNIT SIZE	2000-2001 PRICE RANGE	2009-2010 PRICE RANGE	2014 HOME RESALES PRICE RANGE
2-Bedroom	$130,000 - $390,000	$118,000 - $585,000	$264,900 - $650,000
3-Bedroom	$180,000 - $470,000	$169,000 - $568,000	$230,000 - $850,000
4-Bedroom	$295,000 - $799,000	$165,000 - $500,000	$395,000 - $699,900
5-Bedroom	$410,000 - $750,000	$266,000 - $536,000	$429,000 - $850,000
Source: 2012 Housing Element, Zillow, 2014			

TABLE 14 NEW HOME SALES			
UNIT SIZE	2000-2001 PRICE RANGE	2009-2010 PRICE RANGE	2014 NEW PRICE RANGE
2-Bedroom	$191,000 - $403,000	No Data Available	$450,999 - $821,999
3-Bedroom	$251,000 - $324,000	$320,000 - $324,000	$349,990 - $461,990
4-Bedroom	$270,000 - $461,000	$500,000 - $520,000	$433,990 - $634,000
5-Bedroom	$339,000 - $471,000	No Data Available	$407,500 - $662,500
6-Bedroom	$456,000 - $555,000	No Data Available	$739,000 - $744,000
Source: 2012 Housing Element, Zillow, 2014, NewHomeSource, 2014			

As demonstrated above, the existing home resales, which had risen through the mid-2000s, then declined, have shown an increase in 2014. New home sales data also is relatively consistent with this trend.

5. Rental Rates

Monthly market rate rental price ranges (Table 15 and 16) in Brentwood as of October 2010 and March 2014 are provided below.

TABLE 15 BRENTWOOD MONTHLY RENTAL PRICES - October 2010		
Unit Size	Price Range & Average Multi-Family	Single Family
Studio	$700-902 Avg. $801	---
1 Bedroom	$769-1,447 Avg. $1,108	---
2 Bedroom	$900-1,826 Avg. $1,363	$750-1,550 Avg. $1,150
3 Bedroom	$881-2,317 Avg. $1,599	$800-2,000 Avg. $1,400
4 Bedroom	$1,140-2,231 Avg. $1,686	$1,850-2,700 Avg. $2,275
5 Bedroom	---	$2,250-3,600 Avg. $2,950
Source: Brentwood Community Development Department Survey, October 2010.		

The City conducted a market rate rental housing price survey in 2010. The results are summarized in Table 15. The March 2014 survey identified an increase in rental rates in all categories, except the median rates for single family 4 and 5 bedroom units which show a slight decrease.

TABLE 16
BRENTWOOD MONTHLY RENTAL PRICES - March 2014

Unit Size	Price Range & Average Multi-Family	Price Range & Average Single Family
1 Bedroom	$945 - $1,495 Median: $1,315	$800 - $1,400 Median: $1,100
2 Bedroom	$1,070 - $1,690 Median: $1,395	$1,350 - $2,200 Median: $1,450
3 Bedroom	$1,675 - $1,940 Median: $1,815	$1,850 - $2,150 Median: $1,945
4 Bedroom	$1,950 - $2,200 Median: $2,075	$1,900 - $3,100 Median: $2,195
5 Bedroom	N/A	$2,195 - $2,750 Median: $2,300

SOURCE: ZILLOW.COM, 2014; CRAIGSLIST.COM, 2014; FORRENT.COM, 2014

6. Housing Condition

Housing age is an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual deterioration over time. Deteriorating housing can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood.

Due to recent construction of the majority of Brentwood's housing stock, the overall condition of the vast majority of housing in Brentwood is in excellent or good condition. Most of the city's housing stock (96.6%) is 55 years old or less; 1% of the city's housing stock was built prior to 1940 and 2% of the housing stock was built in the 1950's. However, rehabilitation and replacement of structures is necessary in the City's former Redevelopment Project Area and other older areas of the city.

A windshield housing condition survey was conducted in October 2001 of older neighborhoods developed prior to 1990 in order to identify housing in need of rehabilitation. The survey concluded that 17 units were in need of replacement. In order to address this issue, in 2007 the Redevelopment Agency entered into a purchase agreement for the units located at 200 Sunset Court and 7030 Brentwood Boulevard, a residential area known as Davis Camp, which represented 14 of the 17 units identified in the survey. These parcels were the most blighted properties in the Merged Redevelopment Project Area with deteriorated and defective buildings, an inadequate water supply from a well system, and excessive building code violations causing physical and economic blight conditions. Between October 2007 and August 2008, all of the residents in these units were relocated to safe, decent, and sanitary housing. The demolition of these units was completed in September of 2009. The additional 3 units identified in the survey as in need of replacement are identified as the Hi-way Rooms located at 8460 Brentwood Boulevard. These 3 units are currently vacant.

The 2007-2011 American Community Survey included several indicators of the condition of a housing unit. In Brentwood, 68 units (0.4%) lack complete plumbing facilities, 312 units (1.9%) lack complete kitchen facilities, and 110 occupied units (0.7%) do not have phone service available.

EXISTING HOUSING NEEDS

1. Housing Affordability and Income Groupings

The U.S. Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine the maximum affordable housing payments of different households and their eligibility for Federal housing assistance. Table 18 shows the annual income for very low and low income households by household size and the maximum affordable housing payment based on the State and Federal standards of 30% of household income. Cost assumptions for utilities, taxes, and property insurance are also provided.

Extremely low income households earn 30% or less of the county median household income, while very low income households earn 31% to 50% of the county median household income. Given the relatively high costs of single-family homes and condominiums, extremely low and very low income households are usually limited to the rental housing market. Low income households earn 51% to 80% of the County's median household income. Low income households are often limited to the rental market as well. Households with moderate income earn between 81% and 120% of the County's median household income. Households with above moderate income earn above 120% of the County's median household income.

State law requires that housing needs be determined in such a way as to ensure that the shelter requirements of all income groups be identified, not just those households with incomes high enough to compete effectively in the private marketplace.

In Brentwood, as is common throughout the State, moderate income is typically understood to mean those with less than average incomes. Roughly translated, moderate income is typically perceived as including the working poor--those working people who are just above the poverty line. Low income is typically perceived as those who are below the poverty level. From these perceptions spring a wide variety of negative stereotypes. Low income residents are typically perceived as being unemployed, on welfare, and prone to crime. In short, they are often perceived as being an undesirable element in the community, rather than being working people.

However, as mentioned previously, in State housing law, extremely low, very low, low, moderate, and above moderate income are based on the County's median income: moderate income means average income for the County, and low income is simply below average. Because Contra Costa County has a relatively high median household income ($93,500 as of 2013), a family of four with a household income of less than $112,200 is considered to be of moderate income, while a family of four with a household income of less than $66,250 is considered to be low income in Contra Costa County. Table 18 identifies 2013 income limits for four-person extremely low, very low, low, moderate, and above moderate income households in the County.

A typical unit in a new single-family subdivision in Brentwood is still affordable to some moderate income households, while typical Brentwood rental developments are affordable to moderate and some low income households.

State law requires quantification and analysis of existing and projected housing needs of extremely low income households. Extremely low income is defined as households with income less than 30 percent of area median income. This results in an annual income of less than $28,050 for a four-person household in Brentwood. The 2014 ABAG data set indicates that approximately 1,245 households (605 renter and 645 owner households) in Brentwood would qualify as extremely low income. Households with extremely low income have a variety of housing situations and needs, including overpayment and overcrowding. The needs of extremely low income households can be addressed through County rental assistance programs and new housing within the city such as secondary units and affordable multi-family apartment projects.

Policies 1.1, 2.1, 2.2, 2.3, 2.4, and 3.2 provide action programs that facilitate the production of affordable units including secondary housing units and multi-family, which would be affordable to extremely low income households. Community awareness as to the meaning of extremely low, very low, low and moderate income, as defined by the State legislature, is needed.

TABLE 17
BRENTWOOD HOUSING AFFORDABILITY - 2014

Income Category	Income Levels		Maximum Affordable Price	
	Annual Income	Monthly Income	Ownership (Estimate)	Rental
Extremely Low Income (≤30%MHI)				
One Person	$19,650	$1,637.50	$67,300	$431
Small Family	$25,250	$2,104.17	$85,110	$511
Large Family	$30,300	$2,525.00	$101,165	$578
Very Low Income (31-50%MHI)				
One Person	$32,750	$2,729.17	$113,785	$759
Small Family	$42,100	$3,508.33	$143,510	$933
Large Family	$50,500	$4,208.33	$170,220	$1,083
Low Income (51-80% MHI)				
One Person	$46,350	$3,862.50	$166,685	$1,099
Small Family	$59,600	$4,966.67	$208,815	$1,370
Large Family	$71,550	$5,962.50	$246,810	$1,609
Moderate and Above Moderate Income (>80% MHI)				
One Person	$78,550	$6,545.83	$288,385	$1,904
Small Family	$101,000	$8,416.67	$359,765	$2,405
Large Family	$121,200	$10,100.00	$423,990	$2,850

NOTES:
1. SMALL FAMILY = 3 PERSONS; LARGE FAMILY = 5 OR MORE PERSONS
2. MONTHLY AFFORDABLE RENT BASED UPON PAYMENTS OF NO MORE THAN 30% OF HOUSEHOLD INCOME
3. PROPERTY TAXES AND INSURANCE BASED ON AVERAGE FOR THE REGION.
4. AFFORDABLE HOME PRICE IS BASED ON HOMEOWNER CONTRIBUTING $5,000 (EXTREMELY LOW), $10,000 (VERY LOW), $20,000 (LOW), AND $40,000 (MODERATE); A 30-YEAR FIXED MORTGAGE RATE, 5% ANNUAL INTEREST, AND A MONTHLY PAYMENT BASED ON 30% OF GROSS HOUSEHOLD INCOME.
5. UTILITY COSTS FOR RENTAL UNITS: ONE PERSON - $60, SMALL FAMILY - $120, LARGE FAMILY - $180
SOURCE: HUD 2013 INCOME LIMITS FROM HCD FOR CONTRA COSTA COUNTY; DE NOVO PLANNING GROUP, 2014

TABLE 18
2013 HOUSEHOLD INCOME LIMITS IN CONTRA COSTA COUNTY

Income Group	4 Person Household
Extremely Low	$28,050
Very Low	$46,750
Low	$66,250
Moderate	$112,500
Above Moderate	$112,500+

SOURCE: CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, 2013.

2. *Overpayment for Housing*

"Overpayment" is defined as a household paying more than 30% of its gross income for its housing. Since lower income households experience comparatively greater hardships due to overpayment, their housing costs are of particular concern. For purposes of this analysis, four-person households with annual incomes of $64,400 or less are considered to be lower income (80% or less of the 2010 Contra Costa County median income of $90,300 identified by the California Department of Housing and Community Development).

The following table (Table 19), provided in the 2014 ABAG Data Set, shows overpayment data by income category for households in Brentwood as reported by HUD from the 2006/2010 ACS. Not surprisingly, this table shows that the 19.6% of lower income households pay more than 30% of their income towards housing. In renter households, 1,120 lower income renters (38% of total renter households) were identified as overpaying. Of these, 435 extremely low, 275 very low, and 410 low income households overpaid. With renter households, the rate of substantial overpayment (payment of 50% or more of income toward housing costs) is highest among the extremely low and very low income households and decreases for the low income households. However, with ownership households, there are more low income households overpaying and substantially overpaying than extremely low and very low. Of the ownership households, 15% overpaid for housing, including 445 extremely low, 3350 very low, and 1,005 low income households.

While the 2014 ABAG data does not address moderate and above moderate income households, it is anticipated that these households would have even lower incidences of overpayment than the low income households. It should be noted, however, that while homeowners may choose to "stretch" to buy the most expensive home they can qualify for on the expectation of future increases in property value, renters do not enjoy similar advantages. The needs of extremely low income households can be addressed through programs such as federal rental assistance and new housing such as secondary units and affordable multi-family developments.

TABLE 19: OVERPAYMENT FOR HOUSING

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	14,805	100%
Total Renter households	2,950	19.9%
Total Owner households	11,855	80.1%
Total lower income (0-80% of HAMFI) households	4,170	28.2%
Lower income renters (0-80%)	1,585	10.7%
Lower income owners (0-80%)	2,585	17.5%
Extremely low income renters (0-30%)	605	
Extremely low income owners (0-30%)	645	
Lower income households paying more than 50%	2,055	13.9%
Lower income renter HH severely overpaying	725	4.9%
Lower income owner HH severely overpaying	1,330	9.0%
Extremely Low Income (0-30%)	730	
ELI Renter HH severely ovepaying	385	2.6%
ELI Owner HH severely overpaying	345	2.3%
Income between 30%-50%	415	
Income between 50% -80%	910	
Lower income households paying more than 30%	2,900	19.6%
Lower income renter HH overpaying	1,120	7.6%
Lower income owner HH overpaying	1,780	12.0%
Extremely Low Income (0-30%)	880	5.9%
Income between 30%-50%	605	
Income between 50% -80%	1,415	

Lower income renter households paying in excess of 50% for housing (rent and utilities)

Renter Households Characteristics	Number	Percent of Total Renter Households
Total renter-occupied units (renter households)	2,950	100%
Total lower income (0-80% of HAMFI) renter households	1,585	53.7%
Lower income renters paying more than 30% but less than 50%	395	13.4%
Extremely Low Income (0-30%)	50	
Income between 30%-50%	90	
Income between 50% -80%	255	
Lower income renters paying more than 50%	725	24.6%
Extremely Low Income (0-30%)	385	
Income between 30%-50%	185	
Income between 50% -80%	155	
Lower income renters paying more than 30%	1,120	38.0%
Extremely Low Income (0-30%)	435	
Income between 30%-50%	275	
Income between 50% -80%	410	

Lower income owner households paying in excess of 50% for housing

Owner Households Characteristics	Number	Percent of Total Owner Households
Total owner-occupied units (owner households)	11,855	100%
Total lower income (0-80% of HAMFI) owner households	2,585	21.8%
Lower income owner households paying more than 30% but less than 50%	450	3.8%
Extremely Low Income (0-30%)	100	
Income between 30%-50%	100	
Income between 50% -80%	250	
Lower income owner households paying more than 50%	1,330	11.2%
Extremely Low Income (0-30%)	345	
Income between 30%-50%	230	
Income between 50% -80%	755	
Lower income owner households paying more than 30%	1,780	15.0%
Extremely Low Income (0-30%)	445	
Income between 30%-50%	330	
Income between 50% -80%	1,005	

Source: CHAS Data Sets Table S10708 [www.huduser.org/portal/datasets/cp.html]
Based on ACS 2006-2010 (Table Generated by ABAG)

3. *Special Needs Groups*

a. Disabled

The 2000 Census reported that there are 3,232 residents (15.4%) in the city of Brentwood that either have a mobility or self-care limitation. Of those 2,454 were younger than 65 years old. Housing for those with disabilities needs to address access issues and affordability, as these are the primary challenges for those persons with disabilities. This may include housing features that are specially designed to assist mobility. In addition, it is important that these units be near both public transit and community facilities for ease of access.

The 2014 ABAG Data set included 2009/11 ACS data which reports that of the total population of 47,577 persons, 4,607 (9.7%) have a disability. Table 20 summarizes the type of disability reported for the city's noninstitutionalized population aged 18 to 64.

TABLE 20
POPULATION AGED 18 TO 64 BY TYPE OF DISABILITY

	Hearing Difficulty	Vision Difficulty	Cognitive Difficulty	Ambula-tory Difficulty	Self-Care Difficulty	Indepen-dent Living Difficulty	Total
Number of Persons Aged 18 to 64	412	239	517	889	114	419	2,590

Developmental disabilities are birth defects that are associated with the function of a body part or system. They are sometimes referred to as functional birth defects. Developmental disabilities include nervous system disabilities, such as Down syndrome and Autism, sensory-related disabilities, such as Fragile X syndrome, metabolic disorders, such as PKU and hypothyroidism, and degenerative disorders, such as Rett syndrome. California Department of Development Services data for the end of June 2014 indicates that there are a total of 370 persons with developmental disabilities served by the Regional Center of the East Bay within Brentwood's zip code (94513). Of those 370 persons, 190 are children and 180 are ages 18 and above. DDS data also identifies the developmentally disabled population by residence type. In the 94513 zip code, 312 persons live at home with a parent, family, or guardian less than 10 people live in an independent/supported living environment, 47 persons live in a community care facility, and less than 10 people live in a foster home.

Many persons with disabilities are dependent on Supplemental Security Income (SSI). The current maximum SSI benefit for an individual is $721 per month, or $8,657 annually, which is well below the income level for an extremely low income household. With the one-bedroom monthly rental rate in Brentwood ranging between $800 and $1,495, persons dependent on SSI could find themselves paying 100 percent of their income for rent.

Services for Disabled Persons, Including Developmentally Disabled Persons

Contra Costa ARC: Contra Costa ARC is a nonprofit community-based organization that provides services, support, and advocacy for children with special needs and adults with intellectual and developmental disabilities, including autism, cerebral palsy, epilepsy, and similar conditions. Services provided include early intervention services for children up to 5 years of age, family support services for parents and family members of children with special needs, employment services for disabled adults, and community access services promoting participation in a wide variety of community activities for individuals with severe

and multiple disabilities. While none of the ARC programs are located in Brentwood, Contra Costa ARC programs are available to Brentwood residents. Contra Costa ARC serves over 1,000 children and adults in Contra Costa County each day.

Contra Costa County Head Start and Early Head Start Programs: At least 10 percent of the enrollment slots are for children with disabilities. Head Start services include education, health, social services, parent involvement, mental health, nutrition, and case management. Children suspected of having a disabling condition and/or children with a disability are carefully assessed to determine what services might be necessary and individualized plans are prepared to support each child's transition into their local school district.

Contra Costa County In-Home Supportive Services: The In-Home Supportive Services (IHSS) Program provides caregiver assistance to those eligible aged, blind and disabled individuals who are unable to remain safely in their own homes without this assistance. IHSS is an alternative to out-of-home-care. To receive IHSS a person must be a legal California resident who is living in their own home, or other place in which they choose to reside. An IHSS Recipient must be 65 or older, blind, or long-term disabled.

Developmental Disabilities Council: The Developmental Disabilities Council of Contra Costa County promotes the coordination, improvement, and growth of services and supports to individuals with developmental disabilities and their families, and to advocate for their needs.

Dial-A-Ride: Dial-a-Ride is a door-to-door transportation program for disabled individuals and seniors age 65 and older. The Dial-a-Ride program is operated by Tri Delta Transit.

Residential Care Homes: There are 7 adult residential facilities with a total of 42 beds in the Brentwood area that serve adults ages 18 through 59 with self-care limitations. These facilities are small group homes that each have capacity for 6 persons. The list of group homes can be viewed at: https://secure.dss.ca.gov/CareFacilitySearch/.

Regional Center of the East Bay: The Regional Center of the East Bay provides and coordinates services and support with adaptive equipment and supplies, staffing services, behavioral intervention programs, child care, counseling services and psychotherapy, day programs, diapers, early intervention and prevention services, independent living services, infant programs, mobility training, nursing services, parental and genetic services, parenting training, residential service for adults and children, respite services, specialized medical and dental care, supported living services, therapy services and transportation for developmentally disabled persons and their families.

b. Elderly

Elderly housing is typically made up of apartments with one and two bedrooms, designed for people 62 years of age and older. Elderly housing projects are often constructed at higher densities than other types of housing and include some accessible units. The primary considerations in evaluating sites for elderly housing are proximity to shopping, social services, public transportation, and health care; compatibility with adjacent land uses; and cost. Secondary considerations involve proximity to recreation and churches, special amenities such as trees and views, and the absence of detrimental conditions such as traffic, noise, and industrial land use. Using these criteria, the most likely sites for elderly housing in Brentwood would be in and around the downtown area. Table 21 shows the breakdown of the number of elderly units in one person and two or more person households in 2010, based on 2007/2011 ACS data.

The 2007/2011 ACS data indicates that there are 3,172 households headed by a person age 65 or older; this represents 20% of 15,493 total households. Of these senior households, 567 (18%) rent and 2,605 (82%) own their home. Of the senior-headed owner households, 35% pay 30% or more of their income toward housing costs. Of the senior-headed renter households, 60% pay 30% or more of their income toward housing costs. See Table 22.

Based on the senior trends indicated in the 2007/2011 ACS Census data, it is anticipated that approximately 25% (190 units) of the City's RHNA will be needed for households with a senior member. Of the 190 units, approximately 152 units will be needed for senior-headed households.

TABLE 21
ELDERLY POPULATION TRENDS IN THE CITY OF BRENTWOOD AND CONTRA COSTA COUNTY

	City of Brentwood		Contra Costa County	
Households	**1-person**	**2 or more Persons**	**1-person**	**2 or more Persons**
1 or more persons 65 and over	1,234 (8.0%)	2,692 (17.4%)	33,082 (8.9%)	58,423 (15.6%)

Source: US Census, 2007-11 ACS

TABLE 22
HOUSING COSTS AS PERCENTAGE OF INCOME: HOUSEHOLDERS 65 YEARS AND OVER

	Owner Households		Renter Households	
Households	**Number**	**Percent**	**Number**	**Percent**
Less than 29.9 Percent	1,647	63%	140	25%
30 to 34.9 Percent	157	6%	80	14%
35.0 Percent or More	767	29%	261	46%
Not Computed	34	1%	86	15%
TOTAL	2,605	100%	567	100%

Source: US Census, 2007-11 ACS

Services for Elderly Persons

Brentwood Senior Activity Center: This multi-purpose facility offers a wide variety of programs and activities and a places for senior citizens to participant in educational programs, receive human services, enjoy recreational activities, and socialize. The Center welcomes all adults age 50 and older.

Contra Costa County In-Home Supportive Services: The In-Home Supportive Services (IHSS) Program provides caregiver assistance to those eligible aged, blind and disabled individuals who are unable to remain safely in their own homes without this assistance. IHSS is an alternative to out-of-home-care. To receive IHSS a person must be a legal California resident who is living in their own home, or other place in which they choose to reside. An IHSS Recipient must be 65 or older, blind, or long-term disabled.

CC Café - Senior Nutrition Site: In partnership with Contra Costa Health Services and the City of Brentwood, CC Café lunches provide 1/3 the recommended dietary allowance for healthy adults 60+. Food is prepared with no salt added. CC Café meals are served Monday - Friday from 9 a.m. - 1 p.m.

Dial-A-Ride: Dial-a-Ride is a door-to-door transportation program for disabled individuals and seniors age 65 and older. The Dial-a-Ride program is operated by Tri Delta Transit.

Food Bank of Contra Costa and Solano: The Food Bank offers free groceries twice per month for low income seniors.

Health Insurance Counseling and Advocacy Program (HICAP): HICAP provides free and objective counseling and advocacy services to families who need assistance with Medicare enrollment and with issues involving Medicare and associated insurance programs.

Meals on Wheels of Contra Costa, Inc.: Meals on Wheels delivers meals to seniors five days per week and can provide frozen meals for weekends. Meals on Wheels clients must be 60 years of age or older and unable to purchase or prepare nutritious meals for themselves. The program provides over 335,000 nutritious meals annually, delivered to more than 2,000 frail, nutritionally at-risk homebound elders in their residences in Contra Costa County.

Residential Care Homes: The California Community Care Licensing Division identifies 22 assisted living residential care facilities for the elderly in the Brentwood area with a total capacity of 475 beds. Most of these facilities are small group homes serving 6 or fewer adults. Two of these facilities are large: Cortona Park serves 150 persons and Westwood of Brentwood has capacity to serve 200 persons. The list and details of each specific facility can be viewed at: https://secure.dss.ca.gov/CareFacilitySearch/.

c. Large Households

The 2014 ABAG Data Set identified that 3,049 housing units contained five or more occupants, approximately 19% of total occupied units in Brentwood. Overcrowding is the typical indicator of housing problems for large families. This does not appear to be a serious problem in Brentwood, although 230 (1.6%) of all occupied units were reported in the 2006/2010 ACS as suffering from overcrowding. As is shown in Table 23, there are 2,107 owner-occupied households with 5 or more persons and 6,309 owner housing units with 4 or more bedrooms, so there is not a shortage of large ownership units. Similarly, there are 942 large renter households and 1,082 rental units with four or more bedrooms, so there are adequate large rental units to accommodate the city's large households. Although 3 bedroom units were not included in Table 23, these provide an additional source of adequate housing for many 5 and 6 persons households.

It is anticipated that the city will continue to need larger housing units to accommodate households of 5 or more persons. Of the 760 units allocated to the City through the RHNA, approximately 144 units should be 4 bedrooms or larger to accommodate large households.

According to the Committee Regional Campesina, an advocacy group for migrant farm workers, there is a need for housing units which can accommodate larger families. The City has noticed a trend by housing developers to offer floor plan options that allow the conversion of common areas to additional bedrooms. The City remains flexible in allowing these types of designs in for-sale housing products. This trend for additional bedrooms has also translated to the rental market with the city's latest apartment developments, Arbor Ridge and Villa Amador, providing 4-bedroom units at approximately 13% of their total number of units.

TABLE 23
TENURE BY HOUSEHOLD SIZE (5 OR MORE PERSONS) - 2010

	Owner		Renter		Total	
Household Size	Number	Percent of Total Owner Households	Number	Percent of Total Renter Households	Number	Percent of Total Households
5-Persons	1,299	10%	500	13%	1,799	11%
6-Persons	513	4%	247	6%	760	5%
7 + Persons	295	2%	195	5%	490	3%

TOTAL	2,107	16%	942	24%	3,049	19%
Housing Stock with 4 or More Bedrooms	6,309	--	1,082	--		
SOURCE: 2014 ABAG DATA SET						

d. Single-Parent Households

According to the 2014 ABAG data set, in 2010 there were 1,823 female-headed families (14% of total families). Of these families, 1,309 were single female households with children under 18, representing 10% of the total number of families in Brentwood.

Special needs of single parent families include housing that is affordable, safe, and accessible to public transportation, commercial centers, community facilities and child care facilities. This need is particularly applicable to single mothers, since they on the average have more children in their care than single fathers do, and also tend to have lower average incomes and lower rates of vehicle and home ownership than their male counterparts.

It is anticipated that approximately 76 of the City's RHNA may be used for single females heading families with children under 18.

e. Farm workers

Agricultural employment continues to be a significant economic activity in Contra Costa County. A decline in agricultural employment is expected, however, as the area develops with urban uses. A precise estimate of the number of agricultural workers in Brentwood is currently unavailable. However, the 2007/2011 ACS data indicates that 177 of the city's residents are employed in agriculture, forestry, fishing/hunting, and mining jobs. Based on a review of County assessor information, approximately 434.4 acres of land in the Brentwood (5% of the city's total land area) are used for agricultural purposes (orchard crops, agricultural preserves, and dry farming/grazing). Depending on the season, the number of seasonal or migrant workers varies. Problems associated with farm worker housing typically include severe overcrowding and unsanitary or otherwise substandard living conditions. Fortunately, the Villa Amador apartment project, which is an affordable project, requires 23 of its units to be occupied by farm workers.

There is not currently have any agriculturally zoned land within the city limits; however, agricultural uses are permitted within many of the City's residential zoning designations, which would require the development of housing per Section 17021.6 of the Health and Safety Code. As a matter of routine, the City's Municipal Code does allow group home facilities for six or fewer persons in all single family residential areas without a conditional use permit. Nothing in the City's Municipal Code precludes employee housing for agricultural uses. Therefore, the City is consistent with the Health and Safety Code in relation to employee housing.

f. Homeless

The City is supportive of the Contra Costa County's Ten Year Plan to End Homelessness which implements a "housing first" approach to ending homelessness within the County. The County's approach is supplemented by providing integrated services in order to facilitate long-term stability.

The Police Department receives very few reports of homeless people in the city, which reflects their report of a gradual decline within the past decade of homeless persons in the Brentwood jurisdiction. If they are encountered, the policy of the Police Department is to refer people in need to the Contra Costa Homeless

Program. In addition, the Police Department will provide homeless persons with vouchers for food and/or gas if needed on a case-by-case basis. If there is a real threat to safety, such as extreme temperatures, the Police Department will assist the person in finding appropriate shelter.

Currently, the city has only one facility which provides shelter for homeless or otherwise displaced persons on a regular basis. This recently constructed facility, Shepherd's Gate, provides services for up to 18 women and children within the community.

The 2014 ABAG Data Set identified 2,386 homeless persons in Contra Costa County in 2012, 1,490 of whom were unsheltered. Homeless subpopulations in the County include the chronically homeless (721 persons), veterans (82 persons), and persons in households with children (431 persons). While the ABAG Data Set did not identify the homeless specifically in Brentwood, the City's Police Department was asked to provide an estimate of homeless persons, based on the encounters of the City's different patrol shifts with the population. The Police Department estimated that the number of unsheltered homeless people in the city is between 15 and 20.

Reports from the County Homeless Hotline, which serves the entire county area, indicate that between the time period of July 1, 2013, to December 31, 2013, they have received 241 calls from persons, 77 of whom were newly homeless) identifying the East County (which includes Brentwood, Byron, Discovery Bay,, Knightsen, Oakley, and unincorporated areas) as their place of residence, out of 6,635 calls county-wide.

Services for the Homeless and At-Risk Populations

SHELTER, Inc. can provide one-time deposit or rent assistance to families in need and provides interim and transitional housing and services for homeless families with dependent children, as well as permanent housing. They also provide referrals to homeless families looking for permanent housing and/or employment.

The Anka Behavioral Health Center (FERST Multi-Service Center) in Antioch provides shelter and medical referral assistance for homeless persons who have mental health and substance abuse problems, as well as meals, showers, clothing and transitional assistance. A staff person at the Center estimates it currently provides services for an average of six clients per month who claim residency in Brentwood.

The Antioch Salvation Army provides referrals to shelters in the area, and also assists with food and PG&E bills. Staff at this location indicated they receive very few calls from Brentwood.

Catholic Charities of the East Bay operates a number of programs aimed at reducing homelessness and helping in need persons and families. The Critical Family Needs program provides one-time rental assistance for eligible families and individuals, including seniors, who are experiencing a crisis and need emergency help. The Cassidy Program provides emergency financial assistance to homeless or marginally housed low income seniors. The Housing Counseling program provides information and education regarding tenant responsibilities and rights, and information on how to maintain their housing or prevent homelessness.

Contra Costa County receives Emergency Solutions Grants (ESG) funds to improve and expand the supply of shelters for the homeless, and to provide homeless prevention activities and support services. ESG funds must benefit Urban County (Brentwood is part of the Urban County) homeless populations. Through the ESG funds, the County assists a range of agencies and service programs that provide shelter and homeless assistance programs. The County operates a Health Care for the Homeless Program which uses its mobile healthcare van for outreach. The bilingual Healthcare for the Homeless Team assesses client's needs, provides social support, and links clients to appropriate services and programs, including mental health and substance abuse programs, Medi-Cal, the County's Basic Adult Care program, and the Covered California healthcare insurance exchange.

Delta Community Services provides information and referrals for assistance with obtaining housing, paying rent and utilities, gaining transportation, food, and obtaining a range of basic services.

First 5 Contra Costa supports two emergency family homeless shelters, one in Martinez and one in Richmond. Shelters provide job training, medical care, counseling services, tutoring and preschool services, parenting classes, developmental screening for young children, and other needed services to help parents secure permanent housing.

Several churches in the community offer limited programs of assisting people with food and other sundries including Grace Bible Fellowship, Immaculate Heart of Mary, Rejoyce Christian Center, Lighthouse Baptist and the Brentwood Community United Methodist. Golden Hills Community Church of Brentwood operates a Community Outreach Center in downtown Antioch that offers hot meals Monday through Friday. In addition, they also sponsor Thanksgiving Day meals in Brentwood. In addition to the local community churches listed above, several organizations in Antioch provide food pantries and meals for the homeless.

Overall, there are a limited number of cases of homelessness or a need for emergency and transitional housing within the city. Due to the difficulty in quantifying the number of homeless persons or those in need of emergency shelter, and because most estimates are quite low, there is a strong indication that any estimate would be highly variable. The need for homeless shelters and transitional housing exists in the east County area as a whole. Given the very low estimates of need in the city and the availability of emergency and transitional housing in the immediate area, there does not appear to be a high priority need for shelters or transitional housing within the city. However, as required by SB2, the City has established an action program to amend the zoning ordinance to reflect zoning by right in appropriate areas for facilities of this type. This program is being implemented concurrently with the adoption of this update to the Housing Element.

In this regard, the City has identified several planned development zoning districts that could feasibly accommodate a homeless shelter. These districts include, as an example, Planned Development 38, Planned Development 48, Planned Development 53, and the northern portion of the Brentwood Boulevard Specific Plan, north of Lone Tree Way within the Mixed-Use Commercial-Office-Industrial designation. All of these areas have enough vacant land to accommodate construction of a homeless facility that would support the current need. Planned Development 38 currently includes over 35 acres of vacant land, Planned Development 48 contains 15 acres of vacant land, Planned Development 53 has well over 100 acres of vacant land, and the area north of Lone Tree Way within the Brentwood Boulevard Specific Plan includes approximately 40 acres of vacant land.

These areas are easily accessible to existing bus transit routes. In addition, these four areas are located along major arterials, including Lone Tree Way and, in the case of the Brentwood Boulevard Specific Plan, Brentwood Boulevard, which provide ample opportunities for employment and for accessing commercial and service uses via transit.

ASSISTED MULTIFAMILY HOUSING AT RISK OF CONVERSION TO MARKET RATE

There are no assisted multifamily rental housing units at risk of conversion during the 10-year period from 2014 through 2024.

TABLE 24
ASSISTED MULTIFAMILY RENTAL HOUSING

	NUMBER OF RESTRICTED UNITS/HOUSING TYPE	FUNDING SOURCES	FUNDING AFFORDABILITY EXPIRATION DATE
Green Valley Apartments 8510 Brentwood Boulevard	28 – Large Family	LIHTC; Brentwood Redevelopment Agency	04/03/2052
Marsh Creek Apartments 7251 Brentwood Boulevard	126 – Large Family	LIHTC	9/20/2057
Brentwood Park Apartments 160 Sycamore Avenue	79 – Large Family	LIHTC	12/17/2057
Brentwood Garden Apartments 180 Sycamore Avenue	80 – Large Family	LIHTC	9/15/2058
Arbor Ridge Apartments 2400 Shady Willow Lane	36 – Large Family	LIHTC	8/30/2060
Brentwood Senior Commons 750 Larkspur Lane	79 – Senior	LIHTC; Brentwood Redevelopment Agency	12/27/2061
Villa Amador Apartments 2101 Sand Creek Road	94 – Large Family	LIHTC; Brentwood Redevelopment Agency	03/28/2063
The Grove at Sunset Court 55 Havenwood Avenue	53 – Large Family	LIHTC	New development completed in 2013: no in-service date yet; Affordable through 2068
Sycamore Place 1100 Sycamore Court	40 – Senior	HUD Section 202/8; Brentwood Redevelopment Agency	HUD contracts expires 7/16/17, redevelopment funding requires affordability through 2051
Sycamore Place II 161 Sycamore Court	39 - Senior Housing	HUD Section 202/8; Brentwood Redevelopment Agency	HUD contract expires 10/31/2014 (anticipated to be renewed annually), redevelopment funding requires affordability through 2059
Town Center Commons 1275 Central Boulevard	9 - Family	Redevelopment	2066

RESOURCES

1. Inventory of Available Sites

In 2013, the City completed an update to the General Plan in which it designated lands that were determined to be suitable for residential development. Public services to these residentially planned lands are either currently available or are planned to be extended to these sites through the City's Capital Improvement Financing Program.

The 2013 General Plan Update identified capacity for an additional 9,972 dwelling units within the city limits. Some lands identified for future development will require rezoning and additional entitlements; these sites are not included in the Inventory of Available Sites. Sites designated for residential use with appropriate General Plan land use designations and zoning are included in the Inventory of Available Sites provided in Appendix A (Inventory of Single Family Sites) and Appendix B (Inventory of Multifamily Sites). Table 25 summarizes sites designated for residential development. Sites included in the Inventory of Sites are shown on Figure H-1.

As shown in Table 25, a total of approximately 5,697 dwelling units could be constructed within the vacant residential zones within the city, including entitled sites and sites that presently have not been approved for development. This includes a capacity for 769 dwelling units on potential very high density designated residential properties that would accommodate affordable multifamily development at 30 dwelling units or more per acre and 685 potential units on land designated for high density multifamily development that would accommodate densities of 16, 17, and 25 units per acre.

These figures do not take into account an additional 289.53 acres of land which is designated for a mix of uses and could accommodate 2,4000 multifamily units at densities of 16 to 40 units per acre, either as stand-alone residential projects or as part of mixed use projects. The City's Affordable Housing Ordinance provides for a 9% density bonus above mid-range by right and allows even higher densities consistent with the City's Density Bonus Ordinance, which is being revised to be consistent with the density bonus provisions of State law. The sites identified in Table 25 are suitable for development as the sites are designated to allow residential development, are generally in close proximity of infrastructure improvements, and are envisioned for development by the City's General Plan.

The City has evaluated densities for approved residential developments since March 1999. The subdivisions that were approved between 1999 through 2006 were fairly evenly divided with approximately half being approved below the mid-range and half above the mid-range densities allowed under the General Plan, resulting in approximately 821 units approved above the mid-range density within subdivisions and 607 units approved below mid-range density for this time period. From 2007 through 2012, the City has approved another 5 subdivisions resulting in 17 units approved below the mid-range density of the General Plan and 199 units approved above the mid-range density. Since 2012, the City has approved 6 subdivisions resulting in 578 units approved below the mid-range density and 9 units approved above the mid-range density.

The city has seen development of two multi-family housing projects during the last Housing Element cycle. The developments include a project with 96 units that were developed below the mid-range (a project for extremely low and very low income residents that included a child day care center) and a 54 affordable multifamily housing project on 3.18 acres. The City has had success in accommodating affordable housing projects at densities of less than 20 units per acre. However, the city has adequate sites zoned to accommodate multifamily development at 30 or more units per acre to accommodate the extremely low, very low, and low income units allocated to the City during the 2014-2022 RHNA cycle.

It should be noted that Brentwood's zoning ordinance allows a variety of housing types. For example, second units, mobile homes, and manufactured homes, and boarding rooms for six or fewer individuals are

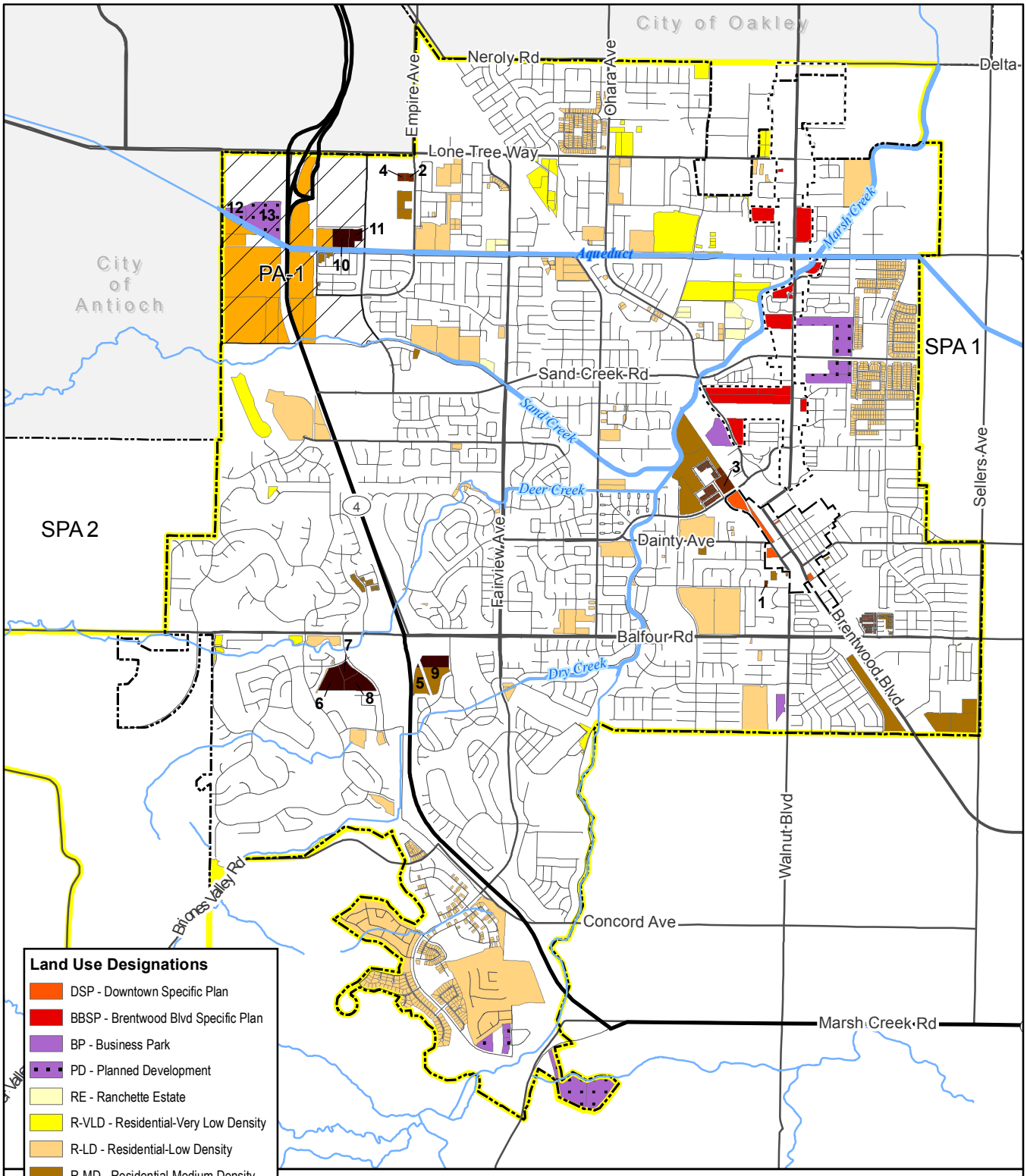
allowed in all residential zones by right to meet a variety of affordable housing needs including the needs of permanent and seasonal farm workers as well as other lower income households.

The City will continue to monitor residential development activity, and annually evaluate the inventory of available sites to determine how effective General Plan density ranges and the City's affordable housing ordinance are in supporting an equitable distribution of affordable units throughout the community.

TABLE 25
RESIDENTIAL SITES BY ZONING DESIGNATION

Zoning	Units/Acre	Parcels	Acres	Potential Units
Single Family Sites				
Entitled Projects (Various Zoning Designations)	Various	1,193	544.77	3,261
Planned Development	Various	75	193.95	779
R-E	1	13	38.55	37
R-1-E	2	4	19.81	47
R-1 (including R-1-6, R-1-8, R-1-10)	3.5	16	15.09	47
R-2/R-3	9/16	5	9.28	30
BBSP*	20	3	2.06	42
Subtotal Single Family Sites		*1,309*	*823.51*	*4,243*
Multifamily Sites				
R-3, PD-21, PD-44	16 (R-3, PD-44) 17 (PD-21)	5	6.36	81
PD-21, PD-49,	25	4	23.42	604
PD-51, PD-53	30	4	32.05	769
Subtotal Multifamily Sites		*13*	*61.83*	*1,454*
Mixed Use, Specific Plan, and Planned Development Sites that Allow Multifamily				
BBSP	20	12	50.98	816
DT	16	8	12.00	127
PD-52, PD-53	30	12	174.96	849
PD-55	25	1	12.91	258
PD-64 (Trilogy)	40	7	38.68	350 maximum senior units (150 affordable, 200 non-restricted)
Subtotal Mixed Use and Specific Plan Sites		*40*	*289.53*	*2,400*
TOTAL NEW RESIDENTIAL UNITS		*1,362*	*1,174.87*	*8,097*

**BBSP indicated some areas would have single family development*
Above figures assume 80% of maximum density allowed by zoning, except for entitled projects.
Source: City of Brentwood Community Development Department, 2014 ; De Novo Planning Group, 2014



Land Use Designations

- DSP - Downtown Specific Plan
- BBSP - Brentwood Blvd Specific Plan
- BP - Business Park
- PD - Planned Development
- RE - Ranchette Estate
- R-VLD - Residential-Very Low Density
- R-LD - Residential-Low Density
- R-MD - Residential-Medium Density
- R-HD - Residential-High Density
- R-VHD - Residential-Very High Density
- MUPT - Mixed Use Pedestrian Transit

Planning Areas

- Brentwood City Limits
- Brentwood Sphere of Influence
- Downtown Specific Plan Area
- Brentwood Blvd. Specific Plan Area
- Priority Area (PA)

Figure H-1: Inventory of Residential Sites by General Plan Land Use Designations

N

0 1,200 2,400
Feet

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Sources: City of Brentwood GIS, Contra Costa County GIS, ESRI StreetMapNorth America. Map date: October 8, 2014.

The City has zoned approximately 1,175 acres to allow the development of a variety of housing types to meet its future housing needs, including 544.77 acres that presently are entitled for residential development.

The City has included an action program to assess the effect of the City's mid-range density land use policy to ensure it does not become a barrier to the development of additional housing opportunities or hinder the efficient utilization of available vacant residential land. The action program will annually evaluate as-built densities, processing times, impacts on approval and development costs. If the evaluation identifies the mid-range policy is a constraint, then the City will take action within a year to mitigate its impacts on development.

The potential unit capacity shown in Table 25 represents mid-range development capacities for single-family sites. Multifamily sites are calculated at 80% of maximum capacity. Sites zoned to allow multifamily development at 30 units or more per acre would accommodate 769 extremely low, very low and low income dwelling units; sites identified for mixed use development or that are in a Specific Plan would accommodate an additional 1,199 extremely low, very low and low income dwelling units. The sites zoned to allow multifamily development, including sites that allow a mix of uses, at lower densities (16 to 25 units per acre) would accommodate an additional 1,993 multifamily units, which also can accommodate extremely low, very low, low, and moderate income dwelling units. The City's multifamily sites easily exceed the City's allocated housing need for these unit types. An example of the City's ability to support higher densities on these land use designations would be the City's recently constructed Meta Housing development, which includes 54 low income apartment units on 3.18 acres, which equates to a density of just under 17 dwelling units per acre of multi-family development. The Meta Housing parcel is designated for high density residential development in the City's General Plan. The City anticipates that other multi-family developments would be of equal or higher densities.

The City has successfully developed a number of affordable units at not only high densities, but also at medium and low densities. In the past, the relatively low cost of land in Brentwood and the County's high median income resulted in market-rate new single-family development in Brentwood that was offered at prices affordable to moderate income households, and as mentioned above, this is still the case in a limited number of developments, including Garin Corners and Palmilla. In addition, the City's Affordable Housing Ordinance provides a tool to provide affordable housing in the zones planned for low and medium density development.

Consequently, there is an ample supply of vacant land zoned to accommodate the remaining allocation of lower, moderate, and above moderate income housing during the current planning period.

2. *Housing Programs and Financial Resources*

Federal and State Programs

Community Development Block Grants (CDBG) – CDBG funds are awarded to entitlement communities on a formula basis for housing activities. Funding is awarded on a competitive basis to each participating city. Activities eligible for CDBG funding include acquisition, rehabilitation, economic development and public services. The City participates in the Urban County program, through which Contra Costa County administers CDBG funds for the unincorporated County as well as cities that participate in the program. The City may receive funds, on a competitive basis, through the Urban County program.

HOME Investment Partnership – HOME funds are granted by a formula basis from HUD to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include new construction, acquisition, rental assistance and rehabilitation. The City participates in the Contra Costa County-administered HOME Consortium, which administers HOME funds to projects in participating jurisdictions. HOME funds are typically allocated on a competitive basis.

Section 8 Housing Choice Voucher Program. The Section 8 Housing Choice Voucher Program provides monthly rental assistance payments to private landlords on behalf of low-income families who have been determined eligible by the Housing Authority of Contra Costa County. The program's objective is to assist low-income families by providing rental assistance so that families may lease safe, decent, and sanitary housing units in the private rental market. The program is designed to allow families to move without the loss of housing assistance. Moves are permissible as long as the family notifies the Housing Authority ahead of time, terminates its existing lease within the lease provisions, and finds acceptable alternate housing.

Section 8 – Project Based Assistance. The Section 8 Project-Based program is a component of the Housing Choice Voucher program. The program's objective is to induce property owners to make standard housing available to low-income families at rents within the program limits. In return, the Housing Authority or HUD enters into a contract with the owner that guarantees a certain level of rents.

Section 811/202 Program (Supportive Housing for Persons with Disabilities/Elderly) – Non- profit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of Very-Low Income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.

Affordable Housing Innovation Program (AHIP) – Loan and Practitioner Funds. The AHIP provides acquisition financing to developers, through a non-profit fund manager, for the development or preservation of affordable housing.

Building Equity and Growth in Neighborhoods (BEGIN). BEGIN provides grants to local jurisdictions to make deferred payment second mortgage loans to qualified first-time low- and moderate-income home buyers for the purchase of eligible newly constructed homes. No current funding is offered for this program.

California Housing Finance Agency (CalHFA) Multifamily Programs – CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for Low and Moderate Income families and individuals. One of the programs is the Preservation Acquisition Finance Program that is designed to facilitate the acquisition of at-risk affordable housing developments and provide low-cost funding to preserve affordability.

CalHOME Program. CalHome provides grants to local public agencies and non-profit developers to assist households in becoming homeowners. CalHome funds may be used for predevelopment, development, acquisition, and rehabilitation costs as well as downpayment assistance.

California Housing Finance Agency (CHFA). CHFA offers permanent financing for acquisition and rehabilitation to for-profit, non-profit, and public agency developers seeking to preserve "at-risk" housing units. In addition, CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.

Emergency Housing and Assistance Program (EHAP). EHAP provides funds to local government agencies and non-profit corporations for capital development activities and facility operation for emergency shelters, transitional housing and safe havens that provide shelter and supportive services for homeless individuals and families. No current funding is offered for this program.

Emergency Solutions Grant. The purpose of the Emergency Shelter Grants Program is to provide emergency shelter and related services to the County's homeless populations. Eligible activities include: the rehabilitation and conversion of buildings for use as emergency shelters; the provision of essential services to the homeless; operating support for emergency shelters; and homeless prevention/rapid rehousing activities. ESG funds administered by Contra Costa County can be used within the Urban County.

Federal Home Loan Bank System. The Federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.

Infill Infrastructure Grant Program. The program funds infrastructure improvements to facilitate new housing development with an affordable component in residential or mixed use infill projects and infill areas.

Joe Serna Jr. Farmworker Housing Grant Program. The Serna program finances the new construction, rehabilitation and acquisition of owner- and renter-occupied housing units for agricultural workers, with a priority for lower income households. No current funding is offered for this program.

Low Income Housing Tax Credits. The California Tax Credit Allocation Committee (CTCAC) administers the federal and state Low-Income Housing Tax Credit Programs. Both programs were created to encourage private investment in affordable rental housing for households meeting certain income requirements. Under these programs, housing tax credits are awarded to developers of qualified projects. Twenty percent of federal credits are reserved for rural areas, and ten percent for non-profit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The assisted units must be reserved for the target population for 55 years. The federal tax credit provides a subsidy over ten years towards the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide up-front capital to build the units. Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of nine percent per year for ten years and a state credit of 30 percent over four years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a four percent federal credit each year for ten years and a 13 percent state credit over four years. The CTCAC also administers a Farmworker Housing Assistance Program and a Commercial Revitalization Deduction Program.

Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA). LIHPRHA requires that all eligible HUD Section 236 and Section 221(d) projects "at-risk" of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPRHA Incentives. The incentives to owners include HUD subsidies which guarantee owners an eight percent annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies for a 12 month period followed by an additional three-month sale to other purchasers. Only then are owners eligible to prepay the subsidized mortgages.

Multifamily Housing Program (MHP). The MHP program provides low interest loans to developers of affordable rental and transitional housing projects. Funds may be used for new construction, rehabilitation, acquisition and rehabilitation, or conversion of non-residential structures.

Preservation Interim Repositioning Program (PIRP). PIRP is a short-term loan program designed to preserve housing at risk of conversion to market rates. Only non-profits, dedicated to the provision of affordable housing, may apply. Local matching funds, together with PIRP funds, may not exceed 20 percent of total costs. No current funding is offered for this program.

California Community Reinvestment Corporation (CCRC) – The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for Low Income families, seniors and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation and acquisition of properties.

iii. Local Programs

With the statewide closure of redevelopment agencies, the City of Brentwood no longer has a dedicated program and funding source to directly assist with the development of affordable housing. Local programs, such as the Affordable Housing Ordinance, housing funds, density bonus program and related incentives, are discussed in Chapter 2 and in this chapter under Development Constraints, Availability of Assistance Programs.

iv. Qualified Entities to Preserve At-Risk Units

There are 24 non-profit corporations currently working in Contra Costa County and 96 entities working statewide have the experience and capacity to assist in preserving at-risk units. These organizations are tracked by HCD and up-to-date contact information for each entity can be obtained via the HCD website at: http://www.hcd.ca.gov/hpd/hrc/tech/presrv/.

2. Public Facilities and Services for Residential Development

The City provides water service within the city limits and operates its own supply, treatment, and distribution system. The City's primary water source is groundwater from seven wells. These seven wells have a design capacity of approximately 6.63 million gallons per day (MGD). Through an agreement with the East Contra Costa Irrigation District, the City has secured entitlements for 14,800 acre-feet (13.2 MGD) of surface water per year for uses within the city. These two water supplies provide 19.45 MGD to the City. The City can also receive recycled water from two treatment plants. The City's water demand at build-out was analyzed in the 2014 General Plan Update Environmental Impact Report, which identified that the City's projected supplies, including increased use of recycled water, non-potable water, and increased water supply from meter adjustments, would be adequate to meet the build-out water demand of 33.6-33.8 MGD. It is noted that the adopted 2014 General Plan represents a decrease from the previously adopted General Plan buildout projections and so less water would be needed than was previously anticipated. The City's Urban Water Management Plan projects that the City will have adequate supplies to meet demands. Based on this assessment, the City has sufficient planned water supplies to satisfy the demands due to implementation of the General Plan. The City monitors its water supply and infrastructure daily. If the need for new facilities in the future is identified, projects would be added to the City's Capital Improvement Program.

In 2004, the City completed construction of one of its Capital Improvement Program projects for an expansion of its wastewater treatment plant (WWTP). The second phase of this expansion is anticipated to be completed within the next five years. In 2012, the average flow to the wastewater treatment plant was 3.4 MGD. The City's wastewater generation was analyzed in the 2014 General Plan Update Environmental Impact Report. This document indicates that total wastewater flow at build-out would be from 10.2 to 12.5 MGD. The current capacity of wastewater treatment facilities is 5 MGD and will be increased to 7.5 to 10 MGD with the construction of the Phase II improvements. The current capacity at the WWTP is adequate to accommodate the City's RHNA of 760 units during the 2014-2022 planning period; the Phase II increase in capacity will accommodate residential and non-residential development envisioned in the General Plan. In the future, when the demand approaches the capacity, the City, through its Capital Improvement Program, will apply for increased capacity at the WWTP and will plan phased improvements to accommodate growth. Therefore, the City has adequate water treatment facilities to accommodate its current and expected build-out of the General Plan and will, therefore, be able to meet the City's regional housing needs.

The City's Engineering Procedures Manual sets forth the exact protocol for submittal and approval of improvement plans. Since capacity exists for all current and planned development in the City, affordable housing developments would not incur any unnecessary delays in processing or connection to City services.

The City has also worked closely with the Brentwood Union School District and Liberty Union High School District to expand and upgrade the school facilities throughout the city, which has resulted in the opening of Heritage High School in 2005 and a new elementary school along Sand Creek Road in the eastern portion of the city in 2012. The City has initiated improvements to major arterial roadways, such as Lone Tree Way, Sand Creek Road, Heidorn Ranch Road, Shady Willow Lane, O'Hara Avenue and Fairview Avenue. These improvements help accommodate future residential development throughout the city.

3. Opportunities for Energy Conservation

There are many opportunities for conserving energy in new and existing homes. Housing with energy conservation features should result in reduced monthly occupancy costs as consumption of fuel and energy is decreased. Similarly, retrofitting existing structures with energy conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation or retrofitting of more efficient appliances, and mechanical or solar energy systems; and building design and orientation which incorporates energy conservation considerations. In recent years, the City has seen an increase in the number of solar energy systems being installed on single-family residential properties, and has recently approved a solar energy system for the Villa Amador Apartments, which has been installed.

Conservation Element

The recently updated Conservation Element of the General Plan includes policies developed to encourage energy conservation, including opportunities for increased energy efficiency in existing and new housing. Key policies and actions include:

Policy COS 8-11: Encourage new construction to incorporate passive solar features.

Action COS 8f: Provide a conservation page (or similar page) on the City's website that provides links to resource agencies (i.e., CARB, BAAWMD, EPA, etc.) and provides information regarding local and regional conservation and environmental programs, to the extent that the City has readily available information, including methods for pollution prevention such as reduced air pollutant and greenhouse gas emissions through use of alternative forms of transportation (i.e., bicycling, pedestrian, transit), through reducing woodburning activities using EPA-certified wood-burning devices, etc.

Policy COS 9-1: Require all new public and privately constructed buildings to meet and comply with the most current "green" development standards in the California Code of Regulations (CCR), Title 24.

Policy COS 9-2: Support innovative and green building best management practices including, but not limited to, LEED certification for all new development, and encourage project applicants to exceed the most current "green" development standards in the California Code of Regulations (CCR), Title 24, if feasible.

Policy COS 9-3: Promote the use of alternative energy sources in new development.

Policy COS 9-4: Incorporate innovative green building techniques and best management practices in the site design, construction, and renovation of all public projects.

Policy COS 9-5: Promote water conservation among water users.

Policy COS 9-6: Continue to require new development to incorporate water efficient fixtures into design and construction.

Policy COS 9-9: Encourage and support the use of drought-tolerant and regionally native plants in landscaping.

Policy COS 9-10: Ensure that the layout and design of new development and significant remodels encourages the use of transportation modes other than automobiles and trucks.

Action COS 9a: Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations (CCR), Title 24 standards as well as the energy efficiency standards established by the General Plan and the Brentwood Municipal Code.

Action COS 9b: Connect residents and businesses with programs that provide free or lowcost energy efficiency audits and retrofits to existing buildings.

Action COS 9c: Explore amending the Brentwood Municipal Code to incentivize the use of small-scale renewable energy facilities and, where appropriate, to remove impediments to such uses.

Action COS 9d: Develop and provide incentives to developers and businesses that use reclaimed water and other non-potable water for landscaping.

Action COS 9e: Continue to implement Chapter 17.630 of the Brentwood Municipal Code, particularly as it relates to water conservation efforts.

Action COS 9f: Provide a conservation page (or similar page) on the City's website that provides links to resource agencies and provides information regarding local and regional conservation and environmental programs, to the extent that the City has readily available information, including recycling guidance for single family residences, businesses, and apartments, opportunities for reuse of materials, a description of how to compost, and a description of methods to reduce water use, such as appropriate reuse and recycling of water, water conservation measures, and xeriscaping.

Action COS 9g: Develop a list of drought-tolerant and native plants appropriate for use in Brentwood and review development projects for adherence to this list.

DEVELOPMENT CONSTRAINTS

1. Government Constraints

Land Use Controls

The City of Brentwood exercises a number of land use controls which directly affect the development of housing. Some of these programs place certain restrictions on housing development, while others encourage housing production.

a. Growth Management

In 1988, the City adopted Ordinance 423 which guarantees that services will be available to service residential growth. The language is included as Chapter 17.805 of the Brentwood Municipal Code. The services that are outlined in this Ordinance include:

- an adequate water supply and storage
- adequate sewer capacity
- drainage facilities
- schools
- roadways

The City Council is required to make appropriate findings which ensure that these services will be provided. Through the issuance of assessment district bonds and the payment of development fees, these services are being paid for and built.

These are normal infrastructure requirements, needed to ensure the protection of public health and safety, as well as to ensure that adequate educational facilities are available to serve new families moving into the community. Because the provision of even normal infrastructure can be expensive, and in recognition of the need to avoid constraints to the development of affordable housing, the City included in the program exemptions from financial participation for the following:

- senior citizen housing
- residential projects which contribute to the City's unfulfilled portion of the regional fair share housing allocation
- residential projects of four or fewer units by a single developer per year
- residential projects of 10 or fewer units within the City's redevelopment areas

In 2001, the City adopted a Residential Growth Management Program (RGMP) to review and evaluate residential growth and synchronize residential growth with infrastructure and municipal and public safety services. The RGMP has been amended several times over the past decade. Project allocation applications are reviewed using twelve criteria. A project must score at least 140 out of a possible 270 total points available to receive an allocation. The RGMP includes five exemptions that are not subtracted from the total dwelling unit allocation available:

1) Affordable housing units approved in conjunction with the City's affordable housing ordinance;

2) Projects that have an approved tentative map, building permit, development agreement, or other City entitlement prior to October 12, 2004;

3) Replacement housing on a one unit for one unit basis;

4) Residential care facilities with units that are non-self-sufficient units; and

5) Density bonus units granted pursuant to California Government Code Section 65915.

The RGMP also includes six types of exemptions that are subtracted from the total dwelling unit allocation available:

1) Parcel Maps for up to four units;

2) Development of up to four new dwelling units on an existing residential lot;

3) A secondary housing unit (as defined by State law) on an existing residential lot and in compliance with the Zoning Ordinance;

4) Projects designated by the General Plan for very high density residential development;

5) Vertical mixed-use projects providing residential uses above non-residential uses; and

6) Subdivision maps where not more than four new dwelling units would be created (i.e., a subdivision map for seven lots where three or more dwelling units already exist).

The RGMP is not anticipated to hinder the ability of the City to produce affordable housing units during the current planning period, but rather is intended to meter or phase market rate housing construction in the future. Due to the recent economic downturn, and the consequential lack of residential development applications, the RGMP process was suspended by the City Council on May 10, 2011. However, it is

anticipated that the RGMP process will be reconsidered at some point in the future as the housing economy improves.

b. Density Bonus

In 1989 the City adopted a density bonus ordinance in accordance with the provisions of State law at that time. The ordinance provides for a 25% density bonus for housing development which will meet the following qualifications:

- Housing Development for low and moderate income households: At least 25% of the units must be for low and moderate income households.
- Housing Development for lower income households: At least 10% of the units must be for lower income households.
- Housing Developments for senior citizens or disabled households: At least 50% of the units must be for senior citizen or disabled households.
- For Condominium Conversions: At least 33% of the units must be low or moderate income households and 15% for lower income households.

Where a development meets these qualifications the City must provide other incentives of equivalent financial value in lieu of the density bonus.

Per Section 65915 of the California Government Code, a density bonus must be granted when certain percentages of the units are for lower income households or lower income elderly households. In the past, the City has granted density bonuses to assist in the development of affordable housing. However, the City recognizes that its existing ordinance does not reflect the most recent changes in State law and may not afford the level of assistance intended by the law. Accordingly, the City will take action to modify the density bonus ordinance consistent with current State law. An action program has been included in this element to enact the necessary modifications; the update to the density bonus ordinance is planned to be adopted concurrently with this update to the Housing Element.

c. Environmental

Although the City of Brentwood has identified the following as environmental constraints, these issues do not impact the City's ability to accommodate the number of units required to meet the RHNA obligation, nor do they seriously affect developers' ability to construct housing within Brentwood as these issues can be mitigated. Projects that are affected by the following environmental issues would be identified early in the process through the CEQA checklist and mitigation measures would be identified and placed on the project, which would allow the project to be approved and built. The City has never denied a housing development project due to any of the following identified environmental issues in the past and does not anticipate these environmental constraints would pose any insurmountable obstacle to housing development in the future.

1) Seismic and Soils: The Brentwood area is located in a seismically active zone. Five active faults are located within an approximate 50-mile radius, with two located within Brentwood's Planning Area. Development of housing within a seismically active zone could expose people or structures to substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault and/or strong seismic ground shaking. Expansive clay soils, which can shrink and swell, are common within the City of Brentwood. In addition, alluvial and sand dune areas found in the City may be subject to liquefaction during a seismic event if groundwater is present near the surface. Slope stability is a concern in the hilly western and southwestern portions of the Planning Area, which are subject to instability. Seismic and geologic hazards are addressed through the

environmental and development review and permitting process as development projects are processed and by implementation of regulations for grading as well as building, through the California Building Code, to insure structural stability.

2) Toxic Hazards: Impacts related to oil/gas wells and pipelines are not uncommon, especially in the western portion of the City. Urban encroachment into oil fields may result in potential health and safety risks due to gas migration, blowouts when drilling new wells or reworking old wells, and soil and groundwater contamination. Areas of the City that are adjacent to oil/gas wells and pipelines are identified in the City's General Plan EIR and would be subject to further environmental review and mitigation of impacts at the time of development.

3) Fire Hazards: The City of Brentwood receives fire protection from the East Contra Costa Fire Protection District (ECCFPD). The district has two fire stations servicing the City, as well as additional stations for areas outside of the City. ECCFPD covers all of Brentwood, as well as other areas in the East County. The City of Brentwood does have grassland areas, which would be subject to wildfires particularly during the summer and fall dry seasons, especially during periods of high winds. Fire hazards are addressed through the environmental and development review process, as well as through imposed standards dictated by the California Building Code.

4) Flooding: The City of Brentwood has several flood zone areas, mainly along four existing creeks, Marsh Creek, Deer Creek, Dry Creek, and Sand Creek, that are included as flood hazard areas on existing Federal Emergency Management Agency (FEMA) maps. Flood hazards are addressed through project setbacks and through imposition of requirements on new projects to make appropriate flood control improvements at the time of development.

5) Noise: The City of Brentwood is exposed to noise from sources such as major roadways, including Highway 4, Lone Tree Way and Balfour Road, as well as farming operations and construction. Noise impacts can be mitigated to acceptable levels through a variety of methods including earthen berms, increased setbacks, masonry sound walls and construction methods. Noise impacts can also be avoided through siting of noise-sensitive uses away from noise generating uses. Noise mitigation is addressed through the environmental and development review and permitting process as development projects are processed.

6) Agricultural, Biological and Cultural: The City of Brentwood is bordered on the east and south by land designated for agricultural preservation within the City's General Plan. In addition, many areas of the City have soils that are designated as prime agricultural soils. According to the U.S. Fish and Wildlife Service, there are numerous threatened and endangered plant and animal species known or expected to occur in the County. Special status species listed by the California Department of Fish and Game known to occur in Brentwood include, but are not limited to, the San Joaquin kit fox, Swainson's hawk, and the California red-legged frog, as well as several plant species. In addition to these special status species, the City has a large population of Western Burrowing owl. The City works closely with the Department of Fish and Game when special status species are encountered and requires new development to survey land and mitigate impacts prior to any disturbance on the site. The adopted Contra Costa County Habitat Conservation Plan mitigates the impacts of development on agricultural and biological resources by the requirement of fee payments based on land cover types. Cultural and archeological surveys are also required as part of new development project processing, and mitigation is also required should these surveys identify the need for preservation.

d. On- and Off-Site Improvements

When developing land, the City may require the developer to dedicate land, construct, or pay fees to provide necessary on- and off-site improvements. Land dedication, site improvements or fees may be required to provide adequate sanitary sewer and water service to a project, to make necessary transportation improvements, and to provide other infrastructure to the project. In addition, the City may require the payment for various offsite improvements as part of project mitigation measures (e.g., payment towards an offsite traffic signal). Developers of new residential projects are also required to construct all onsite streets, sidewalks, curb, gutter, and affected portions of offsite arterials. The cost for site improvements varies from project to project, based on the specific location and existing infrastructure. For infill projects where infrastructure may already be available, there may be a need to upgrade and/or expand the existing improvements to serve new residential development.

Road classifications and standards are found in the City's General Plan Circulation Element and the City's Engineering Plans and Specifications. They are as follows:

- State Route 4 Bypass and Rural Byway, 250 foot right of way
- 4-Lane Arterial, 140 foot right of way
- 2-Lane Collector, 96 foot right of way
- Industrial/Commercial Street, 64 foot right of way
- Residential Collector Street, 60 foot right of way
- Residential Local Street, 56 foot right of way

Arterials and collectors are designated on the General Plan according to existing and projected needs. Developers are responsible for the development of roadways associated with their residential project. City roadways are required to be paved. Curbs/gutters and drainage facilities are required to direct storm and runoff water out of residential developments.

Development of and connection to municipal water and sewer services are required as a condition of approving subdivision and parcel maps. Water service is necessary for a constant supply of potable water. Sewer services are necessary for the sanitary disposal of wastewater. These off-site requirements allow for the development of much higher residential densities.

Required on-site improvements for residential development are determined largely by the zoning of the property. There are five basic residential zoning districts in the City of Brentwood: RE (Ranchette Estate), R-1-E (Single Family Residential Estate), R-1 (Single Family Residential), R-2 (Moderate Density Multi-Family Residential), and R-3 (High Density Multi-Family Residential). Residential uses are also allowed on up to 49% of land or building area, subject to a conditional use permit, in the COR (Commercial Office Residential), CR (Commercial Residential), and within the PEC (Planned Employment Center) zone districts, at any of the densities currently permitted in the City's General Plan. The SPF (Semi-Public Facility) zone allows senior housing development, at a density to be determined by the City, depending on site conditions and other constraints.

A principle of density transfers is utilized by the City in considering all master planned zoning districts (i.e., PD and PEC), such that higher densities of housing development are allowed on many sites, and on the condition that the gross density of the site does not exceed the specified General Plan Land Use map limit. Density transfers enable developers to designate a portion of their sites for higher density development which can be more affordable to lower and moderate income households.

The quantity of vacant land in zoning districts such as CR, COR, PEC, and other mixed use districts, as well as the conventional zoning districts (R-1-E through R-3) provides an opportunity for development of a broad range of housing types, capable of serving all income groups.

The Zoning Ordinance establishes lot dimension and setback requirements for structures in residential zoning districts. Table 26 provides the typical height, setback, and lot coverage requirements for residential zones. Table 27 shows parking requirements for residential units as established by the zoning ordinance. Brentwood's requirements for on-site improvements as expressed in the zoning ordinance are not considered to be unusually restrictive or a constraint on the development of housing comparatively, and requests for reductions in on-site improvements such as parking for senior projects have been granted for several past developments.

TABLE 26
RESIDENTIAL DEVELOPMENT STANDARDS

Residential Zone	Maximum Density	Minimum Setbacks	Maximum Lot Coverage	Minimum Lot Size/ Dimensions	Maximum Height	Open Space Requirement
Single Family Development						
Single-Family (R-1)	5 DUs per acre	Front – 20 ft. Side – 5 ft. min. and 15 ft. combined Street Side – 10 ft. Rear – 20 ft.	None	6,000 sq. ft.; 60 ft. width by 150 ft. depth	2 stories and 30 ft.	5.0 acres /1,000 people
RE Ranchette Estate	1 DU per parcel	Front - 20 ft. Side – 20 ft. Street Side – 25 ft. Rear - 40 ft.	None	43,560 sq. ft. size; 140 ft. width	2 stories and 35 ft.	5.0 acres /1,000 people
R-1-E Single-Family Estate	2 DUs per acre CUP- up to 3 units per acre	Front – 20 ft. Side – 10 ft. min. and combined 25 ft. Street Side- 15 ft. Rear – 30 ft.	None	Size: 14,500 sq. ft. With CUP – 10,000 sq. ft. Width: 100 ft.	2 stories and 35 ft.	5.0 acres per 1,000 people
R-1-6	3.5 DUs per gross acre CUP- 3.5 to 6 DUs per gross acre	Front- 20 ft. Side – 5 ft. min. and combined 15 ft. Street Side – 10 ft. Rear – 20 ft.	None	6,000 sq. ft.; 60 ft. width and 100 ft. depth	2 stories and 30 ft.	5.0 acres per 1,000 people
R-1-8	3.5 DUs per gross acre CUP- 3.5 to 6 DUs per gross acre	Front- 20 ft. Side – 7 ft. min. and combined 20 ft. Street Side – 10 ft. Rear – 20 ft.	None	8,000 sq. ft.; 70 ft. width and 100 ft. depth	2 stories and 30 ft.	5.0 acres per 1,000 people
R-1-10	3.5 DUs per gross acre CUP- 3.5 to 6 DUs per gross acre	Front- 20 ft. Side – 9 ft. min. and combined 25 ft. Street Side – 10 ft. Rear – 20 ft.	None	10,000 sq. ft.; 80 ft. width and 100 ft. depth	2 stories and 30 ft.	5.0 acres per 1,000 people

TABLE 26 RESIDENTIAL DEVELOPMENT STANDARDS						
Residential Zone	**Maximum Density**	**Minimum Setbacks**	**Maximum Lot Coverage**	**Minimum Lot Size/ Dimensions**	**Maximum Height**	**Open Space Requirement**
R-1-12	3.5 DUs per gross acre CUP- 3.5 to 6 DUs per gross acre	Front- 20 ft. Side – 12 ft. min. and combined 30 ft. Street Side – 10 ft. Rear – 20 ft.	None	12,000 sq. ft.; 90 ft. width and 100 ft. depth	2 stories and 30 ft.	5.0 acres per 1,000 people
Multi-Family Residential						
R-2 (Apartments)	9 DUs per gross acre CUP – 8 to 12 DUs per gross acre	Front – 15 ft. Side – 5 ft. with combined total of 15 ft. Street Side – 10 ft. Rear – 20 ft.	40% of lot area	6,000 sq. ft.; 50 ft. depth	2 stories and 30 ft.	600 sq. ft. per unit
R-2 (Attached and Detached Single-family)	9 DUs per gross acre CUP – 8 to 12 DUs per gross acre	Front – 20 ft. Side – 0 ft. and combined 12 ft. Street Side – 12 ft. Rear – 20 ft.	40% of lot area	3750 sq. ft.; 37.5 ft. width	2 stories and 30 ft.	600 sq. ft. per unit
R-3	16 DUs per gross acre: CUP 16 to 20 DUs per gross acre	Front – 10 ft. Side – 5 ft. min. and combined 15 ft. Street Side – 10 ft. Rear – 20 ft.	40% of lot area	6,000 sq. ft.; 75 ft. width	3 stories and 36 ft.	500 sq. ft. per dwelling
Planned Developments						
PD 5	5.0 DUs per gross acre	Front: 20 ft. Side: 5 ft. with combined 15 ft. Street Side: 10 ft. Rear: 20 ft.	45% of lot area for 1-story units and 40% for 2-story units	6,000 sq. ft.: 60 ft. width by 90 ft. depth	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 6	17.16 DUs per gross acre	Front: 20 ft. Side: 10 ft. Rear: 20 ft.	None	5.0 ac.; 100 ft. width	3 stories and 36 ft.	5.0 acres per 1,000 people
PD 7	5 DUs per gross acre	Front: 20 ft. Side: 5 ft. with combined 15 ft. Street Side: 10 ft. Rear: 20 ft.	None	7,500 sq. ft.; 65 ft. width	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 8	5 DUs per gross acre	Front: 20 ft. Side: 5 ft. with combined 15 ft. Street Side: 10 ft.	None	5,000 sq. ft.; 55 ft. width	30 ft.	5.0 acres per 1,000 people

TABLE 26 RESIDENTIAL DEVELOPMENT STANDARDS						
Residential Zone	**Maximum Density**	**Minimum Setbacks**	**Maximum Lot Coverage**	**Minimum Lot Size/ Dimensions**	**Maximum Height**	**Open Space Requirement**
		Rear: 20 ft.				
PD 9	5 DUs per gross acre	Front: 20 ft. Side: 10 ft. with combined 25 ft. Street Side: 15 ft. Rear: 30 ft.	None	13,000 sq. ft.; 90 ft. width	2 stories and 35 ft.	5.0 acres per 1,000 people
PD 10	15.5 DUs per gross acre	Front: 10 ft. Side: 5 ft. with combined 15 ft. Street Side: 10 ft. Rear: 20 ft.	None	10,000 sq. ft.; 75 ft. width	3 stories and 36 ft.	5.0 acres per 1,000 people
PD 11	20 DUs per gross acre	Front: 9 ft. Side: 3 ft. Street Side: 5 ft. Rear: 5 ft.	60% of lot area	1,885 sq. ft.; 28 ft. width by 67 ft. depth	2 stories and 35 ft.	5.0 acres per 1,000 people
PD 13	5 DUs per gross acre	Front: 12 ft. Side: 5 ft. with combined 12 ft. Street Side: 10 ft. Rear: 15 ft.	40% of lot area	6,650 sq. ft.; 50 ft. width by 94 ft. depth	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 14	3.5 DUs per gross acre	Front: 20 ft. Side: 7 ft. with combined 20 ft. Street Side: 10 ft. Rear: 20 ft.	None	8,000 sq. ft; 70 ft. width	30 ft.	5.0 acres per 1,000 people
PD 15	5 DUs per gross acre	Front: 20 ft. Side: 5 ft. with combined 10-15 ft. Street Side: 15 ft. Rear: 15 ft.	None	4,000 sq. ft.	35 ft.	5.0 acres per 1,000 people
PD 16	5 DUs per gross acre	Front: 5-10 ft. Side: 3-5 ft. with combined 15 ft. Rear: 15 ft.	None	4,000 sq. ft.; 45-60 ft. width by 75-90 ft. depth	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 17	24 DUs per gross acre	Front: 10-20 ft. Side: 0-5 ft. with combined 10-15 ft. Street Side: 10 ft. Rear: 15-25 ft.	None	4,000-6,000 sq. ft.; 40-60 ft. width by 100 ft. depth	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 18	3 DUs per gross acre	Front: 20 ft. Side: 5 ft. with combined 15 ft.	None	6,000 sq. ft.; 60 ft. width	2 stories and 35 ft.	5.0 acres per 1,000 people

TABLE 26 RESIDENTIAL DEVELOPMENT STANDARDS						
Residential Zone	**Maximum Density**	**Minimum Setbacks**	**Maximum Lot Coverage**	**Minimum Lot Size/ Dimensions**	**Maximum Height**	**Open Space Requirement**
		Street Side: 10 ft. Rear: 20 ft.				
PD 19	5 DUs per gross acre	Front: 17 ft. Side: 3 ft. with combined 17 ft. Rear: 25-30 ft.	None	4,725 sq. ft.; 45 ft. width by 105 ft. depth	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 20	5 DUs per gross acre	Front: 20 ft. Side: 5 ft. min with combined 15 ft. Rear: 15 ft.	None	6,000 sq. ft.; 60 ft. width by 90 ft. depth	35 ft.	5.0 acres per 1,000 people
PD 21	3 DUs per gross acre; senior attached housing 17 du/ac; D - senior multifamily 30 du/ac	Single Family Front: 18-20 ft. Side: 5 ft. with combined 12 ft. Rear: 20 ft. Senior Attached/Multifamily Internal property line: 10 ft Single family parcel: 20 ft SR 4: 50 ft	None	Single Family 4,000 sq. ft. Senior Attached /Multifamily 1 acre	Single Family 35 ft. Multifamily 50 ft	5.0 acres per 1,000 people
PD 22	5 DUs per gross acre	Front: 5-20 ft. Side: 5 ft. with combined 15 ft. Rear: 15-20 ft.	None	4,500-6,000 sq. ft.; 45-60 ft. width	30-35 ft.	5.0 acres per 1,000 people
PD 23	11 DUs per gross acre	Front: 12 ft. Side: 5 ft. with combined 13 ft. Street Side: 10 ft. Rear: 15 ft.	40%	4,675 sq. ft.; 55 ft. width by 85 ft. depth	2 stories and 35 ft.	5.0 acres per 1,000 people
PD 24	5 DUs per gross acre	Front: 12 ft. Side: 5 ft. with combined 12 ft. Street Side: 10 ft. Rear: 15 ft.	40%	6,650 sq. ft.; 50 ft. width by 94 ft. depth	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 25	3.7 DUs per gross acre	Front: 12-20 ft. Side: 5 ft. with combined 15 ft. Street Side: 10 ft. Rear: 20 ft.	None	5,520 sq. ft.; 60 ft. width	30 ft.	5.0 acres per 1,000 people
PD 26	5 DUs per	Front: 12-25 ft.	None	4,500-20,000	30-35 ft.	5.0 acres

TABLE 26 RESIDENTIAL DEVELOPMENT STANDARDS						
Residential Zone	**Maximum Density**	**Minimum Setbacks**	**Maximum Lot Coverage**	**Minimum Lot Size/ Dimensions**	**Maximum Height**	**Open Space Requirement**
	gross acre	Side: 5-12 ft. with combined 15-30 ft. Street Side: 10-15 ft. Rear: 20-30 ft.		sq. ft.; 45-100 ft. width; 0-105 ft. depth		per 1,000 people
PD 27	3 DUs per gross acre	Front: 10 ft. Side: 5 ft. with combined 12 ft. Street Side: 12 ft. Rear: 15-20 ft.	None	4,000 sq. ft.	35 ft.	5.0 acres per 1,000 people
PD 28	11 DUs per gross acre	Front: 15-20 ft. Side: 5 ft. with combined 12 ft. Street Side: 10 ft. Rear: 20 ft.	None	4,500 sq. ft.; 45 ft. width	30 ft.	5.0 acres per 1,000 people
PD 29	3 DUs per gross acre	Front: 12 ft. Side: 5 ft. with combined 12 ft. Street Side: 10 ft. Rear: 20 ft.	40%	7,000 sq. ft.; 70 ft. width by 100 ft. depth	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 30	5 DUs per gross acre	Front: 10 ft. Side: 4-5 ft. with combined 10-15 ft. Street Side: 10 ft. Rear: 20-25 ft.	40%	4,700-5,200 sq. ft.; 47-60 ft. width by 85-100 ft. depth	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 31	11 DUs per gross acre	Front: 15 ft. Side: 5 ft. with combined 12 ft. Rear: 15 ft.	40%	4,511 sq. ft.; 55 ft. width by 90 ft. depth	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 32	11 DUs per gross acre	Front: 12 ft. Side: 5 ft. Rear: 5-15 ft.	50-55%	2,000 sq. ft.; 30-40 ft width by 60-70 ft. depth	30 ft.	5.0 acres per 1,000 people plus 250 sq. ft. of private open space
PD 33	5 DUs per gross acre	Front: 15 ft. Side: 5 ft. with combined 10 ft. Street Side: 10 ft. Rear: 20 ft.	40-45%	6,000 sq. ft.; 60 ft. width by 100 ft. depth	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 35	5 DUs per gross acre	Front: 12-20 ft. Side: 5-20 ft. with	40-45%	5,800 sq. ft. – 1 acre; 65-	2 stories and 30 ft.	5.0 acres per 1,000

TABLE 26 RESIDENTIAL DEVELOPMENT STANDARDS						
Residential Zone	**Maximum Density**	**Minimum Setbacks**	**Maximum Lot Coverage**	**Minimum Lot Size/ Dimensions**	**Maximum Height**	**Open Space Requirement**
		combined 15-30 ft. Street Side: 10-25 ft. Rear: 20-40 ft.		140 ft. width by 80-110 ft. depth		people
PD 36	5 DUs per gross acre	Front: 15 ft. Side: 5 ft. with combined 12 ft. Street Side: 10 ft. Rear: 20 ft.	40-45%	5,000 sq. ft.; 50 ft. width	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 38	30 DUs per gross acre	Front: 15 ft. Side: 15 ft. Rear: 15 ft.	None	2 acres	55 ft.	5.0 acres per 1,000 people plus 100 sq. ft. per unit
PD 39	5 DUs per gross acre	Front: 25 ft. Side: 10 ft. Rear: 20 ft.	40%	10,000-20,000 sq. ft.; 85-95 ft. width by 110-130 ft. depth	2 stories and 30-35 ft.	5.0 acres per 1,000 people
PD 42	11 DUs per gross acre	Front: 6 ft. Side: 5 ft. Rear: 10 ft.	65%	1,500 sq. ft.; 24 ft. width by 60 ft. depth	None	5.0 acres per 1,000 people
PD 44	11-20 DUs per gross acre	Front: 4-15 ft. Side: 3-7 ft. Rear: 2.5-15 ft.	None	1,512-9,000 sq. ft. for SF; 28-65 ft. width by 54-100 ft. depth	25-32 ft.	5.0 acres per 1,000 people
PD 45	5 DUs per gross acre	Front: 15 ft. Side: 5 ft. with combined 15 ft. Street Side: 10 ft. Rear: 20 ft.	40-45%	7,000 sq. ft; 65 ft. width by 85 ft. depth	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 46	5 DUs per gross acre	Front: 15-20 ft. Side: 4-5 ft. with combined 9-15 ft. Street Side: 8-10 ft. Rear: 15-20 ft.	40-45%	3,600-6,800 sq. ft.; 23-67 ft. width by 75-100 ft.	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 49	30 DUs per gross acre	Front: 50 ft. Side: 10 ft. Rear: 10 ft.	None	43,560 sq. ft.	3 stories and 40 ft.	5.0 acres per 1,000 people

TABLE 26 RESIDENTIAL DEVELOPMENT STANDARDS						
Residential Zone	**Maximum Density**	**Minimum Setbacks**	**Maximum Lot Coverage**	**Minimum Lot Size/ Dimensions**	**Maximum Height**	**Open Space Requirement**
PD 50	20 DUs per gross acre	Front: 20 ft. Side: 0 ft. with combined 10 ft. Street Side: 10 ft. Rear: 15 ft.	40%	3,000 sq. ft.	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 51	30 DUs per gross acre	From Face of Curb: 10.0 ft. From interior property lines: 5 ft.	None	None	3 stories and 45 ft.	Common Open Space: 50 square ft. minimum /DU
PD 53	11 DUs per gross acre; Multifamily at 30 du/ac (Area C)	Single Family Front: 10 ft. Side: 5 ft. Street Side: 10 ft. Rear: 15 ft. Multifamily 15 ft (1/2 stories), 20 ft (3 stories), 30 ft (4+ stories) from nearest property line	50%	Single Family 4,000 sq. ft. Multifamily C: 2 acres	Single Family 2 stories and 32 ft. Multifamily 55 ft	5.0 acres per 1,000 people
PD 55	25 DUs per gross acre	Front: 10 ft. Side: 5 ft. Street Side: 10 ft. Rear: 5-20 ft.	None	2,100-4,000 sq. ft.	2-3 stories and 30-38 ft.	5.0 acres per 1,000 people
PD 58	20 DUs per gross acre	Front: 10 ft. Side: 5 ft. with combined 15 ft. Rear: 10 ft.	50%	6,000 sq. ft.; 60 ft. width	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 59	3.8 DUs per gross acre	Front: 12 ft. Side: 5 ft. with combined 10 ft. Street Side: 10 ft. Rear: 20 ft.	40% for two-story units 45% for one-story units	6,000 sq. ft.: 60 ft. width by 100 ft. depth	30 ft.	5.0 acres per 1,000 people
PD 60	5 DUs per gross acre	Front: 20 ft. Side: 10 ft. Rear: 15-25 ft.	40-45%	9,000-10,000 sq. ft; 75-80 ft. width by 100-120 ft. depth	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 61	20 DUs per gross acre	Front: 10-13 ft. Side: 5-7 ft. with combined 15 ft.	40-50%	2,370-4,800 sq. ft.; 30-60 ft. width by	2-3 stories and 31-33 ft.	5.0 acres per 1,000 people

TABLE 26 RESIDENTIAL DEVELOPMENT STANDARDS						
Residential Zone	**Maximum Density**	**Minimum Setbacks**	**Maximum Lot Coverage**	**Minimum Lot Size/ Dimensions**	**Maximum Height**	**Open Space Requirement**
		Street Side: 10 ft. Rear: 20 ft.		79-80 ft. depth		
PD 62	5 DUs per gross acre	Front: 10 ft. Side: 5 ft. Street Side: 10 ft. Rear: 15 ft.	40%	5,000 sq. ft.; 45 ft. width by 85 ft. depth	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 63	11 DUs per gross acre	Front: 10 ft. Side: 5 ft. with combined 15 ft. Rear: 20 ft.	None	6,000 sq. ft.; 50 ft. width	30 ft.	5.0 acres per 1,000 people
PD 64	5 DUs per gross acre; 350 multifamily units at 40 du/ac	Single Family Front: 12-15 ft. Side: 5 ft. with combined 10 ft. Rear: 15-20 ft. Multifamily None specified, must meet CBSC	37-48%	Single Family 4,600-13,000 sq. ft. Multifamily None identified	Single Family 35 ft. Multifamily 50 ft/4 stories	5.0 acres per 1,000 people
PD 65	11 DUs per gross acre	Front: 15 ft. Side: 5 ft. with combined 10-15 ft. Street Side: 10 ft. Rear: 12-20 ft.	40-45%	3,500-7,000 sq. ft.; 45-65 ft. width by 70-90 ft. depth	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 66	5 DUs per gross acre	Front: 15 ft. Side: 7 ft. with combine 20 ft. Street Side: 10 ft. Rear: 20 ft.	40-45%	8,000-20,000 sq. ft.; 70 ft. width by 80 ft. depth	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 68	11 DUs per gross acre	Front: 5 ft. Side: 5 ft. Rear: 5 ft.	50%	3,730 sq. ft.; 37.5 ft. width by __ ft. depth	2 stories and 30 ft.	5.0 acres per 1,000 people
PD 71	5 DUs per gross acre	Front: 15 ft. Side: 5 ft. with combined 15 ft. Street Side: 10 ft. Rear: 20 ft.	40%	4,500-5,000 sq. ft.	2 stories and 30 ft.	5.0 acres per 1,000 people

TABLE 27 PARKING REQUIREMENTS: CITY OF BRENTWOOD ZONING ORDINANCE	
Residential Use Type	**Parking Requirement**
Single-Family Dwelling	2 private spaces in a garage
2- and 3-Family Dwelling	2 private covered spaces per dwelling unit
Dwellings for 4 or more Families	1 private covered space and one uncovered (public) space per unit
Condominium	2 private spaces in a garage, plus 2 public spaces per unit
Mobile Home	2 private spaces (1 covered) on each lot, plus 1 uncovered (public) space for every 2 lots
Secondary Housing Unit	1 private space (covered or uncovered) on each lot
SOURCE: CITY OF BRENTWOOD ZONING ORDINANCE, SECTION 17.100.005 AND 17.620.007	

City staff, on an on-going basis, reviews the zoning standards, policies and practices for compliance with fair housing laws, and, in general, other recently adopted State and/or Federal statutes. The City is unaware of any current inconsistencies in that regard. There are established parking design standards to accommodate persons with disabilities, and the parking requirements (in regard to the number of stalls required) have been reduced for projects when a reduced parking need can be shown.

The City's requirement for the siting of group homes is consistent with State law; group homes of six persons or less are permitted "by right" in all residential zones. Group homes of 7 to 14 persons are conditionally permitted in all residential zones. These use permits are "administrative" and are approved by staff. Group homes of 15 or more persons are not considered a "residential" use but are allowed in the City's other, non-residential zoning districts. For requests for group homes of more than six persons, staff would normally notify property owners of property abutting the proposed site in case they had information they wished to provide to staff before the request was approved. If the information was significant and/or relevant, certain conditions could be imposed or the application could be referred to the Planning Commission for review and approval. Any residential development that is considered by the Planning Commission is reviewed at a public meeting. The Planning Commission always invites public comments at its meetings.

The City's zoning code allows unrelated adults to live together in group homes, and the City's occupancy standards comply with Fair Housing laws. Group homes for six persons or less are allowed in all residential zones as a permitted use. The City's Municipal Code definition for "family" includes cooptation, which would include unrelated adults. There are no particular conditions for group homes providing services on site. The only concern would be to insure the structure is large enough to accommodate the number of people associated with the group home in order to prevent overcrowding and protect the health and safety of the people in the group home and the surrounding neighborhood.

There is no minimum distance established in the City's zoning code with respect to the siting of special needs housing. The City relies on the State's requirements in this regard.

Requests for the retrofit of homes for any purpose including the provision of features to assist disabled residents are considered ministerial projects and require a building permit only. Staff attempts to process these requests immediately "over the counter" at the City's Permit Center, but due to work volume, this is often not possible. It may take up to 2 or 3 days to issue a permit.

e. Building and Zoning Codes

Presently, the City provides exception in zoning and land-use for housing for persons with disabilities using either a variance or encroachment permit process in order to accommodate requests for specialized structures or appurtenances; e.g., access ramps or lifts, which may be needed by persons with physical disabilities. Depending upon the extent of the deviance from the Municipal Code, these requests may be processed either administratively or be reviewed by the Planning Commission and/or City Council. Currently, the City does not have an adopted ordinance for Reasonable Accommodation from its zoning regulations. Accordingly, the element includes an action program (Action Program 4.2.4) to establish a written and administrative reasonable accommodation procedure in the zoning code for providing exception for housing for persons with disabilities.

The City of Brentwood has adopted and uses the 2013 California Building Standards Code (CBSC), including the 2013 California Building Code, 2013 California Residential Code, 2013 California Plumbing Code, 2013 California Mechanical Code, 2013 California Electrical Code, and 2013 California Green Building Standards Code, and the 2010 California Energy Code and has made no amendments to the applicable codes. Presently, staff uses its judgment on an individual basis to make reasonable accommodations for persons with disabilities in the enforcement of the CBSC and the issuance of permits, attempting to insure that the intent of the CBSC is adhered to and requests are processed in an expeditious manner. As mentioned above, the element includes an action program to establish a written reasonable accommodation procedure in order to be consistent with fair housing regulations. This action is anticipated to be implemented concurrently with the adoption of this Housing Element.

f. Processing and Permit Procedures

The processing procedure for single family developments (whether the zoning is R-1 or Planned Development for single family R-1 uses) includes submittal of a tentative subdivision map to create the lots and a design review of the housing architecture. These processes run concurrently and typically require discretionary approval by the Planning Commission only, barring an appeal.

Depending upon the size of the project (number of lots), this review can take anywhere from six weeks to several months. The largest portion of time is taken up by the State-mandated CEQA review which can require a myriad of special environmental studies (e.g., traffic, biological, cultural, and noise).

The processing procedure for residential projects other than single family and/or condominiums usually requires design review only, which is a discretionary review by the Planning Commission only, barring an appeal. Depending upon the size of the project, the review time can take anywhere from six weeks to four months. Once again, the State's CEQA review slows up the process; once that is taken care of, the design review can be acted upon by the Planning Commission.

The City has long used the concept of "shell" Planned Development zoning districts that establish the maximum number of dwelling units that will be permitted based upon the existing General Plan density for a site. Once a specific project is contemplated, the "shell" is filled in with uses and development standards that are pertinent to that specific project; such items as building heights, lot coverage, setbacks, parking requirements, lot widths and depths. This precludes the need for asking for variances to artificially adopted development standards in non-planned development zones. This process has worked well in Brentwood, for example, enabling an approved low density single family development to include a transitional housing component (a group home with 18 beds) in its proposal. It has also worked effectively for an 80-unit affordable senior apartment development. Without a need to rezone the property, but only to create the permitted uses and development standards to accommodate the development by amending the planned development, these developments proceeded through the review process relatively quickly.

All of the City's PD zones that allow residential development per the City's General Plan have existing development standards established. In the event that these PD development standards need to be modified

in order to accommodate a particular residential development, the City is able to process the design review and PD amendment concurrently, thus minimizing the processing time. Historically, the City has found that the PD amendment process does not serve as a development constraint, but rather is welcomed by developers who view the process as affording them the flexibility to utilize a variety of housing types and densities for a given site as specified in the General Plan Land Use Element. The housing produced in Brentwood illustrates the flexibility and efficiency of the City's development processing and permitting procedures. The City has welcomed residential development for many years and continues to house the workforce of other communities who are unwilling or unable to accommodate actual housing units affordable to a wide range of income levels.

The City has established a list of design standards which nearly all residential projects must comply with. These guidelines are intended to insure that the project is compatible with surrounding development and provide criteria desired within the community to prospective residential builders up front so that they can plan their project designs accordingly. If these criteria are adhered to, projects are typically welcomed by the Planning Commission with minimal additional conditions.

The only potentially burdensome standard that has been identified in the recent past is a requirement to provide tile roofs on structures. For the past 10+ years, the requirement for tile roofs has been fairly consistent on all residential projects. While there have been some exceptions allowed, most notably on an affordable senior project, builders have expressed reservations about this requirement in the past. While more costly upfront, the City has made this material design a requirement of most projects due to the longevity of tile roofs, thereby reducing maintenance costs, and to insure a project's compatibility with surrounding development. City staff continues to recommend alternative roof material designs whenever it can be shown that a project's overall quality is not diminished and other compatibility issues are not compromised.

g. Design Review

The City requires all residential development including both single-family and multi-family development to undergo design review. The design review evaluation is conducted by City staff with action taken by the Planning Commission. No public hearing is required for design review approval per the requirements of the City's Municipal Code; however, public comment is taken at Planning Commission hearings. The City has successfully adopted formal Residential Design Guidelines for all housing types to provide to developers during pre-application meetings. It is the intent of these guidelines to produce high quality housing that is functional, safe and attractive for existing and future residents. It is also the intent of these guidelines to express the housing design features the City would like to encourage to improve certainty and minimize the processing time for design review applications.

Multi-family development is currently permitted by right in the R-2 and R-3 zones as well as in several planned development zoning districts. Multi-family projects are subject to design review which includes site plan review, evaluation of proposed circulation, parking, and transit access, project amenities, architecture, fencing, and landscaping. Multi-family project designs that are safe and provide a desirable living environment for households are strongly encouraged and are a welcome component to the City's housing stock. The City encourages multi-family development by providing pre-application assistance at no cost to identify design issues, review City standards, and answer any questions about submittal requirements.

As mentioned, all residential development within Brentwood involves design review to ensure that all housing is high quality and visually enhances the surrounding neighborhood, as well as contributes to a positive quality of life within the City. New single-family homes within existing neighborhoods undergo an administrative design review by staff during plan check. In addition to this staff review, the Planning Commission appoints a two-member committee to informally review these designs. Full Planning Commission approval is not required for these types of projects; however, design review for residential subdivisions does require Planning Commission approval. As mentioned above, to assist developers and

provide certainty with their residential designs, the City has adopted Residential Design Guidelines which set forth the City's design expectations which allow it to maintain consistency and quality of development within new residential subdivisions within the City, and avoid developer confusion as to what types of development designs would be acceptable from a site development and design perspective. Deviations from the Residential Design Guidelines are considered on a case-by-case basis by the Planning Commission.

h. Entitlement Fees and Exactions

Development processing and permit fees and entitlements also add to housing construction costs. New housing requires payment of the following fees: school impact, park in-lieu or land dedication and development, sewer and water connection and building permits, as well as planning fees. In addition, environmental documents add costs to land development.

Fees, land dedications, or improvements are also required in most instances to provide an adequate supply of public parkland and to provide necessary public works (streets, sewers, and storm drains) to support the new development. While such costs are charged to the developer, most, if not all additional costs are passed to the ultimate product consumer in the form of higher home prices or rents.

Planning related fees are due at the time of project submittal. All other building related and impact fees are due at the time of permit issuance. Table 28 provides an overview of residential planning and building fees. Table 29 provides an overview of development impact fees.

TABLE 28
RESIDENTIAL PLANNING AND DEVELOPMENT APPLICATION FEES
AS OF OCTOBER 1, 2014

APPLICATION TYPE	FEE
Conditional Use Permit Per residential unit	 $ 500 per unit up to $2,000
Subdivision *Tentative Maps* Parcel Map Waiver Engineering Fees Subdivision Map Review Parcel Map Review Final Map Check	 $ 6,000 $ 2,541 $ 2,937 + $10 per lot $ 1,705 + $10 per lot $ 2,937
Preliminary Review – No Charge	--
Design Review 1 – 4 units (per unit) 5 or more units	 $ 500.00 $ 6,600.00
General Plan/Specific Plan Amendment	$ 5,800
Planned Development 0 – 5 acres 5.01 – 50 acres 50.01 acres or more	 $ 8,163.00 $ 14,697 $ 16,330
Engineering Grading Plan Check Improvements/Streets	 3% of cost of grading/improvements 1 to 2.5% of construction cost, based on total construction cost

Temporary Use Permit	$ 732
Rezoning/Zoning Ordinance Amendment	$ 4,900
Variance Residential Administrative Variance	 $ 1,700* $ 822
Landscape Landscape Plan	 $ 3,000
Development Agreement Amendment Time Extension Appeals	$ 4,200 ½ Current Fee ½ Current Fee $ 129
Assorted Fees Residential Street Addressing RGMP Allocation (per application) Residential Condo Conversion General Plan Maintenance (per unit)	 $ 177 $ 2,998 (suspended) $ 2,200 $ 297
Special Studies	Consultant Cost + 25% City Admin.
Affordable Housing In-Lieu Fees – 3 Bedroom	$ 0 moderate income unit $ 138,728 low income unit $ 203,841 very low income unit
Environmental Review Categorical Exemption Negative Declaration Mitigated Negative Declaration Mitigation Monitoring Environmental Impact Report *Contra Costa County Clerk Filing Fees	 $ 177 $ 3,500* $ 4,900* $ 1,459 Consultant Cost + 25% City Admin $ 50 to $3,000 (actual cost)

BUILDING PERMIT FEES FOR RESIDENTIAL USES (based on the following assumed valuation of construction)

Basic Construction of Single Family Dwelling Unit (production)	$ 67.60/sq. ft.
Basic Construction of Single Family Dwelling Unit (custom)	$ 74.00/sq. ft.
Basic Construction of Multi-Family Dwelling Unit	$ 61.30/sq. ft.
Air Conditioning	$ 3.00/sq. ft.
Fire Sprinkler	$ 1.25/sq. ft.
Garage	$ 19.90/sq. ft.
Carport	$ 14.20/sq. ft.
Fencing	$ 6.50/linear foot

Valuation for 1,900 single family home in a production subdivision - $67.6/s.f.
Valuation for an 850 s.f. multifamily unit - $61.30/s.f.
Valuation for 850 s.f. custom second unit- $74/s.f.

Building Permit Fees*	Production Single Family Home	Multifamily Unit	Second Unit
Building Permit Issuance, Plan Check, Systems (Electrical, Pluming, Mechanical) Permit and Plan Check	$ 3,146.07	$ 1,875.32	$ 2,087.07
S.M.I. Fee	$ 12.84	$ 5.21	$ 6.29
Construction Water	$ 65.08	$ 26.30	$ 35.00

TABLE 29 DEVELOPMENT IMPACT FEES October 2014				
CITY DEVELOPMENT AND FACILITIES FEES	Single Family ($ per d.u.)	Senior ($ per d.u.)	Multi-Family ($ per d.u.)	Secondary Housing Unit ($ per d.u.)
Water Facilities	$7,485.53	$6,078.71	$5,874.55	$2,937.27
Wastewater Facilities	$4,469.5 6	$2,956.06	$3,399.41	$1,699.71
Roadways	$11,272.52	$4,862.66	$6,962.44	$3,481.22
Parks and Trails	$7,551.44	$4,928.31	$5,696.70	$2,848.35
Community Facilities	$3,839.55	$2,544.88	$2,924.13	$1,462.06
Administration	$602.87	$372.16	$432.88	$216.44
EDFPD Fire Mitigation Fee	$819.25	$819.25	$819.25	$819.25
Total City Impact and Facilities Fees	***$36,040.72***	***$22,562.03***	***$26,109.36***	***$13,464.30***
FEES IMPOSED BY OTHER AGENCIES				
Contra Costa Flood Control District	30B, 30C, 52 A, 52B, 52C: Fee ranges from $0.27/s.f. to $1.62/s.f., typical fee around $0.40/s.f.. Fees repealed for areas 104, 105, 106.			
Regional Traffic Mitigation Fee – East Contra Costa Regional Fee and Financing Authority (fee is discounted by 38% in 2014 and 29% in 2015/2016)	$20,158.89 ($12,497.74)	$8,780.66 ($5,444.01)	$12,374.52 ($7,671.96)	No fee specified – use MF
Habitat Conservation	Varies by location and presence of habitat: $6,059.03 - $24,434.09/acre			
School Facilities	Liberty Union High School District - $1.50/s.f. Brentwood Union School District - $2.55/s.f.			

Table 30 identifies the hypothetical fees that would be collected for a new 1,900 square foot two-story house, a 50-unit single family subdivision with an average unit size of 1,900 square feet, and a 45-unit multifamily project with an average unit size of 850 s.f. The current fees per unit are $64,410 for a single family home on an existing single family lot, $64,765 for a single family home in a new subdivision, and $36,979 for a multifamily unit. With the full regional traffic fee, the total fees would be approximately $72,071 for a single family home, $72,426 for a single family unit developed as part of a subdivision, and $41,211 for a multifamily unit. It is noted that a significant portion of the fees, 42% for the single family units and 39% for multifamily development, is collected by outside agencies and the City has limited to no control over the amount of these fees. The City's fees are similar to fees collected in the City of Oakley as shown in the 2014 Draft City of Oakley Housing Element and are slightly higher than fees collected in Contra Costa County as shown in the 2014 Draft Contra Costa County Housing Element. Other neighboring jurisdictions have not yet updated their Housing Elements and the fee calculations from their 4th cycle housing elements are outdated. The fees collected by the City and outside agencies are considered necessary to ensure adequate public services and facilities and to meet health and safety needs, however, the fees are a significant component of the cost of development and can escalate housing costs.

The City's Density Bonus ordinance allows the granting of fee reductions for qualifying projects that provide low and moderate income or senior citizen housing. Fee adjustments are intended as an incentive to ensure that projects receiving density bonuses will be developed at a reduced cost (City of Brentwood Zoning Ordinance, Chapter 17.720).

The Housing Plan includes an action to annually review the fees and determine whether the fees are appropriate and if there are any opportunities to reduce fees. The action also calls for the City to monitor

impacts of regional fees and to encourage regional agencies to only collect fees that are appropriate, necessary for provision of services, and do not unduly burden residential development.

TABLE 30
PLANNING, BUILDING, AND DEVELOPMENT IMPACT FEES BY PROJECT TYPE

	Single Family Unit[1]	50-Unit Single Family Subdivision[1]	45-Unit Multifamily Project[2]
Planning and Building Department Fees			
Planning and Engineering Fees	$2,774	$147,774	$74,980
Building Permit and Related Fees	$3,224	$161,200	$85,807
Subtotal Planning and Building Fees	*$5,998*	*$308,974*	*$160,787*
Development Impact Fees			
City Development/Facilities Fees	$36,041	$1,802,036	$1,174,921
Outside Agency Impact Fees	$30,032	$1,510,307	$724,834
Total Fees (Planning/Building and Impact Fees)	*$64,410*	*$3,238,272*	*$1,848,929*
TOTAL FEE PER UNIT	$64,410	$64,765	$36,979
% of Fee Collected by Outside Agencies	35%	35%	31%
TOTAL FEE PER UNIT WITH FULL REGIONAL TRAFFIC FEE (Note: the full regional traffic fee is not effective until 2016).	$72,071	$72,426	$41,211

[1]*SINGLE FAMILY UNITS ESTIMATED TO BE 2,000 S.F.*
[2]*MULTI-FAMILY UNITS ESTIMATED AT AN AVERAGE OF 850 S.F.*

i. Availability of Assistance Programs

In the past, the City of Brentwood has utilized two sources of revenue that may be used to financially assist affordable residential development projects. These sources included the former Redevelopment Agency's 20% housing set aside fund and the City's Affordable Housing In-Lieu Fee Fund. The production of affordable and workforce housing requires the use of many resources. With the State's closure of redevelopment agencies, the City no longer has redevelopment funds as a significant source of assistance for housing developers. However, the City's Affordable Housing In-Lieu Fee Fund continues to provide modest resources ($652,869 is available for housing activities in 2014/2015) to support housing assistance programs, partnering with other governmental contributors at the county, State and Federal levels is a strategy of necessity for Brentwood to produce financially-feasible affordable housing. It is not uncommon to see HOME Investment Partnerships Program (HOME), Community Development Block Grant (CDBG), low income Housing Tax Credits, City Housing Fund, developer equity, and a conventional first mortgage all contributing to the financing of a rental project.

There is currently a heightened level of competition for 9% and 4% tax credit allocations. Since the overwhelming majority of projects that apply for 9% tax credits attain a perfect score, a tie-breaker system has been implemented by the State Committee. The more governmental subsidy is committed towards a

project and the lower the project costs, the higher the tie-breaker score. In addition, without local subsidies from the City, affordable and workforce housing developers will probably be less successful in attracting outside resources. In summary, the limitations on the availability of outside governmental subsidy programs coupled with a finite amount of City financial resources acts as a constraint to the provision of affordable housing.

j. Inclusionary Housing Programs

The City adopted its affordable housing ordinance in 2003. At that time, the ordinance included a 10% affordability requirement for residential development of five or more lots or dwelling units. Residential development with an existing development agreement expressly precluding compliance with the ordinance, replacement housing, residential care facilities, subdivisions of less than 4 lots or dwelling units, and second units are exempt from the ordinance. The ordinance has been modified since 2003, with the latest Council direction being to reduce the affordable percentage requirements due to the slow economy to the following:

Ownership Development:	
Moderate income households	0%
Low income households	1%
Very low income households	1%

2. *Non-Governmental Constraints*

The Housing Element is required to include an analysis of non-governmental constraints upon the maintenance, improvement or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction and other non-governmental constraints.

While local government actions can have a significant effect on the production of housing, there are several market-related factors that may create barriers to housing production. The inventory of non-governmental constraints can be separated into two groups. In the first group, which would serve to increase housing costs to the consumer, are financing, land prices and construction costs. A second category of non-governmental constraints, which would serve to reduce or slow down housing development, are community opposition to higher density housing, possible lack of infrastructure capacity and competition of different land uses for undeveloped land.

a. Land Costs

The price of land is one of the largest components of housing development costs in Brentwood. Land costs in the region historically have risen rapidly, with the cost of land in Brentwood gradually becoming equivalent to developed portions of the East Bay; however, due to the recent economic downturn, land costs are currently at a low level. Land costs were researched in 2014 using loopnet.com, landandfarm.com, and landwatch.com. Raw residential land costs (without entitlements) in the Brentwood area are approximately $40,000 per acre and are available only as larger pieces of land (40+ acres) at total costs of $1,500,000 or more. Raw land with entitlements (approved subdivision) is priced at approximately $530,500 per acre. Vacant or underdeveloped single family parcels are only currently available as larger lots (2 to 10 acres) and run approximately $285,000 to $400,000. Although currently at a depressed level, land costs in the Bay Area have consistently been increasing since World War II as a result of inflation, increased demand due to population growth, immigration, and decreasing readily available land supply. This increase has an adverse effect on the ability of households, particularly low and moderate income households, to pay for housing.

b. Construction Costs

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government imposed standards (e.g., energy conservation requirements). A 2012 survey of developers to re-set inclusionary housing fees in lieu of construction revealed lower construction costs due to a decrease in labor costs, some material costs, and lower developer project margins. The development community is currently producing market rate for-sale housing that is affordable to moderate and above moderate income households.

The recently constructed The Grove at Sunset Court project had land costs of $12.06 per s.f. ($525,334 per acre) and construction/improvement costs of $184.28 per s.f.

Single family homes constructed in the first quarter of 2014 had construction costs of approximately $135,000 to $289,000 per unit.

c. Availability of Financing

The availability of capital is a significant factor that can impact both the cost and the supply of housing. There are two types of capital involved in the housing market: (1) capital used by developers for initial site preparation and construction, and (2) capital for financing the purchase of units by homeowners and investors.

In general, financing for new residential development in Brentwood at the present time (October 2014) is generally available at reasonable interest rates to qualified borrowers. Annual average mortgage rates have remained at or under 5% since 2009, according to freddiemac.com. The current low interest rates have proven to be a significant benefit to the production of housing by facilitating affordable construction financing and mortgage rates.

12. HOUSING

Overview

State law requires that a Housing Element be included in the General Plan. The Housing Element is the only General Plan element that requires review and certification by the State of California.

The intent of the Housing Element is to ensure that the housing needs of all economic segments of the community can adequately be met. The housing goals and policies that the City of Brentwood will follow, as well as the actions that the City will undertake to meet its housing needs, are discussed in this section. A summary of actions, including designation of a funding source, responsible agency, and time frame for implementation are also discussed.

In evaluating the City's prior 2012 Housing Element, the City reviewed its progress and made adjustments to respond to recent public input and changing conditions. Accordingly, the City has included in this Element updated actions which it believes can successfully be implemented and best reflect the areas where the dedication of the City's limited resources will have the most benefit.

The housing goals of the City of Brentwood are presented below together with policies and action programs for each goal. A summary of actions, including designation of funding source, responsible agency, and time frame for the current implementation period ending 2023, is also discussed following each housing goal and associated policies.

Goals, Policies, and Actions

Goal H 1: HOUSING: Provide a diversity of housing opportunities to enhance the City's living environment and to satisfy the shelter needs of all Brentwood residents.

POLICY H 1-1 Provide adequate residential sites with densities distributed throughout the City for the production of new for-sale and rental residential units, emergency shelters, and transitional and supportive housing sites for existing and future residents.

POLICY H 1-2 Endeavor to e~~E~~nsure the supply of safe, decent, and sound housing for all residents.

POLICY H 1-3 Provide incentives for water and energy conservation measures in new housing and substantial housing rehabilitation projects.

POLICY H 1-4 Ensure that available multi-family rental units for Brentwood's population include an adequate variety of choices of ~~tenure (~~product types~~)~~, price, unit sizes, amenities, and location of housing in the community and maintain an adequate supply of rental housing available to low- and moderate-income persons. Minimize displacement of tenants, particularly seniors, disabled, and low- and moderate-income

residents, in rental apartments and encourage ownership of lower-cost residential units by prior renters through the regulation of condominium conversions.

Actions in Support of Goal H 1

Action H 1a: *Bie~~A~~nni~~u~~al Evaluation: Conduct an biennial~~annual~~ evaluation of the City's inventory of available sites, including very high density residential sites, and take appropriate action to ensure an ongoing supply of available sites at appropriate densities to meet projected housing needs. This bi-annual evaluation shall include an assessment of the effect of the City's mid-range density land use policy to ensure that it does not become a barrier or impact the cost to the development of additional housing opportunities and hinder the efficient use of the City's available vacant residential land supply. The bi-annual evaluation will at a minimum evaluate factors such as built~~d~~ densities, processing time, and impacts on approval and development costs. If the evaluation identifies the mid-range policy as a constraint, the City will take action within one year to mitigate its impacts on development. In addition, should the Residential Growth Management Program be reinstated, the City shall include an evaluation of any impacts or constraints on the development of housing.*

Funding Source: *General Fund*

Responsible Agency: *Community Development Department, Planning Commission, City Council*

Time Frame and Objectives: On-going biennial evaluation. The objective is to maintain adequate residential sites.

Action H 1b: *Second Unit/Accessory Units: Continue to encourage the use of second units in single-family residential areas in meeting the City's low~~-~~ and moderate~~-~~ income housing objectives. The second unit should neither adversely affect nor alter the character of the surrounding single-family neighborhood.*

Funding Source: *General Fund*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: On-going implementation anticipated to result in 25 new second units during the planning period.

~~*1.1.3 Very High Density Workforce Housing Sites: Conduct an annual evaluation of the City's inventory of available very high density residential sites that allow up to 30 dwelling units per acre by right. The City shall modify zoning as needed to insure that an appropriate supply of properly zoned very high density residential sites are located within the City and provide accompanying development standards to provide greater certainty for contemplated development proposals. There is no midrange density in the Very High Density Residential Land Use designation.*~~

Action H 1c: *Emergency Shelters and Transitional and Supportive Housing Sites: As required by Government Code Section 65583, the City shall amend the Zoning Ordinance ~~within one year of adoption~~ to allow for the development of at least one year-round emergency shelter to fulfill the*

City's need as a permitted use without a conditional use permit within Planned Development 38.~~, Planned Development 48, Planned Development 53, or in the northern section of the Brentwood Boulevard Specific Plan, north of Lone Tree Way, or within another appropriate zone within the City~~. Development standards shall encourage and facilitate the development of or conversion to emergency shelters. ~~The City shall reevaluate the emergency shelter housing needs on an annual basis and increase that capacity if warranted.~~ Additionally, the City shall facilitate the approval of transitional and supportive housing sites within the community by amending the zoning ordinance ~~within one year of adoption~~ to add a definition for Transitional and Supportive Housing as defined in Section 50675.2(h) of the Health and Safety Code and allow such housing within all zones that allow residential uses subject to the same requirements as residential development within those zones.

Funding Source: *General Fund*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: Implement in conjunction with adoption of this Housing Element. Objective is to accommodate emergency shelters, transitional housing, and supportive housing.

Action H 1d: *Monitor At-Risk Projects: One year prior to each Housing Element update, determine the status of financial incentives for assisted housing projects to determine whether income restrictions on such projects are "at risk" of being lifted, thereby terminating the "affordability" of the project. Where assisted housing projects are "at risk," develop strategies including potential expenditure of City ~~and redevelopment~~ housing funds to preserve their ongoing affordability. The City shall consider opportunities to preserve ongoing affordability by providing financial resources and technical assistance so that existing affordable units are not at risk of converting to market rate after their restricted affordability term expires. If affordable units will be lost, opportunities to convert existing market rate units to affordable units shall be investigated by providing rehabilitation improvement assistance to owner-occupied single units and to owners of apartment complexes or by purchasing affordability covenants.*

Funding Source: *State Funds, County CDBG and HOME Funds, City Housing Fund, and other potential funding sources*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: On-going. The objective is to identify any at-risk units (there are currently none) one year prior to the next Housing Element Update.

Action H 1e: *Community Education Regarding the Availability of Rehabilitation Programs: Encourage the Contra Costa County HOME Consortium and CDBG Urban County to educate lower-income households, owners, and managers of rental properties, non-English-speaking households, and other special needs groups about available rehabilitation programs and available affordable housing opportunities by using neighborhood and community organizations, the City and County websites, and various print, broadcast and online media.*

Funding Source: *County CDBG and HOME funds~~State Funds, CDBG, City Housing Fund, and other potential funding sources~~*

Responsible Agency: *Community Development Department; Contra Costa County CDBG/HOME Consortium*

Time Frame and Objectives: On-going. Objective is rehabilitation of 30 units.

Action H 1f: *Housing Condition Survey: Maintain a current housing condition survey of ~~all~~ a representative sample of all housing units within the City. This survey should include the number of units in need of rehabilitation or replacement.*

Funding Source: *General Fund*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: Update survey by 2018 and every five years thereafter. Objective is to maintain a current survey.

Action H 1g: *Residential Design Guidelines: Continue implementation of the City's approved Residential Design Guidelines and encourage a variety of housing types to continue to provide safe, sound, and attractive housing for all residents. The intent of these guidelines is to express the housing design features the City would like to encourage in order to improve certainty and to minimize the processing time for design review applications.*

Funding Source: *General Fund*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: On-going. Objective is continued implementation of the Residential Design Guidelines.

Action H 1h: *Code Enforcement: Provide both proactive and reactive code enforcement to ensure adherence to and address land use regulations and State and local laws, health and safety concerns, property maintenance, and nuisance conditions.*

Funding Source: *General Fund*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: On-going. Objective is to maintain code compliance.

Action H 1i: *Water Conservation Program: Continue implementation of the City's Water Conservation Program. The program promotes the use of water conservation devices in existing structures, including use of low-flow toilets and shower heads, and water-conserving landscaping.*

Funding Source: *CDBG, Water Enterprise*

Responsible Agency: *Public Works Department*

Time Frame and Objectives: On-going

Action H 1j: *Landscaping Water Efficiency: Implement the City's adopted model water efficiency landscape ordinance in accordance with Assembly Bill 1881, the Water Conservation in Landscaping Act, to conserve water and reduce consumption by 20% by the year 2020.*

Funding Source: *General Fund*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: *On-going. Objective is to achieve a 20% consumption reduction by 2020.*

Action H 1k: *Energy Efficient Design: ~~Adopt standards for state of the art energy-efficient design for all new construction to reduce housing utility expenses, minimize adverse environmental impacts, and provide for sustainability~~Continue to implement the California Green Building Standards Code (CalGreen), encouraging new development and substantial rehabilitation projects to achieve a greater reduction in efficiency and conservation where feasible. Continue to encourage new development projects to meet LEED standards and apply for LEED certification.*

Funding Source: *General Fund*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: *Ongoing. Objective is continued compliance with CalGreen.*

Action H 1l: *Condominium Conversion~~ Ordinance~~: Continue implementation of the City's adopted condominium conversion ordinance to regulate conversions of multi-family units and to mitigate tenant displacement and minimize displacement of seniors, disabled, and low- and moderate-income residents. ~~Require moving assistance and other means to minimize hardship of persons displaced by condominium conversions.~~*

~~*Funding Source: General Fund*~~

~~*Responsible Agency: Community Development Department, Planning Commission, and City Council*~~

~~*Time Frame and Objectives: On-going*~~

~~*Action H 1m: Monitoring of Rental Unit Opportunities:*~~ *Continue monitoring of condominium conversions to insure that a proposed conversion would not result in a disproportionate balance of available rental housing with a variety of choices in tenure, price, unit sizes, amenities, and location in the community.*

Funding Source: *General Fund*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: *On-going. Objective is to ensure that there is not a significant adverse impact associated with condominium conversions*

GOAL H 2 AFFORDABILITY: Provide housing that is affordable to all socio-economic segments of Brentwood's population.

POLICY H 2-1 Provide housing affordable and appropriate for a variety of Brentwood households at all economic levels throughout the City.

POLICY H 2-2 Support the use of available local, County, State, and Federal housing assistance programs.

POLICY H 2-3 Assist and cooperate with non-profit, private, and public entities to maximize opportunities to develop and preserve affordable housing.

POLICY H 2-4 Review and modify, when necessary, all standards and application processes to ensure that none act to constrain the production of affordable units.

Actions in Support of Goal H 2

Action H 2a: *Compliance with Affordable Housing Ordinance: All new residential projects, with the exception of multi-family apartment units, shall provide affordable housing units in accordance with the City's adopted affordable housing ordinance~~, ranging from 2% to 10% and currently at 2%, for sale at prices affordable to very low, low, and/or moderate income households. In lieu of constructing the required number of very low and low income units on site, the developer may, at the City's discretion, do one or more of the following to satisfy the City's policy pursuant to the affordable housing ordinance:~~*

- ~~*Construct the units off site.*~~
- ~~*Make an in-lieu cash contribution in the amount necessary to develop the required number of affordable units.*~~
- ~~*Dedicate sufficient land to construct the required number of affordable units on site.*~~
- ~~*Partner with non-profit builders to develop the required number of affordable units.*~~
- ~~*Convert existing market rate units to affordable units.*~~

~~*Funding Source: General Fund, City Housing Fund, and other potential funding sources*~~

~~*Responsible Agency: Community Development Department*~~

~~*Time Frame and Objectives: On going*~~

~~*Action H 2b: Monitor the Effectiveness of the City's affordable housing ordinance and the City's production of affordable housing:*~~*. The City will continue to ~~R~~review and monitor the ongoing effectiveness of the City's affordable housing ordinance to ensure developers provide a certain percentage of new homes to qualifying households at an affordable cost for the longest feasible time. The ordinance shall also continue to include a list of automatically available development incentives to encourage the construction of the inclusionary units as well as provide the details for available alternatives to satisfy inclusionary housing obligations.*

Funding Source: City Housing Fund

Responsible Agency: Community Development Department

Time Frame and Objectives: On-going. Annually track development of affordable housing units and adjust ordinance as needed.

Action H 2b~~e~~: *Additional Development Incentives for Affordable Housing: Use voluntary incentives to encourage the production of affordable housing, particularly housing affordable to extremely low, very low, and low income groups, and provide incentives for the production of affordable housing where appropriate. Examples of such additional incentives include, but are not limited to the following:*

- *Density. Allow density to exceed allowable mid-range density.*
- *Fast track processing. By expediting the development review process, carrying costs for lands being developed with affordable housing can be minimized.*
- *Fee Deferrals. Consider the provision of financial assistance for projects ensuring the long term affordability of housing for very low and low income households through the use of additional fee deferrals of development processing and development impact fees until issuance of final inspection or 12 months from the date of deferral, whichever occurs first, or other similar incentives, so as to ensure the project's economic feasibility.*
- *Flexible Development Standards. Consider m~~A~~odification of City's standards or approval of design modification that increase the flexibility of the construction of affordable units may be considered for the necessary financial or other feasibility of the affordable housing development. Such modifications may include reduced lot sizes, home sizes, setback requirements, interior amenities, open space, and landscaping requirements.*
- *Flexible Zoning. Consider ~~A~~modification of development standards to allow the ability to construct duplexes and triplexes on corner lots within single-family areas. City zoning and subdivision requirements can be modified to permit the construction of duplexes and triplexes on corner lots within single-family areas. By accomplishing this, affordable housing can be integrated into single-family neighborhoods.*
- *Direct Financial Assistance. ~~The City may~~Consider authorization of~~e~~ provision of direct financial assistance, if available, in the form of a loan or grant from the City housing funds for development of ownership and/or rental units affordable to lower income households in accordance with the City's affordable housing ordinance.*
- *Additional Concessions and Incentives. ~~The City may~~ C~~c~~onsider, on a case-by-case basis, the provision of additional concessions or incentives consistent with State law and Brentwood's Housing Element for affordable units that exceed the requirements of the City's affordable housing ordinance.*

Funding Source: *City Housing Fund, and other potential funding sources*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: *On-going. Objective is to provide incentives to affordable housing projects and to encourage development of units (see Action H 2d for numeric objectives).*

Action H 2c~~d~~: *First-Time Homebuyer Assistance Program: The City shall continue providing first-time homebuyer assistance services, either directly or through the Contra Costa Urban County and/or HOME Consortium, to lower income Brentwood residents to facilitate homeownership. This may include educational materials, referral information to existing programs, and/or down payment assistance depending upon available City financial resources.*

Funding Source: *City Housing Fund/County CDBG and HOME Funds*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: *On-going. Assist 20 households during the planning period.*

Action H 2d~~e~~: *Affordable Housing Assistance: Explore the variety of potential financial assistance programs from both the public and private sectors to provide more affordable housing units. All available local, State, Federal, and private affordable housing programs for new housing and for the conservation and/or rehabilitation of existing housing will be pursued. City housing funds and other potential funding sources shall be leveraged to the greatest extent possible to create and preserve housing affordable to Brentwood's workforce by encouraging developers to layer available public housing funds.*

Funding Source: *Private resources, County CDBG and HOME Funds, ~~CDBG Funds,~~ Federal and State funds, City Housing Fund, and other potential funding sources*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: *On-going coordination with other public agencies. Objective (in conjunction with other actions) is to provide 20 extremely low, 50 very low, and 50 low income units during the planning period.*

Action H 2e~~f~~: *Partnership Program: When non-profit, private, and other public entities indicate interest in the development of affordable housing, the City will initiate a first meeting and subsequent follow-up contact ~~yearly~~ to examine opportunities for cooperative efforts to expand the City's supply of affordable housing.*

Funding Source: *Private resources, County HOME and CDBG Funds, ~~CDBG Funds,~~ Federal and State funds, City Housing Fund, and other potential funding sources*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: *On-going. Meet with developers and outside agencies when interest is expressed and follow up annually.*

Action H 2f~~g~~: *Support Housing Sponsors: Support non-profit and for-profit corporations in their efforts to make housing more affordable to lower and moderate-income households. This effort will include on-going support of grant applications, identifying available sites for housing development, City involvement in the development of such sites, and consideration of City financial support and contact of housing sponsors on an annual basis.*

Funding Source: *Private resources, HOME Funds, CDBG Funds, Federal and State Funds, City Housing Fund, and other potential funding sources*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: *On-going. Contact interested housing sponsors on an annual basis. Objective is to provide affordable housing units, in conjunction with other actions (see Action H 2d for numeric objectives).*

~~*2.3.3 First Time Homebuyer Program: The City shall continue to provide first time homebuyer assistance services and funds to lower income Brentwood residents to facilitate homeownership. This may include educational materials, referral information to existing programs, and/or down payment assistance depending upon available City financial resources.*~~

~~*2.3.4 Conversion of At Risk Units and Market Rate Units: The City shall consider opportunities to preserve ongoing affordability by providing financial resources and technical assistance so that existing affordable units are not at risk of converting to market rate after their restricted affordability term expires. An inventory of existing affordable units shall be updated annually to identify upcoming expiration dates. In addition, opportunities to convert existing market rate units to affordable units shall be investigated, by providing rehabilitation improvement assistance to owner-occupied single units and to owners of apartment complexes or by purchasing affordability covenants.*~~

Action H 2h: *Land Acquisition: The City shall consider opportunities to acquire appropriately located and residentially-zoned land for the purpose of partnering with profit and non-profit developers to construct new affordable housing.*

Funding Source: *City Housing Fund and other potential funding sources*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: *On-going. Consider potential residential land for affordable housing, to the extent that financial and staff resources are available to proceed with purchase of land.*

Action H 2g~~i~~: *Streamline Application Process: Continue efforts to streamline and improve the development review process, as well as eliminate any unnecessary delays and restrictions in the processing of development applications.*

Funding Source: *General Fund*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: *On-going. Bieni~~Annu~~ally review the development review process.*

Action H 2h~~j~~: *Density Bonus~~ Ordinance~~: Grant density bonuses for the provision of affordable housing as required by State law. Monitor statutory requirements for municipal density bonus requirements and make necessary changes in the Municipal Code to reflect State law~~ within one year of adoption~~.*

Funding Source: *General Fund*

Responsible Agency: *Community Development Department, City Council*

Time Frame and Objectives: *On-going. Revise density bonus ordinance concurrent with adoption of Housing Element Update.*

~~*2.4.3 Density Bonus: Grant density bonuses for the provision of affordable housing units as required by State law.*~~

Action H 2i~~k~~: *Priority Building Inspections for Affordable Housing Projects: The City will give priority to low and very low income housing projects for building inspections carried out during various stages of the construction process.*

Funding Source: *General Fund*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: *On-going*

Action H 2j~~l~~: *Improve Certainty of Residential Development Standards: The City has adopted development standards for all residential zoning designations. However, in order to maintain flexibility for the developer in providing affordable units, applicants may elect to create their own development standards through the rezoning and planned development amendment processes. The development standards for vacant residential land shall provide the guidance and direction to foster context sensitive development that enhances the community and provides greater certainty to encourage future development.*

Funding Source: *General Fund*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: *On-going*

GOAL H 3 EQUITABLE DISTRIBUTION OF AFFORDABLE HOUSING: Achieve and maintain an equitable distribution of housing for all economic groups throughout the community

POLICY H 3-1 Facilitate the integration of new lower income households into the fabric of the community, avoiding, where feasible, identifying housing developments or portions of a development as being restricted to very low, low, or moderate income households.

POLICY H 3-2 Facilitate infill and new residential projects within all areas of the City as a means of making each neighborhood more attractive for all types of housing units thereby encouraging future private economic investment in the community.

POLICY H 3-3 Maintain an inventory of lands that equitably distributes, through General Plan land use designations and zoning, low, medium, high, and very high density residential development throughout the community.

Actions in Support of Goal H 3

Action H 3a: *Affordable Housing Design and Distribution: All affordable units within a mixed-income subdivision shall be harmonious and comparable to the market-rate units in exterior design, quality of materials and architectural elements, and overall construction quality. Affordable units may have different interior amenities and/or slightly different dimension than market rate units in a residential development. Affordable units in a mixed-income development shall be dispersed throughout the residential development so as to prevent the concentration of affordable units.*

Funding Source: *General Fund*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: *On-going*

Action H 3b: *Community Education: ~~Undertake a program~~Continue to educate the community about annual incomes for typical occupations and the equivalent "buying power" of these incomes in today's housing market. As part of this program, ensure that the community is aware of the income ranges of very low, low, and moderate incomes, and of the typical occupations that fall into these categories.*

Funding Source: *General Fund, City Housing Fund*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: *On-going*

Action H 3c: *Development Incentives: Maintain a package of incentives to facilitate development of housing intended for extremely low, very low, low, and moderate income households in a manner which does not distinguish such "affordable" housing from "market rate" housing in the same area (see Actions ~~Programs 2.3.1~~H 2b through H 2i ~~through 2.3.7~~). Provide package to housing developers and interested parties at meetings an on the City's website.*

Funding Source: *General Fund*

Responsible Agency: *Community Development Department, Planning Commission, City Council*

Time Frame and Objectives: *On-going. Prepare package summarizing available incentives.*

Action H 3d: *Marketing Materials: Prepare marketing materials to be provided to the building industry, outlining opportunities for the development of housing*

projects. Provide materials to housing developers and interested parties at meetings an on the City's website.

Funding Source: *General Fund, City Housing Fund, and other potential funding sources*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: *On-going. In conjunction with Action H 3c, update materials provided to affordable housing developers to include an inventory of sites and information regarding housing needs.*

Action H 3e: *Meet with Potential Developers: As infill sites become available on the open market, actively seek out potential developers as a means of generating interest on their part to undertake residential projects. Additional outreach efforts to developers shall occur on an annual basis.*

Funding Source: *General Fund, City Housing Fund, and other potential funding sources*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: *On-going*

Action H 3f: *Housing for Extremely Low, Very Low and Low Income Residents: Use and encourage developers to use City, County CDBG and HOME Funds, Federal, and State housing development programs and funds to undertake development of housing projects for extremely low, very low and low income households.*

Funding Source: *CDBG, HOME, City Housing Fund, Federal and State funds, and other potential funding sources*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: *On-going. Objective is to provide affordable housing units, in conjunction with other actions (see Action H 2d for numeric objectives).*

Action H 3g: *Improve Participation In Existing Local Housing Assistance Programs: Provide access to available housing assistance programs for Brentwood residents through improved marketing and outreach efforts including ~~holding housing information~~providing information at annual forums, scheduling appointments with County housing program specialists in Brentwood, providing multilingual brochures, and posting housing program information on the City's website.*

Funding Source: *City Housing Fund and other potential funding sources*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: *On-going.*

~~*Action H 3h:*~~ ~~*Monitor the availability of low, medium, high, and very high density sites to ensure sufficient land is available throughout the City to meet affordable housing needs.*~~

~~*Funding Source: General Fund*~~

~~*Responsible Agency: Community Development Department, Planning Commission, and City Council*~~

~~*Time Frame and Objectives: On-going*~~

GOAL H 4 HOUSING OPPORTUNITIES: Provide equal housing opportunities for all residents of Brentwood.

POLICY H 4-1 Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

POLICY H 4-2 Assure the provision of housing opportunities for those residents of the City who have special housing needs, including farmworkers, the elderly, disabled, developmentally disabled, large families, and the homeless.

Actions in Support of Goal H 4

Action H 4a: *Cooperative Association with Non-Profits: Continue to refer cases and questions to Bay Area Legal Aid, Housing Rights Inc., Shelter, Inc., and Pacific Community Services for assistance.*

Funding Source: *City Housing Fund*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: On-going

Action H 4b: *Disseminate Fair Housing Information: The City shall disseminate fair housing information widely in the community in multiple languages. This effort shall include providing information to local apartment managers and realtors involved in residential rental real estate transactions, providing information at the Brentwood public library, at City Hall, at the Brentwood Community Center and Senior Center, at the Police Department, and at social service offices in Brentwood, on a space-available basis, serving special needs groups including lower income households.*

Funding Source: *City Housing Fund*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: On-going

Action H 4c: *Foreclosure Prevention and Loan Modification Information: The City shall continue to provide foreclosure prevention and loan modification information on its website, sponsor workshops for the community, and refer owners to non-profit counseling and service providers for legal, credit, foreclosure, and loan modification counseling.*

Funding Source: *City Housing Fund*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: On-going

Action H 4d: *Housing Opportunities for Special Needs Groups: Provide housing opportunities to meet the special housing needs of farm-workers, elderly, disabled, developmentally disabled, large families, and the homeless. Encourage affordable housing developers assisted through Actions H 2c, H 2e, H 2g, and H 3f to provide units for special needs persons or households, when feasible and appropriate. Annually review the progress in providing housing for the special needs groups.*

Funding Source: *Private Resources, Federal and State funds, CDBG, HOME, City Housing Fund, and other potential funding sources*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: *On-going with annual progress review. Objective is to provide 50 special needs units (farmworker, affordable senior, disabled, developmentally disabled, large households, single female head o household, homeless) during the planning period.*

Action H 4e: *Coordination with Agencies Serving the Homeless: The City shall cooperate with public and private agencies to develop housing (including transitional housing), family counseling, and employment programs for the homeless. The City shall participate in regional efforts to combat homelessness, including coordination with the Contra Costa Interjurisdictional Council on Homelessness and participation in the Contra Costa Homeless Continuum of Care.*

Funding Source: *Homeless Agencies, Federal and State funds*

Responsible Agency: *Community Development Department and Contra Costa County*

Time Frame and Objectives: *On-going.*

Action H 4f: *Reasonable Accommodation: Amend the Zoning Ordinance within one year to include a written reasonable accommodation policy for persons with disabilities seeking fair access to housing in the application of the City's land use, zoning laws, development policies and procedures pursuant to the Federal Fair Housing Amendments Act of 1988.*

Funding Source: *General Fund*

Responsible Agency: *Community Development Department*

Time Frame and Objectives: *Amend the Zoning Ordinance concurrent with adoption of this Housing Element.*

QUANTIFIED OBJECTIVES

The City of Brentwood has designed a number of action programs that will focus City resources on meeting its projected housing needs. The City recognizes that there are a number of factors impacting the provision of affordable housing, housing rehabilitation, and the conservation of existing affordable housing. Accordingly, the City has identified its quantified objectives for new construction and rehabilitation.

Rehabilitation of existing units is expected to be achieved through the City's efforts to link property owners with available City and Contra Costa County rehabilitation assistance programs. The City's new construction quantified objective is based upon projected results of the City's efforts to assist and cooperate with non profit, private, and other

public entities to provide additional affordable units. ~~In addition to these figures, the former Redevelopment Agency re-negotiated affordability restrictions on 9 units located within the Redevelopment Project Areas whose restrictions were due to expire in 2011 to extend affordability covenants for another 55 years.~~

The City has established its quantified objectives based on the projection of a ~~slow~~ rebound in the economy over the next several years along with the expectations expressed in ABAG's Regional Housing Needs Assessment (RHNA) for the City of Brentwood for the period of 2014~~07~~-2022~~14~~, as summarized in ~~(~~Table 31~~7)~~. Overall, it is the objective of the City of Brentwood to utilize its inclusionary housing requirement as well as other affordable housing incentives for residential projects to make it possible to achieve the following. ~~A major factor in the City's ability to meet these goals is the overall ability of the economy to rebound from the previous years' recession.~~

Table 32 summarizes projected new housing production that may assist or be targeted toward a specific special needs group.

Table 33 summarizes the quantified objectives associated with specific housing actions.

TABLE 31
HOUSING CONSTRUCTION, REHABILITATION, AND CONSERVATION QUANTIFIED OBJECTIVES
2015-2023 PLANNING PERIOD (2014-2022 RHNA CYCLE)

Program	Extremely Low	Very Low Income	Low Income	Moderate Income	Above Moderate Income	TOTAL
New Construction	20	55	65	100	279	519
Rehabilitation	5	15	10	0*	0*	25
Conservation	No units are at risk.					0

**Moderate and above moderate income units are anticipated to be produced/rehabilitated by the private housing market without public assistance*

TABLE 32
SPECIAL HOUSING NEEDS QUANTIFIED OBJECTIVES
2015-2023

Special Needs Group	Extremely Low	Very Low Income	Low Income	TOTAL
Large Families	3	5	2	10
Elderly (65+)	3	5	2	10
Farmworkers	3	5	2	10
Disabled	3	5	2	10
Homeless	3	5	2	10
TOTAL	15	25	10	50

TABLE 33 QUANTIFIED OBJECTIVES BY ACTION PROGRAM 2015-2023						
Program	Extremely Low	Very Low Income	Low Income	Moderate Income	Above Moderate Income	TOTAL
Action H 1b (Second Units)	0	5	15	5	0	25
Action H 1e (Rehabilitation)	5	15	10	0	0	30
Actions H 2c, H 2e, H 2g, H 3f (Affordable Housing Development	20	50	50	0	0	120
Action H 2d (First Time Homebuyer)	0	10	10	0	0	20
Action H 4d (Special Needs)*	15	25	10	0	0	50

**Special needs units may be included in units produced by other actions (e.g. second units, affordable housing, etc.)*

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
Sites with Existing Development that Can Accommodate Additional Units					
016100002	RE	RE	4.20	1 existing single family unit	3
019100015	RE	RE	2.26	1 existing single family unit	1
012030007	R-LD	R-1	5.01	1 existing single family unit	14
017010012	R-LD	PD-26	2.54	1 existing single family unit	6
017100005	R-LD	R-1-E	2.50	1 existing single family unit	6
017100016	R-LD	R-1-E	2.40	1 existing single family unit	6
017010014	R-LD	PD-26	1.82	1 existing single family unit	4
019390123	R-LD	PD-6	0.84	1 existing single family unit	1
010130070	R-LD	R-1-8	0.68	1 existing single family unit	1
018060007	R-VLD	PEC	4.67	1 existing single family unit	8
016030011	R-VLD	R-1-E	4.38	1 existing single family unit	7
016100028	R-VLD	R-1-E	4.15	1 existing single family unit	7
018030008	R-VLD	PD-29	4.15	1 existing single family unit	7
018060051	R-VLD	PEC	2.44	1 existing single family unit	3
018050046	R-VLD	R-1-E	1.63	1 existing single family unit	2
018050034	R-VLD	R-1-E	1.34	1 existing single family unit	1
018050035	R-VLD	R-1-E	1.32	1 existing single family unit	1
018060010	R-VLD	PD-29	1.24	1 existing single family unit	1
019680023	R-VLD	PD-18	1.21	1 existing single family unit	1
018050045	R-VLD	R-1-E	1.66	Duplex	1
012070031	R-MD	R-2	1.00	1 existing single family unit	5
012100043	R-MD	R-3	0.86	1 existing single family unit	4
018150002	R-LD	R-1-10	1.19	1 exsiting single family unit	1
018100044	R-LD	R-1-E	1.68	1 existing single family unit	3
TOTAL			55.18		94
Single Family Sites with Approved Entitlements					
019050161	R-LD	PD-41	0.51	Amber & Windy Springs Lane	1
019050160	R-LD	PD-41	0.47	Amber & Windy Springs Lane	1
019050162	R-LD	PD-41	0.43	Amber & Windy Springs Lane	1
019050163	R-LD	PD-41	0.39	Amber & Windy Springs Lane	1
016510024	R-LD	PD-46	0.32	Barrington	1
016540006	R-LD	PD-46	0.31	Barrington	1
016470047	R-LD	PD-46	0.31	Barrington	1
016470031	R-LD	PD-46	0.26	Barrington	1
016500043	R-LD	PD-46	0.26	Barrington	1
016540005	R-LD	PD-46	0.25	Barrington	1
016530023	R-LD	PD-46	0.24	Barrington	1
016470048	R-LD	PD-46	0.24	Barrington	1
016530031	R-LD	PD-46	0.23	Barrington	1
016530039	R-LD	PD-46	0.23	Barrington	1
016470062	R-LD	PD-46	0.23	Barrington	1
016530038	R-LD	PD-46	0.23	Barrington	1
016540013	R-LD	PD-46	0.23	Barrington	1
016470009	R-LD	PD-46	0.22	Barrington	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
016470011	R-LD	PD-46	0.21	Barrington	1
016470010	R-LD	PD-46	0.21	Barrington	1
016470007	R-LD	PD-46	0.21	Barrington	1
016530028	R-LD	PD-46	0.21	Barrington	1
016510023	R-LD	PD-46	0.21	Barrington	1
016470049	R-LD	PD-46	0.21	Barrington	1
016530003	R-LD	PD-46	0.21	Barrington	1
016510001	R-LD	PD-46	0.21	Barrington	1
016510003	R-LD	PD-46	0.21	Barrington	1
016510025	R-LD	PD-46	0.21	Barrington	1
016530040	R-LD	PD-46	0.21	Barrington	1
016530004	R-LD	PD-46	0.21	Barrington	1
016510002	R-LD	PD-46	0.21	Barrington	1
016530015	R-LD	PD-46	0.20	Barrington	1
016540009	R-LD	PD-46	0.20	Barrington	1
016540034	R-LD	PD-46	0.20	Barrington	1
016540016	R-LD	PD-46	0.20	Barrington	1
016540018	R-LD	PD-46	0.20	Barrington	1
016540015	R-LD	PD-46	0.20	Barrington	1
016540017	R-LD	PD-46	0.20	Barrington	1
016540019	R-LD	PD-46	0.20	Barrington	1
016530032	R-LD	PD-46	0.20	Barrington	1
016540020	R-LD	PD-46	0.20	Barrington	1
016540035	R-LD	PD-46	0.20	Barrington	1
016540007	R-LD	PD-46	0.20	Barrington	1
016530027	R-LD	PD-46	0.20	Barrington	1
016470032	R-LD	PD-46	0.20	Barrington	1
016530002	R-LD	PD-46	0.20	Barrington	1
016530005	R-LD	PD-46	0.20	Barrington	1
016470002	R-LD	PD-46	0.20	Barrington	1
016530041	R-LD	PD-46	0.20	Barrington	1
016530001	R-LD	PD-46	0.20	Barrington	1
016530045	R-LD	PD-46	0.20	Barrington	1
016520001	R-LD	PD-46	0.20	Barrington	1
016530047	R-LD	PD-46	0.20	Barrington	1
016540024	R-LD	PD-46	0.20	Barrington	1
016540023	R-LD	PD-46	0.20	Barrington	1
016540026	R-LD	PD-46	0.20	Barrington	1
016540025	R-LD	PD-46	0.20	Barrington	1
016540022	R-LD	PD-46	0.20	Barrington	1
016520065	R-LD	PD-46	0.20	Barrington	1
016470008	R-LD	PD-46	0.20	Barrington	1
016530030	R-LD	PD-46	0.19	Barrington	1
016540014	R-LD	PD-46	0.19	Barrington	1
016500001	R-LD	PD-46	0.19	Barrington	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
016530043	R-LD	PD-46	0.19	Barrington	1
016530042	R-LD	PD-46	0.19	Barrington	1
016530016	R-LD	PD-46	0.19	Barrington	1
016540021	R-LD	PD-46	0.19	Barrington	1
016470001	R-LD	PD-46	0.19	Barrington	1
016530036	R-LD	PD-46	0.19	Barrington	1
016530049	R-LD	PD-46	0.19	Barrington	1
016530029	R-LD	PD-46	0.19	Barrington	1
016540029	R-LD	PD-46	0.19	Barrington	1
016540030	R-LD	PD-46	0.19	Barrington	1
016540032	R-LD	PD-46	0.19	Barrington	1
016540031	R-LD	PD-46	0.19	Barrington	1
016540033	R-LD	PD-46	0.19	Barrington	1
016530011	R-LD	PD-46	0.19	Barrington	1
016530010	R-LD	PD-46	0.19	Barrington	1
016530012	R-LD	PD-46	0.19	Barrington	1
016530013	R-LD	PD-46	0.19	Barrington	1
016500027	R-LD	PD-46	0.19	Barrington	1
016540003	R-LD	PD-46	0.19	Barrington	1
016540002	R-LD	PD-46	0.19	Barrington	1
016530014	R-LD	PD-46	0.19	Barrington	1
016500035	R-LD	PD-46	0.19	Barrington	1
016500042	R-LD	PD-46	0.19	Barrington	1
016470006	R-LD	PD-46	0.19	Barrington	1
016540036	R-LD	PD-46	0.19	Barrington	1
016540039	R-LD	PD-46	0.19	Barrington	1
016540038	R-LD	PD-46	0.19	Barrington	1
016540037	R-LD	PD-46	0.19	Barrington	1
016540040	R-LD	PD-46	0.19	Barrington	1
016520077	R-LD	PD-46	0.19	Barrington	1
016530046	R-LD	PD-46	0.19	Barrington	1
016540028	R-LD	PD-46	0.19	Barrington	1
016500034	R-LD	PD-46	0.19	Barrington	1
016460048	R-LD	PD-46	0.19	Barrington	1
016540027	R-LD	PD-46	0.19	Barrington	1
016500040	R-LD	PD-46	0.19	Barrington	1
016470005	R-LD	PD-46	0.19	Barrington	1
016530006	R-LD	PD-46	0.19	Barrington	1
016530009	R-LD	PD-46	0.19	Barrington	1
016470012	R-LD	PD-46	0.19	Barrington	1
016470004	R-LD	PD-46	0.19	Barrington	1
016530033	R-LD	PD-46	0.19	Barrington	1
016540041	R-LD	PD-46	0.18	Barrington	1
016530048	R-LD	PD-46	0.18	Barrington	1
016470040	R-LD	PD-46	0.18	Barrington	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
016470055	R-LD	PD-46	0.18	Barrington	1
016530034	R-LD	PD-46	0.18	Barrington	1
016530044	R-LD	PD-46	0.18	Barrington	1
016540012	R-LD	PD-46	0.18	Barrington	1
016540010	R-LD	PD-46	0.18	Barrington	1
016540011	R-LD	PD-46	0.18	Barrington	1
016530007	R-LD	PD-46	0.18	Barrington	1
016540001	R-LD	PD-46	0.18	Barrington	1
016540004	R-LD	PD-46	0.18	Barrington	1
016530020	R-LD	PD-46	0.18	Barrington	1
016530024	R-LD	PD-46	0.18	Barrington	1
016530021	R-LD	PD-46	0.18	Barrington	1
016530019	R-LD	PD-46	0.18	Barrington	1
016530018	R-LD	PD-46	0.18	Barrington	1
016530026	R-LD	PD-46	0.18	Barrington	1
016530025	R-LD	PD-46	0.18	Barrington	1
016530037	R-LD	PD-46	0.18	Barrington	1
016520075	R-LD	PD-46	0.18	Barrington	1
016470003	R-LD	PD-46	0.18	Barrington	1
016530017	R-LD	PD-46	0.18	Barrington	1
016500028	R-LD	PD-46	0.18	Barrington	1
016470028	R-LD	PD-46	0.18	Barrington	1
016530008	R-LD	PD-46	0.18	Barrington	1
016530035	R-LD	PD-46	0.18	Barrington	1
016520076	R-LD	PD-46	0.18	Barrington	1
016530022	R-LD	PD-46	0.18	Barrington	1
016500033	R-LD	PD-46	0.18	Barrington	1
016510008	R-LD	PD-46	0.18	Barrington	1
016510005	R-LD	PD-46	0.18	Barrington	1
016470021	R-LD	PD-46	0.18	Barrington	1
016460051	R-LD	PD-46	0.18	Barrington	1
016470039	R-LD	PD-46	0.18	Barrington	1
016500036	R-LD	PD-46	0.18	Barrington	1
016500041	R-LD	PD-46	0.18	Barrington	1
016520034	R-LD	PD-46	0.18	Barrington	1
016520086	R-LD	PD-46	0.17	Barrington	1
016470030	R-LD	PD-46	0.17	Barrington	1
016510004	R-LD	PD-46	0.17	Barrington	1
016510011	R-LD	PD-46	0.17	Barrington	1
016470029	R-LD	PD-46	0.17	Barrington	1
016470020	R-LD	PD-46	0.17	Barrington	1
016500049	R-LD	PD-46	0.17	Barrington	1
016470056	R-LD	PD-46	0.17	Barrington	1
016500037	R-LD	PD-46	0.17	Barrington	1
016480001	R-LD	PD-46	0.17	Barrington	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
016520056	R-LD	PD-46	0.17	Barrington	1
016500018	R-LD	PD-46	0.17	Barrington	1
016500017	R-LD	PD-46	0.17	Barrington	1
016510020	R-LD	PD-46	0.17	Barrington	1
016520014	R-LD	PD-46	0.17	Barrington	1
016510021	R-LD	PD-46	0.17	Barrington	1
016470019	R-LD	PD-46	0.17	Barrington	1
016470013	R-LD	PD-46	0.17	Barrington	1
016460049	R-LD	PD-46	0.17	Barrington	1
016470025	R-LD	PD-46	0.17	Barrington	1
016460035	R-LD	PD-46	0.17	Barrington	1
016460046	R-LD	PD-46	0.17	Barrington	1
016460039	R-LD	PD-46	0.17	Barrington	1
016460042	R-LD	PD-46	0.17	Barrington	1
016460043	R-LD	PD-46	0.17	Barrington	1
016460038	R-LD	PD-46	0.17	Barrington	1
016470035	R-LD	PD-46	0.17	Barrington	1
016520033	R-LD	PD-46	0.17	Barrington	1
016520022	R-LD	PD-46	0.17	Barrington	1
016520002	R-LD	PD-46	0.17	Barrington	1
016520066	R-LD	PD-46	0.17	Barrington	1
016510029	R-LD	PD-46	0.17	Barrington	1
016510032	R-LD	PD-46	0.16	Barrington	1
016520051	R-LD	PD-46	0.16	Barrington	1
016520036	R-LD	PD-46	0.16	Barrington	1
016520003	R-LD	PD-46	0.16	Barrington	1
016520023	R-LD	PD-46	0.16	Barrington	1
016460040	R-LD	PD-46	0.16	Barrington	1
016460041	R-LD	PD-46	0.16	Barrington	1
016520008	R-LD	PD-46	0.16	Barrington	1
016500026	R-LD	PD-46	0.16	Barrington	1
016520004	R-LD	PD-46	0.16	Barrington	1
016520053	R-LD	PD-46	0.16	Barrington	1
016470046	R-LD	PD-46	0.16	Barrington	1
016500024	R-LD	PD-46	0.16	Barrington	1
016500011	R-LD	PD-46	0.16	Barrington	1
016500010	R-LD	PD-46	0.16	Barrington	1
016500046	R-LD	PD-46	0.16	Barrington	1
016520018	R-LD	PD-46	0.16	Barrington	1
016520015	R-LD	PD-46	0.16	Barrington	1
016520055	R-LD	PD-46	0.16	Barrington	1
016510031	R-LD	PD-46	0.16	Barrington	1
016520005	R-LD	PD-46	0.16	Barrington	1
016500029	R-LD	PD-46	0.16	Barrington	1
016520044	R-LD	PD-46	0.16	Barrington	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
016520043	R-LD	PD-46	0.16	Barrington	1
016510015	R-LD	PD-46	0.16	Barrington	1
016510016	R-LD	PD-46	0.16	Barrington	1
016520011	R-LD	PD-46	0.16	Barrington	1
016500039	R-LD	PD-46	0.16	Barrington	1
016510030	R-LD	PD-46	0.16	Barrington	1
016520006	R-LD	PD-46	0.16	Barrington	1
016500038	R-LD	PD-46	0.16	Barrington	1
016520054	R-LD	PD-46	0.16	Barrington	1
016520013	R-LD	PD-46	0.16	Barrington	1
016500032	R-LD	PD-46	0.16	Barrington	1
016510038	R-LD	PD-46	0.16	Barrington	1
016510014	R-LD	PD-46	0.16	Barrington	1
016520073	R-LD	PD-46	0.16	Barrington	1
016510017	R-LD	PD-46	0.16	Barrington	1
016520070	R-LD	PD-46	0.16	Barrington	1
016520029	R-LD	PD-46	0.16	Barrington	1
016520031	R-LD	PD-46	0.16	Barrington	1
016520047	R-LD	PD-46	0.16	Barrington	1
016520040	R-LD	PD-46	0.16	Barrington	1
016520080	R-LD	PD-46	0.16	Barrington	1
016520027	R-LD	PD-46	0.16	Barrington	1
016520061	R-LD	PD-46	0.16	Barrington	1
016520038	R-LD	PD-46	0.16	Barrington	1
016520049	R-LD	PD-46	0.16	Barrington	1
016520032	R-LD	PD-46	0.16	Barrington	1
016470050	R-LD	PD-46	0.16	Barrington	1
016520007	R-LD	PD-46	0.16	Barrington	1
016500031	R-LD	PD-46	0.16	Barrington	1
016500009	R-LD	PD-46	0.16	Barrington	1
016500003	R-LD	PD-46	0.16	Barrington	1
016510010	R-LD	PD-46	0.15	Barrington	1
016500025	R-LD	PD-46	0.15	Barrington	1
016480085	R-LD	PD-46	0.15	Barrington	1
016470016	R-LD	PD-46	0.15	Barrington	1
016470015	R-LD	PD-46	0.15	Barrington	1
016470018	R-LD	PD-46	0.15	Barrington	1
016470017	R-LD	PD-46	0.15	Barrington	1
016470014	R-LD	PD-46	0.15	Barrington	1
016470041	R-LD	PD-46	0.15	Barrington	1
016470026	R-LD	PD-46	0.15	Barrington	1
016470022	R-LD	PD-46	0.15	Barrington	1
016470045	R-LD	PD-46	0.15	Barrington	1
016470044	R-LD	PD-46	0.15	Barrington	1
016470043	R-LD	PD-46	0.15	Barrington	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
016470027	R-LD	PD-46	0.15	Barrington	1
016470023	R-LD	PD-46	0.15	Barrington	1
016470042	R-LD	PD-46	0.15	Barrington	1
016460050	R-LD	PD-46	0.15	Barrington	1
016460037	R-LD	PD-46	0.15	Barrington	1
016460045	R-LD	PD-46	0.15	Barrington	1
016460036	R-LD	PD-46	0.15	Barrington	1
016470024	R-LD	PD-46	0.15	Barrington	1
016470037	R-LD	PD-46	0.15	Barrington	1
016460044	R-LD	PD-46	0.15	Barrington	1
016470034	R-LD	PD-46	0.15	Barrington	1
016470051	R-LD	PD-46	0.15	Barrington	1
016470036	R-LD	PD-46	0.15	Barrington	1
016470038	R-LD	PD-46	0.15	Barrington	1
016470052	R-LD	PD-46	0.15	Barrington	1
016470053	R-LD	PD-46	0.15	Barrington	1
016470033	R-LD	PD-46	0.15	Barrington	1
016470054	R-LD	PD-46	0.15	Barrington	1
016460047	R-LD	PD-46	0.15	Barrington	1
016510028	R-LD	PD-46	0.15	Barrington	1
016500044	R-LD	PD-46	0.15	Barrington	1
016510009	R-LD	PD-46	0.15	Barrington	1
016510027	R-LD	PD-46	0.15	Barrington	1
016520016	R-LD	PD-46	0.15	Barrington	1
016520017	R-LD	PD-46	0.15	Barrington	1
016520020	R-LD	PD-46	0.15	Barrington	1
016520021	R-LD	PD-46	0.15	Barrington	1
016520019	R-LD	PD-46	0.15	Barrington	1
016520062	R-LD	PD-46	0.15	Barrington	1
016520069	R-LD	PD-46	0.15	Barrington	1
016490015	R-LD	PD-46	0.15	Barrington	1
016500030	R-LD	PD-46	0.15	Barrington	1
016460034	R-LD	PD-46	0.15	Barrington	1
016510026	R-LD	PD-46	0.15	Barrington	1
016500012	R-LD	PD-46	0.15	Barrington	1
016500023	R-LD	PD-46	0.15	Barrington	1
016490021	R-LD	PD-46	0.15	Barrington	1
016500047	R-LD	PD-46	0.15	Barrington	1
016500045	R-LD	PD-46	0.15	Barrington	1
016490008	R-LD	PD-46	0.15	Barrington	1
016500002	R-LD	PD-46	0.15	Barrington	1
016520058	R-LD	PD-46	0.15	Barrington	1
016520060	R-LD	PD-46	0.15	Barrington	1
016520059	R-LD	PD-46	0.15	Barrington	1
016510022	R-LD	PD-46	0.15	Barrington	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
016520057	R-LD	PD-46	0.15	Barrington	1
016520063	R-LD	PD-46	0.15	Barrington	1
016520012	R-LD	PD-46	0.15	Barrington	1
016520084	R-LD	PD-46	0.15	Barrington	1
016520068	R-LD	PD-46	0.15	Barrington	1
016520085	R-LD	PD-46	0.15	Barrington	1
016500019	R-LD	PD-46	0.15	Barrington	1
016520067	R-LD	PD-46	0.15	Barrington	1
016520039	R-LD	PD-46	0.15	Barrington	1
016510041	R-LD	PD-46	0.15	Barrington	1
016510037	R-LD	PD-46	0.15	Barrington	1
016510013	R-LD	PD-46	0.15	Barrington	1
016510012	R-LD	PD-46	0.15	Barrington	1
016520042	R-LD	PD-46	0.15	Barrington	1
016520050	R-LD	PD-46	0.15	Barrington	1
016520052	R-LD	PD-46	0.15	Barrington	1
016520083	R-LD	PD-46	0.15	Barrington	1
016500016	R-LD	PD-46	0.15	Barrington	1
016500013	R-LD	PD-46	0.15	Barrington	1
016510039	R-LD	PD-46	0.15	Barrington	1
016510034	R-LD	PD-46	0.15	Barrington	1
016520071	R-LD	PD-46	0.15	Barrington	1
016520045	R-LD	PD-46	0.15	Barrington	1
016500020	R-LD	PD-46	0.15	Barrington	1
016500021	R-LD	PD-46	0.15	Barrington	1
016520072	R-LD	PD-46	0.15	Barrington	1
016520024	R-LD	PD-46	0.15	Barrington	1
016510018	R-LD	PD-46	0.15	Barrington	1
016520041	R-LD	PD-46	0.15	Barrington	1
016520078	R-LD	PD-46	0.15	Barrington	1
016500015	R-LD	PD-46	0.15	Barrington	1
016500014	R-LD	PD-46	0.15	Barrington	1
016510036	R-LD	PD-46	0.15	Barrington	1
016520028	R-LD	PD-46	0.15	Barrington	1
016500022	R-LD	PD-46	0.15	Barrington	1
016520079	R-LD	PD-46	0.15	Barrington	1
016520030	R-LD	PD-46	0.15	Barrington	1
016520035	R-LD	PD-46	0.15	Barrington	1
016490024	R-LD	PD-46	0.15	Barrington	1
016510035	R-LD	PD-46	0.15	Barrington	1
016520081	R-LD	PD-46	0.15	Barrington	1
016520037	R-LD	PD-46	0.15	Barrington	1
016520046	R-LD	PD-46	0.15	Barrington	1
016510019	R-LD	PD-46	0.15	Barrington	1
016520026	R-LD	PD-46	0.15	Barrington	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
016520048	R-LD	PD-46	0.15	Barrington	1
016510040	R-LD	PD-46	0.15	Barrington	1
016510033	R-LD	PD-46	0.15	Barrington	1
016500048	R-LD	PD-46	0.15	Barrington	1
016490005	R-LD	PD-46	0.15	Barrington	1
016520074	R-LD	PD-46	0.15	Barrington	1
016520082	R-LD	PD-46	0.15	Barrington	1
016500008	R-LD	PD-46	0.15	Barrington	1
016500004	R-LD	PD-46	0.15	Barrington	1
016500007	R-LD	PD-46	0.15	Barrington	1
016500006	R-LD	PD-46	0.15	Barrington	1
016490027	R-LD	PD-46	0.14	Barrington	1
016490002	R-LD	PD-46	0.14	Barrington	1
016480082	R-LD	PD-46	0.14	Barrington	1
016480079	R-LD	PD-46	0.14	Barrington	1
016480077	R-LD	PD-46	0.14	Barrington	1
016490019	R-LD	PD-46	0.13	Barrington	1
016490020	R-LD	PD-46	0.13	Barrington	1
016490010	R-LD	PD-46	0.13	Barrington	1
016490009	R-LD	PD-46	0.13	Barrington	1
016490023	R-LD	PD-46	0.13	Barrington	1
016490022	R-LD	PD-46	0.13	Barrington	1
016490016	R-LD	PD-46	0.13	Barrington	1
016490025	R-LD	PD-46	0.13	Barrington	1
016490026	R-LD	PD-46	0.13	Barrington	1
016490006	R-LD	PD-46	0.13	Barrington	1
016480080	R-LD	PD-46	0.13	Barrington	1
016480084	R-LD	PD-46	0.13	Barrington	1
016490004	R-LD	PD-46	0.13	Barrington	1
016480081	R-LD	PD-46	0.13	Barrington	1
016480083	R-LD	PD-46	0.13	Barrington	1
016490003	R-LD	PD-46	0.13	Barrington	1
016490018	R-LD	PD-46	0.13	Barrington	1
016490007	R-LD	PD-46	0.13	Barrington	1
016490011	R-LD	PD-46	0.13	Barrington	1
016490001	R-LD	PD-46	0.13	Barrington	1
016520064	R-LD	PD-46	0.13	Barrington	1
016490028	R-LD	PD-46	0.12	Barrington	1
016540008	R-LD	PD-46	0.11	Barrington	1
016520025	R-LD	PD-46	0.11	Barrington	1
016490017	R-LD	PD-46	0.11	Barrington	1
016480078	R-LD	PD-46	0.11	Barrington	1
016500005	R-LD	PD-46	0.11	Barrington	1
016510007	R-LD	PD-46	0.10	Barrington	1
016510006	R-LD	PD-46	0.09	Barrington	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
016520009	R-LD	PD-46	0.09	Barrington	1
016510043	R-LD	PD-46	0.09	Barrington	1
016520010	R-LD	PD-46	0.08	Barrington	1
016510042	R-LD	PD-46	0.08	Barrington	1
016500050	R-LD	PD-46	0.03	Barrington	1
18060042	R-VLD	PD-29	5.05	2 existing single family units. Appro	3
019082007	R-LD	PD-36	27.27	Bridle Gate	166
016440056	R-LD	PD-45	0.31	Cedarwood	1
016440081	R-LD	PD-45	0.30	Cedarwood	1
016440055	R-LD	PD-45	0.27	Cedarwood	1
016440080	R-LD	PD-45	0.25	Cedarwood	1
016440067	R-LD	PD-45	0.23	Cedarwood	1
016440012	R-LD	PD-45	0.23	Cedarwood	1
016440068	R-LD	PD-45	0.23	Cedarwood	1
016440049	R-LD	PD-45	0.19	Cedarwood	1
016440050	R-LD	PD-45	0.19	Cedarwood	1
016440093	R-LD	PD-45	0.19	Cedarwood	1
016440051	R-LD	PD-45	0.19	Cedarwood	1
016440023	R-LD	PD-45	0.18	Cedarwood	1
016440094	R-LD	PD-45	0.18	Cedarwood	1
016440052	R-LD	PD-45	0.18	Cedarwood	1
016440053	R-LD	PD-45	0.18	Cedarwood	1
016440071	R-LD	PD-45	0.18	Cedarwood	1
016440069	R-LD	PD-45	0.18	Cedarwood	1
016440008	R-LD	PD-45	0.18	Cedarwood	1
016440065	R-LD	PD-45	0.18	Cedarwood	1
016440020	R-LD	PD-45	0.18	Cedarwood	1
016440054	R-LD	PD-45	0.18	Cedarwood	1
016440006	R-LD	PD-45	0.18	Cedarwood	1
016440007	R-LD	PD-45	0.18	Cedarwood	1
016440011	R-LD	PD-45	0.18	Cedarwood	1
016440072	R-LD	PD-45	0.18	Cedarwood	1
016440009	R-LD	PD-45	0.18	Cedarwood	1
016440070	R-LD	PD-45	0.18	Cedarwood	1
016440066	R-LD	PD-45	0.18	Cedarwood	1
016440010	R-LD	PD-45	0.18	Cedarwood	1
016440064	R-LD	PD-45	0.18	Cedarwood	1
016440063	R-LD	PD-45	0.18	Cedarwood	1
016440082	R-LD	PD-45	0.17	Cedarwood	1
016440057	R-LD	PD-45	0.17	Cedarwood	1
016440078	R-LD	PD-45	0.17	Cedarwood	1
016440097	R-LD	PD-45	0.16	Cedarwood	1
016440083	R-LD	PD-45	0.16	Cedarwood	1
016440090	R-LD	PD-45	0.16	Cedarwood	1
016440102	R-LD	PD-45	0.16	Cedarwood	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
016440085	R-LD	PD-45	0.16	Cedarwood	1
016440076	R-LD	PD-45	0.16	Cedarwood	1
016440018	R-LD	PD-45	0.16	Cedarwood	1
016440099	R-LD	PD-45	0.16	Cedarwood	1
016440101	R-LD	PD-45	0.16	Cedarwood	1
016440079	R-LD	PD-45	0.16	Cedarwood	1
016440095	R-LD	PD-45	0.16	Cedarwood	1
016440073	R-LD	PD-45	0.16	Cedarwood	1
016440075	R-LD	PD-45	0.16	Cedarwood	1
016440091	R-LD	PD-45	0.16	Cedarwood	1
016440086	R-LD	PD-45	0.16	Cedarwood	1
016440016	R-LD	PD-45	0.16	Cedarwood	1
016440096	R-LD	PD-45	0.16	Cedarwood	1
016440088	R-LD	PD-45	0.16	Cedarwood	1
016440087	R-LD	PD-45	0.16	Cedarwood	1
016440021	R-LD	PD-45	0.16	Cedarwood	1
016440022	R-LD	PD-45	0.16	Cedarwood	1
016440092	R-LD	PD-45	0.16	Cedarwood	1
016440015	R-LD	PD-45	0.16	Cedarwood	1
016440017	R-LD	PD-45	0.16	Cedarwood	1
016440100	R-LD	PD-45	0.16	Cedarwood	1
016440019	R-LD	PD-45	0.16	Cedarwood	1
016440074	R-LD	PD-45	0.16	Cedarwood	1
016440089	R-LD	PD-45	0.16	Cedarwood	1
016440084	R-LD	PD-45	0.16	Cedarwood	1
016440062	R-LD	PD-45	0.16	Cedarwood	1
016440061	R-LD	PD-45	0.16	Cedarwood	1
016440060	R-LD	PD-45	0.16	Cedarwood	1
016440059	R-LD	PD-45	0.16	Cedarwood	1
016440098	R-LD	PD-45	0.16	Cedarwood	1
016440077	R-LD	PD-45	0.16	Cedarwood	1
016440058	R-LD	PD-45	0.16	Cedarwood	1
012130007	R-LD	R-1	21.09	Ferro-Ronconi	50
012130006	R-LD	R-1	21.04	Ferro-Ronconi	80
013440042	R-HD	PD-17	0.04	Garin Corners	1
013450022	R-HD	PD-17	0.03	Garin Corners	1
013440041	R-HD	PD-17	0.03	Garin Corners	1
013440020	R-HD	PD-17	0.03	Garin Corners	1
013440048	R-HD	PD-17	0.03	Garin Corners	1
013450046	R-HD	PD-17	0.03	Garin Corners	1
013440015	R-HD	PD-17	0.03	Garin Corners	1
013440025	R-HD	PD-17	0.03	Garin Corners	1
013450031	R-HD	PD-17	0.03	Garin Corners	1
013440016	R-HD	PD-17	0.03	Garin Corners	1
013440053	R-HD	PD-17	0.03	Garin Corners	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
013440026	R-HD	PD-17	0.03	Garin Corners	1
013450017	R-HD	PD-17	0.03	Garin Corners	1
013440035	R-HD	PD-17	0.03	Garin Corners	1
013440054	R-HD	PD-17	0.03	Garin Corners	1
013450016	R-HD	PD-17	0.03	Garin Corners	1
013440036	R-HD	PD-17	0.03	Garin Corners	1
013440010	R-HD	PD-17	0.03	Garin Corners	1
013450001	R-HD	PD-17	0.03	Garin Corners	1
013440001	R-HD	PD-17	0.03	Garin Corners	1
013450032	R-HD	PD-17	0.03	Garin Corners	1
013450010	R-HD	PD-17	0.03	Garin Corners	1
013450037	R-HD	PD-17	0.03	Garin Corners	1
013440030	R-HD	PD-17	0.03	Garin Corners	1
013450027	R-HD	PD-17	0.03	Garin Corners	1
013450042	R-HD	PD-17	0.03	Garin Corners	1
013450026	R-HD	PD-17	0.03	Garin Corners	1
013450041	R-HD	PD-17	0.03	Garin Corners	1
013440031	R-HD	PD-17	0.03	Garin Corners	1
013450036	R-HD	PD-17	0.03	Garin Corners	1
013440011	R-HD	PD-17	0.03	Garin Corners	1
013450038	R-HD	PD-17	0.03	Garin Corners	1
013440047	R-HD	PD-17	0.03	Garin Corners	1
013440005	R-HD	PD-17	0.03	Garin Corners	1
013450006	R-HD	PD-17	0.03	Garin Corners	1
013440006	R-HD	PD-17	0.03	Garin Corners	1
013440059	R-HD	PD-17	0.03	Garin Corners	1
013450011	R-HD	PD-17	0.03	Garin Corners	1
013450005	R-HD	PD-17	0.03	Garin Corners	1
013450039	R-HD	PD-17	0.03	Garin Corners	1
013440019	R-HD	PD-17	0.03	Garin Corners	1
013450023	R-HD	PD-17	0.03	Garin Corners	1
013440034	R-HD	PD-17	0.03	Garin Corners	1
013440024	R-HD	PD-17	0.03	Garin Corners	1
013450033	R-HD	PD-17	0.03	Garin Corners	1
013450018	R-HD	PD-17	0.03	Garin Corners	1
013440058	R-HD	PD-17	0.03	Garin Corners	1
013440004	R-HD	PD-17	0.03	Garin Corners	1
013440049	R-HD	PD-17	0.03	Garin Corners	1
013440055	R-HD	PD-17	0.03	Garin Corners	1
013440043	R-HD	PD-17	0.03	Garin Corners	1
013440002	R-HD	PD-17	0.03	Garin Corners	1
013440029	R-HD	PD-17	0.03	Garin Corners	1
013450045	R-HD	PD-17	0.03	Garin Corners	1
013440046	R-HD	PD-17	0.03	Garin Corners	1
013440012	R-HD	PD-17	0.03	Garin Corners	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
013440007	R-HD	PD-17	0.03	Garin Corners	1
013440027	R-HD	PD-17	0.03	Garin Corners	1
013450028	R-HD	PD-17	0.03	Garin Corners	1
013450007	R-HD	PD-17	0.03	Garin Corners	1
013450012	R-HD	PD-17	0.03	Garin Corners	1
013450043	R-HD	PD-17	0.03	Garin Corners	1
013450035	R-HD	PD-17	0.03	Garin Corners	1
013450030	R-HD	PD-17	0.03	Garin Corners	1
013450025	R-HD	PD-17	0.03	Garin Corners	1
013440021	R-HD	PD-17	0.03	Garin Corners	1
013450021	R-HD	PD-17	0.03	Garin Corners	1
013440052	R-HD	PD-17	0.03	Garin Corners	1
013440014	R-HD	PD-17	0.03	Garin Corners	1
013440032	R-HD	PD-17	0.03	Garin Corners	1
013450004	R-HD	PD-17	0.03	Garin Corners	1
013440018	R-HD	PD-17	0.03	Garin Corners	1
013450002	R-HD	PD-17	0.03	Garin Corners	1
013440009	R-HD	PD-17	0.03	Garin Corners	1
013440040	R-HD	PD-17	0.03	Garin Corners	1
013450015	R-HD	PD-17	0.03	Garin Corners	1
013440037	R-HD	PD-17	0.03	Garin Corners	1
013450009	R-HD	PD-17	0.03	Garin Corners	1
013440028	R-HD	PD-17	0.02	Garin Corners	1
013440056	R-HD	PD-17	0.02	Garin Corners	1
013450020	R-HD	PD-17	0.02	Garin Corners	1
013440045	R-HD	PD-17	0.02	Garin Corners	1
013440051	R-HD	PD-17	0.02	Garin Corners	1
013440008	R-HD	PD-17	0.02	Garin Corners	1
013440013	R-HD	PD-17	0.02	Garin Corners	1
013440022	R-HD	PD-17	0.02	Garin Corners	1
013450040	R-HD	PD-17	0.02	Garin Corners	1
013450034	R-HD	PD-17	0.02	Garin Corners	1
013450029	R-HD	PD-17	0.02	Garin Corners	1
013440023	R-HD	PD-17	0.02	Garin Corners	1
013450014	R-HD	PD-17	0.02	Garin Corners	1
013450019	R-HD	PD-17	0.02	Garin Corners	1
013440044	R-HD	PD-17	0.02	Garin Corners	1
013440017	R-HD	PD-17	0.02	Garin Corners	1
013450044	R-HD	PD-17	0.02	Garin Corners	1
013440003	R-HD	PD-17	0.02	Garin Corners	1
013440057	R-HD	PD-17	0.02	Garin Corners	1
013440050	R-HD	PD-17	0.02	Garin Corners	1
013440038	R-HD	PD-17	0.02	Garin Corners	1
013450024	R-HD	PD-17	0.02	Garin Corners	1
013450008	R-HD	PD-17	0.02	Garin Corners	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
013450013	R-HD	PD-17	0.02	Garin Corners	1
013450003	R-HD	PD-17	0.02	Garin Corners	1
013440033	R-HD	PD-17	0.02	Garin Corners	1
013440039	R-HD	PD-17	0.02	Garin Corners	1
013430019	R-MD	PD-17	0.09	Garin Corners	1
013430012	R-MD	PD-17	0.09	Garin Corners	1
013430024	R-MD	PD-17	0.08	Garin Corners	1
013430017	R-MD	PD-17	0.08	Garin Corners	1
013430034	R-MD	PD-17	0.08	Garin Corners	1
013430010	R-MD	PD-17	0.08	Garin Corners	1
013430032	R-MD	PD-17	0.08	Garin Corners	1
013430026	R-MD	PD-17	0.08	Garin Corners	1
013430001	R-MD	PD-17	0.07	Garin Corners	1
013430002	R-MD	PD-17	0.07	Garin Corners	1
013430020	R-MD	PD-17	0.06	Garin Corners	1
013430013	R-MD	PD-17	0.06	Garin Corners	1
013430025	R-MD	PD-17	0.06	Garin Corners	1
013430018	R-MD	PD-17	0.06	Garin Corners	1
013430033	R-MD	PD-17	0.06	Garin Corners	1
013430011	R-MD	PD-17	0.06	Garin Corners	1
013430014	R-MD	PD-17	0.06	Garin Corners	1
013430021	R-MD	PD-17	0.06	Garin Corners	1
013430022	R-MD	PD-17	0.06	Garin Corners	1
013430008	R-MD	PD-17	0.06	Garin Corners	1
013430015	R-MD	PD-17	0.06	Garin Corners	1
013430037	R-MD	PD-17	0.06	Garin Corners	1
013430036	R-MD	PD-17	0.06	Garin Corners	1
013430031	R-MD	PD-17	0.06	Garin Corners	1
013430027	R-MD	PD-17	0.06	Garin Corners	1
013430023	R-MD	PD-17	0.06	Garin Corners	1
013430016	R-MD	PD-17	0.06	Garin Corners	1
013430009	R-MD	PD-17	0.06	Garin Corners	1
013430030	R-MD	PD-17	0.06	Garin Corners	1
013430028	R-MD	PD-17	0.05	Garin Corners	1
013430035	R-MD	PD-17	0.05	Garin Corners	1
013430029	R-MD	PD-17	0.05	Garin Corners	1
017010011	R-LD	PD-26	3.01	1 existing single family residence. A	3
019050111	R-LD	PD-41	9.35	Lexington Park	32
019050110	R-LD	PD-41	8.61	Lexington Park	22
019050146	R-LD	PD-41	0.22	Lexington Park	1
016110030	BBSP	BBSP	3.38	Magnolia	33
010171020	R-MD	PD-16	15.60	Mission Grove	132
017170007	R-HD	PD-44	0.64	Palmilla	99
017640026	R-HD	PD-44	0.08	Palmilla	1
017650040	R-HD	PD-44	0.08	Palmilla	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
017650001	R-HD	PD-44	0.08	Palmilla	1
017640020	R-HD	PD-44	0.08	Palmilla	1
017640019	R-HD	PD-44	0.08	Palmilla	1
017640050	R-HD	PD-44	0.08	Palmilla	1
017640052	R-HD	PD-44	0.08	Palmilla	1
017650020	R-HD	PD-44	0.08	Palmilla	1
017650021	R-HD	PD-44	0.08	Palmilla	1
017650009	R-HD	PD-44	0.07	Palmilla	1
017650008	R-HD	PD-44	0.07	Palmilla	1
017650007	R-HD	PD-44	0.07	Palmilla	1
017650006	R-HD	PD-44	0.07	Palmilla	1
017650005	R-HD	PD-44	0.07	Palmilla	1
017650004	R-HD	PD-44	0.07	Palmilla	1
017650003	R-HD	PD-44	0.07	Palmilla	1
017650002	R-HD	PD-44	0.07	Palmilla	1
017650031	R-HD	PD-44	0.07	Palmilla	1
017650050	R-HD	PD-44	0.07	Palmilla	1
017650039	R-HD	PD-44	0.07	Palmilla	1
017650045	R-HD	PD-44	0.07	Palmilla	1
017650046	R-HD	PD-44	0.07	Palmilla	1
017650036	R-HD	PD-44	0.07	Palmilla	1
017650033	R-HD	PD-44	0.07	Palmilla	1
017650047	R-HD	PD-44	0.07	Palmilla	1
017650032	R-HD	PD-44	0.07	Palmilla	1
017650034	R-HD	PD-44	0.07	Palmilla	1
017650038	R-HD	PD-44	0.07	Palmilla	1
017650048	R-HD	PD-44	0.07	Palmilla	1
017650037	R-HD	PD-44	0.07	Palmilla	1
017650049	R-HD	PD-44	0.07	Palmilla	1
017650035	R-HD	PD-44	0.07	Palmilla	1
017650010	R-HD	PD-44	0.07	Palmilla	1
017650016	R-HD	PD-44	0.07	Palmilla	1
017650013	R-HD	PD-44	0.07	Palmilla	1
017650018	R-HD	PD-44	0.07	Palmilla	1
017650017	R-HD	PD-44	0.07	Palmilla	1
017650014	R-HD	PD-44	0.07	Palmilla	1
017650015	R-HD	PD-44	0.07	Palmilla	1
017650019	R-HD	PD-44	0.07	Palmilla	1
017650012	R-HD	PD-44	0.07	Palmilla	1
017650025	R-HD	PD-44	0.07	Palmilla	1
017650052	R-HD	PD-44	0.07	Palmilla	1
017650022	R-HD	PD-44	0.07	Palmilla	1
017650029	R-HD	PD-44	0.07	Palmilla	1
017650023	R-HD	PD-44	0.07	Palmilla	1
017650053	R-HD	PD-44	0.07	Palmilla	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
017650055	R-HD	PD-44	0.07	Palmilla	1
017650024	R-HD	PD-44	0.07	Palmilla	1
017650027	R-HD	PD-44	0.07	Palmilla	1
017650028	R-HD	PD-44	0.07	Palmilla	1
017650054	R-HD	PD-44	0.07	Palmilla	1
017650056	R-HD	PD-44	0.07	Palmilla	1
017650026	R-HD	PD-44	0.07	Palmilla	1
017650011	R-HD	PD-44	0.07	Palmilla	1
017650030	R-HD	PD-44	0.07	Palmilla	1
017650051	R-HD	PD-44	0.07	Palmilla	1
017640046	R-HD	PD-44	0.07	Palmilla	1
017640038	R-HD	PD-44	0.07	Palmilla	1
017640035	R-HD	PD-44	0.07	Palmilla	1
017640023	R-HD	PD-44	0.06	Palmilla	1
017640017	R-HD	PD-44	0.06	Palmilla	1
017640022	R-HD	PD-44	0.06	Palmilla	1
017640011	R-HD	PD-44	0.06	Palmilla	1
017640016	R-HD	PD-44	0.06	Palmilla	1
017640034	R-HD	PD-44	0.06	Palmilla	1
017640039	R-HD	PD-44	0.06	Palmilla	1
017640045	R-HD	PD-44	0.06	Palmilla	1
017640043	R-HD	PD-44	0.05	Palmilla	1
017640044	R-HD	PD-44	0.05	Palmilla	1
017640049	R-HD	PD-44	0.05	Palmilla	1
017640051	R-HD	PD-44	0.05	Palmilla	1
017640008	R-HD	PD-44	0.05	Palmilla	1
017640029	R-HD	PD-44	0.05	Palmilla	1
017640009	R-HD	PD-44	0.05	Palmilla	1
017640028	R-HD	PD-44	0.05	Palmilla	1
017640021	R-HD	PD-44	0.05	Palmilla	1
017640018	R-HD	PD-44	0.05	Palmilla	1
017640012	R-HD	PD-44	0.05	Palmilla	1
017640036	R-HD	PD-44	0.05	Palmilla	1
017640037	R-HD	PD-44	0.05	Palmilla	1
017640014	R-HD	PD-44	0.05	Palmilla	1
017640030	R-HD	PD-44	0.05	Palmilla	1
017640027	R-HD	PD-44	0.05	Palmilla	1
017640013	R-HD	PD-44	0.05	Palmilla	1
017640010	R-HD	PD-44	0.05	Palmilla	1
017640015	R-HD	PD-44	0.05	Palmilla	1
017640007	R-HD	PD-44	0.05	Palmilla	1
017640025	R-HD	PD-44	0.04	Palmilla	1
017640047	R-HD	PD-44	0.04	Palmilla	1
017640048	R-HD	PD-44	0.04	Palmilla	1
017640024	R-HD	PD-44	0.04	Palmilla	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
017140028	R-LD	R-1-6	13.69	Palmilla	44
017170007	R-MD	PD-44	14.60	Palmilla	99
017170008	R-MD	PD-44	11.77	Palmilla	77
017131026	R-MD	PD-44	9.20	Palmilla	60
019092032	R-LD	PD-41	10.89	Parkside Villas	37
018120014	R-VLD	PD-39	29.17	Portofino	108
018670006	R-VLD	PD-39	0.37	Portofino	1
018670022	R-VLD	PD-39	0.37	Portofino	1
018670014	R-VLD	PD-39	0.37	Portofino	1
018670008	R-VLD	PD-39	0.34	Portofino	1
018670007	R-VLD	PD-39	0.34	Portofino	1
018670020	R-VLD	PD-39	0.32	Portofino	1
019040050	R-MD	R-2	3.48	1 exiting single family residence. Ap	1
019890003	R-MD	PD-67	0.15	Siena Village	1
019890002	R-MD	PD-67	0.14	Siena Village	1
019890001	R-MD	PD-67	0.13	Siena Village	1
019890015	R-MD	PD-67	0.12	Siena Village	1
019890017	R-MD	PD-67	0.11	Siena Village	1
019890052	R-MD	PD-67	0.10	Siena Village	1
019890054	R-MD	PD-67	0.10	Siena Village	1
019890053	R-MD	PD-67	0.09	Siena Village	1
019890090	R-MD	PD-67	0.09	Siena Village	1
019890019	R-MD	PD-67	0.09	Siena Village	1
019890084	R-MD	PD-67	0.09	Siena Village	1
019890086	R-MD	PD-67	0.08	Siena Village	1
019890005	R-MD	PD-67	0.08	Siena Village	1
019890072	R-MD	PD-67	0.08	Siena Village	1
019890011	R-MD	PD-67	0.08	Siena Village	1
019890013	R-MD	PD-67	0.08	Siena Village	1
019890009	R-MD	PD-67	0.08	Siena Village	1
019890007	R-MD	PD-67	0.08	Siena Village	1
019890074	R-MD	PD-67	0.08	Siena Village	1
019890014	R-MD	PD-67	0.08	Siena Village	1
019890076	R-MD	PD-67	0.08	Siena Village	1
019890089	R-MD	PD-67	0.08	Siena Village	1
019890087	R-MD	PD-67	0.08	Siena Village	1
019890016	R-MD	PD-67	0.08	Siena Village	1
019890078	R-MD	PD-67	0.08	Siena Village	1
019890088	R-MD	PD-67	0.08	Siena Village	1
019890077	R-MD	PD-67	0.07	Siena Village	1
019890006	R-MD	PD-67	0.07	Siena Village	1
019890004	R-MD	PD-67	0.07	Siena Village	1
019890008	R-MD	PD-67	0.07	Siena Village	1
019890010	R-MD	PD-67	0.07	Siena Village	1
019890012	R-MD	PD-67	0.07	Siena Village	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
019890083	R-MD	PD-67	0.07	Siena Village	1
019890073	R-MD	PD-67	0.07	Siena Village	1
019890075	R-MD	PD-67	0.07	Siena Village	1
019890018	R-MD	PD-67	0.07	Siena Village	1
019890085	R-MD	PD-67	0.07	Siena Village	1
019890071	R-MD	PD-67	0.07	Siena Village	1
019060150	R-LD	R-1-8	0.35	Siino	1
019060149	R-LD	R-1-8	0.33	Siino	1
019060145	R-LD	R-1-8	0.23	Siino	1
019060144	R-LD	R-1-8	0.23	Siino	1
019060148	R-LD	R-1-8	0.22	Siino	1
019060151	R-LD	R-1-8	0.20	Siino	1
019060146	R-LD	R-1-8	0.19	Siino	1
019060147	R-LD	R-1-8	0.19	Siino	1
017080007	R-LD	PD-26	3.77	St. James Tract	7
017630008	R-LD	PD-26	0.43	St. Martins Place	1
017630001	R-LD	PD-26	0.37	St. Martins Place	1
017630006	R-LD	PD-26	0.34	St. Martins Place	1
017630004	R-LD	PD-26	0.34	St. Martins Place	1
017630003	R-LD	PD-26	0.31	St. Martins Place	1
018610013	R-LD	PD-59	0.35	Steeplechase I	1
018610080	R-LD	PD-59	0.31	Steeplechase I	1
018610006	R-LD	PD-59	0.24	Steeplechase I	1
018610014	R-LD	PD-59	0.23	Steeplechase I	1
018610082	R-LD	PD-59	0.22	Steeplechase I	1
018620025	R-LD	PD-59	0.22	Steeplechase I	1
018610010	R-LD	PD-59	0.21	Steeplechase I	1
018610083	R-LD	PD-59	0.21	Steeplechase I	1
018610008	R-LD	PD-59	0.20	Steeplechase I	1
018610024	R-LD	PD-59	0.20	Steeplechase I	1
018610007	R-LD	PD-59	0.20	Steeplechase I	1
018610071	R-LD	PD-59	0.20	Steeplechase I	1
018610075	R-LD	PD-59	0.20	Steeplechase I	1
018610073	R-LD	PD-59	0.20	Steeplechase I	1
018610072	R-LD	PD-59	0.20	Steeplechase I	1
018610081	R-LD	PD-59	0.20	Steeplechase I	1
018610015	R-LD	PD-59	0.20	Steeplechase I	1
018620076	R-LD	PD-59	0.20	Steeplechase I	1
018610027	R-LD	PD-59	0.20	Steeplechase I	1
018620024	R-LD	PD-59	0.19	Steeplechase I	1
018610023	R-LD	PD-59	0.19	Steeplechase I	1
018610022	R-LD	PD-59	0.19	Steeplechase I	1
018610084	R-LD	PD-59	0.19	Steeplechase I	1
018610019	R-LD	PD-59	0.19	Steeplechase I	1
018610021	R-LD	PD-59	0.19	Steeplechase I	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
018610018	R-LD	PD-59	0.19	Steeplechase I	1
018610020	R-LD	PD-59	0.19	Steeplechase I	1
018610017	R-LD	PD-59	0.19	Steeplechase I	1
018620027	R-LD	PD-59	0.19	Steeplechase I	1
018620035	R-LD	PD-59	0.19	Steeplechase I	1
018610016	R-LD	PD-59	0.19	Steeplechase I	1
018620075	R-LD	PD-59	0.18	Steeplechase I	1
018620073	R-LD	PD-59	0.18	Steeplechase I	1
018620074	R-LD	PD-59	0.18	Steeplechase I	1
018620028	R-LD	PD-59	0.18	Steeplechase I	1
018620026	R-LD	PD-59	0.18	Steeplechase I	1
018610085	R-LD	PD-59	0.18	Steeplechase I	1
018600001	R-LD	PD-59	0.18	Steeplechase I	1
018610004	R-LD	PD-59	0.17	Steeplechase I	1
018610005	R-LD	PD-59	0.17	Steeplechase I	1
018610038	R-LD	PD-59	0.17	Steeplechase I	1
018610044	R-LD	PD-59	0.17	Steeplechase I	1
018610045	R-LD	PD-59	0.17	Steeplechase I	1
018620023	R-LD	PD-59	0.17	Steeplechase I	1
018610003	R-LD	PD-59	0.16	Steeplechase I	1
018620065	R-LD	PD-59	0.16	Steeplechase I	1
018610039	R-LD	PD-59	0.16	Steeplechase I	1
018620040	R-LD	PD-59	0.16	Steeplechase I	1
018610032	R-LD	PD-59	0.16	Steeplechase I	1
018620022	R-LD	PD-59	0.16	Steeplechase I	1
018610043	R-LD	PD-59	0.16	Steeplechase I	1
018610041	R-LD	PD-59	0.16	Steeplechase I	1
018610040	R-LD	PD-59	0.16	Steeplechase I	1
018610042	R-LD	PD-59	0.16	Steeplechase I	1
018620021	R-LD	PD-59	0.16	Steeplechase I	1
018620020	R-LD	PD-59	0.16	Steeplechase I	1
018620054	R-LD	PD-59	0.16	Steeplechase I	1
018620047	R-LD	PD-59	0.16	Steeplechase I	1
018620001	R-LD	PD-59	0.16	Steeplechase I	1
018620019	R-LD	PD-59	0.16	Steeplechase I	1
018620018	R-LD	PD-59	0.15	Steeplechase I	1
018620002	R-LD	PD-59	0.15	Steeplechase I	1
018620017	R-LD	PD-59	0.15	Steeplechase I	1
018620016	R-LD	PD-59	0.15	Steeplechase I	1
018620015	R-LD	PD-59	0.15	Steeplechase I	1
018610070	R-LD	PD-59	0.15	Steeplechase I	1
018620014	R-LD	PD-59	0.15	Steeplechase I	1
018620013	R-LD	PD-59	0.15	Steeplechase I	1
018620012	R-LD	PD-59	0.15	Steeplechase I	1
018620009	R-LD	PD-59	0.15	Steeplechase I	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
018620070	R-LD	PD-59	0.15	Steeplechase I	1
018620060	R-LD	PD-59	0.15	Steeplechase I	1
018620059	R-LD	PD-59	0.15	Steeplechase I	1
018610053	R-LD	PD-59	0.15	Steeplechase I	1
018610064	R-LD	PD-59	0.15	Steeplechase I	1
018610033	R-LD	PD-59	0.15	Steeplechase I	1
018610034	R-LD	PD-59	0.15	Steeplechase I	1
018610035	R-LD	PD-59	0.15	Steeplechase I	1
018610076	R-LD	PD-59	0.15	Steeplechase I	1
018620037	R-LD	PD-59	0.14	Steeplechase I	1
018620046	R-LD	PD-59	0.14	Steeplechase I	1
018610048	R-LD	PD-59	0.14	Steeplechase I	1
018620051	R-LD	PD-59	0.14	Steeplechase I	1
018620045	R-LD	PD-59	0.14	Steeplechase I	1
018610049	R-LD	PD-59	0.14	Steeplechase I	1
018620043	R-LD	PD-59	0.14	Steeplechase I	1
018610050	R-LD	PD-59	0.14	Steeplechase I	1
018610047	R-LD	PD-59	0.14	Steeplechase I	1
018620052	R-LD	PD-59	0.14	Steeplechase I	1
018620039	R-LD	PD-59	0.14	Steeplechase I	1
018620053	R-LD	PD-59	0.14	Steeplechase I	1
018620038	R-LD	PD-59	0.14	Steeplechase I	1
018620044	R-LD	PD-59	0.14	Steeplechase I	1
018620050	R-LD	PD-59	0.14	Steeplechase I	1
018610046	R-LD	PD-59	0.14	Steeplechase I	1
018620036	R-LD	PD-59	0.14	Steeplechase I	1
018610068	R-LD	PD-59	0.14	Steeplechase I	1
018610065	R-LD	PD-59	0.14	Steeplechase I	1
018610069	R-LD	PD-59	0.14	Steeplechase I	1
018610067	R-LD	PD-59	0.14	Steeplechase I	1
018610066	R-LD	PD-59	0.14	Steeplechase I	1
018620069	R-LD	PD-59	0.14	Steeplechase I	1
018620068	R-LD	PD-59	0.14	Steeplechase I	1
018620067	R-LD	PD-59	0.14	Steeplechase I	1
018620066	R-LD	PD-59	0.14	Steeplechase I	1
018620064	R-LD	PD-59	0.14	Steeplechase I	1
018610058	R-LD	PD-59	0.14	Steeplechase I	1
018610059	R-LD	PD-59	0.14	Steeplechase I	1
018620055	R-LD	PD-59	0.14	Steeplechase I	1
018620010	R-LD	PD-59	0.14	Steeplechase I	1
018610063	R-LD	PD-59	0.14	Steeplechase I	1
018610054	R-LD	PD-59	0.14	Steeplechase I	1
018620062	R-LD	PD-59	0.14	Steeplechase I	1
018620061	R-LD	PD-59	0.14	Steeplechase I	1
018610056	R-LD	PD-59	0.14	Steeplechase I	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
018620063	R-LD	PD-59	0.14	Steeplechase I	1
018610061	R-LD	PD-59	0.14	Steeplechase I	1
018610077	R-LD	PD-59	0.14	Steeplechase I	1
018620057	R-LD	PD-59	0.14	Steeplechase I	1
018610055	R-LD	PD-59	0.14	Steeplechase I	1
018620056	R-LD	PD-59	0.14	Steeplechase I	1
018610060	R-LD	PD-59	0.14	Steeplechase I	1
018620058	R-LD	PD-59	0.14	Steeplechase I	1
018610062	R-LD	PD-59	0.14	Steeplechase I	1
018610001	R-LD	PD-59	0.13	Steeplechase I	1
018620072	R-LD	PD-59	0.13	Steeplechase I	1
018620049	R-LD	PD-59	0.12	Steeplechase I	1
018610036	R-LD	PD-59	0.12	Steeplechase I	1
018620042	R-LD	PD-59	0.12	Steeplechase I	1
018610052	R-LD	PD-59	0.11	Steeplechase I	1
018610002	R-LD	PD-59	0.11	Steeplechase I	1
018610078	R-LD	PD-59	0.11	Steeplechase I	1
018610037	R-LD	PD-59	0.11	Steeplechase I	1
018620011	R-LD	PD-59	0.11	Steeplechase I	1
018620008	R-LD	PD-59	0.11	Steeplechase I	1
018620071	R-LD	PD-59	0.10	Steeplechase I	1
018620041	R-LD	PD-59	0.10	Steeplechase I	1
018620048	R-LD	PD-59	0.10	Steeplechase I	1
019100012	R-LD	R-1-10	1.20	1 existing single family unit. Approv	1
018610079	R-LD	PD-59	0.09	Steeplechase I	1
016330006	R-LD	PD-66	0.48	Terreno 2	1
016330008	R-LD	PD-66	0.47	Terreno 2	1
016330007	R-LD	PD-66	0.46	Terreno 2	1
016330033	R-LD	PD-66	0.22	Terreno 2	1
016330025	R-LD	PD-66	0.19	Terreno 2	1
016400059	R-LD	PD-66	0.31	Terreno 7	1
016400060	R-LD	PD-66	0.25	Terreno 7	1
016400024	R-LD	PD-66	0.21	Terreno 7	1
016400015	R-LD	PD-66	0.19	Terreno 7	1
016400011	R-LD	PD-66	0.19	Terreno 7	1
016400023	R-LD	PD-66	0.19	Terreno 7	1
016400014	R-LD	PD-66	0.19	Terreno 7	1
016400013	R-LD	PD-66	0.19	Terreno 7	1
016420012	R-LD	PD-66	0.28	Terreno 8	1
019040052	R-MD	R-2	2.50	Tingdahl project. 1 existing single fa	2
007380030	R-LD	PD-64	90.80	Trilogy	310
007380027	R-LD	PD-64	51.60	Trilogy	172
007610036	R-LD	PD-64	0.57	Trilogy	1
007610070	R-LD	PD-64	0.55	Trilogy	1
007610042	R-LD	PD-64	0.50	Trilogy	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
007610053	R-LD	PD-64	0.48	Trilogy	1
007610069	R-LD	PD-64	0.47	Trilogy	1
007610017	R-LD	PD-64	0.46	Trilogy	1
007610016	R-LD	PD-64	0.46	Trilogy	1
007610073	R-LD	PD-64	0.46	Trilogy	1
007610068	R-LD	PD-64	0.45	Trilogy	1
007610043	R-LD	PD-64	0.45	Trilogy	1
007610030	R-LD	PD-64	0.44	Trilogy	1
007610037	R-LD	PD-64	0.43	Trilogy	1
007610072	R-LD	PD-64	0.42	Trilogy	1
007610015	R-LD	PD-64	0.41	Trilogy	1
007600034	R-LD	PD-64	0.41	Trilogy	1
007610071	R-LD	PD-64	0.41	Trilogy	1
007600040	R-LD	PD-64	0.41	Trilogy	1
007610033	R-LD	PD-64	0.40	Trilogy	1
007610009	R-LD	PD-64	0.40	Trilogy	1
007610050	R-LD	PD-64	0.40	Trilogy	1
007610051	R-LD	PD-64	0.40	Trilogy	1
007610029	R-LD	PD-64	0.40	Trilogy	1
007600014	R-LD	PD-64	0.39	Trilogy	1
007600043	R-LD	PD-64	0.39	Trilogy	1
007600021	R-LD	PD-64	0.39	Trilogy	1
007610054	R-LD	PD-64	0.39	Trilogy	1
007610022	R-LD	PD-64	0.38	Trilogy	1
007610067	R-LD	PD-64	0.38	Trilogy	1
007600013	R-LD	PD-64	0.38	Trilogy	1
007610049	R-LD	PD-64	0.37	Trilogy	1
007610055	R-LD	PD-64	0.37	Trilogy	1
007610008	R-LD	PD-64	0.37	Trilogy	1
007610019	R-LD	PD-64	0.37	Trilogy	1
007610052	R-LD	PD-64	0.37	Trilogy	1
007610047	R-LD	PD-64	0.37	Trilogy	1
007610026	R-LD	PD-64	0.36	Trilogy	1
007600039	R-LD	PD-64	0.36	Trilogy	1
007610065	R-LD	PD-64	0.36	Trilogy	1
007610018	R-LD	PD-64	0.36	Trilogy	1
007610001	R-LD	PD-64	0.36	Trilogy	1
007610014	R-LD	PD-64	0.36	Trilogy	1
007610031	R-LD	PD-64	0.36	Trilogy	1
007610074	R-LD	PD-64	0.35	Trilogy	1
007610010	R-LD	PD-64	0.35	Trilogy	1
007610023	R-LD	PD-64	0.35	Trilogy	1
007600020	R-LD	PD-64	0.35	Trilogy	1
007610046	R-LD	PD-64	0.35	Trilogy	1
007610013	R-LD	PD-64	0.35	Trilogy	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
007610045	R-LD	PD-64	0.35	Trilogy	1
007610012	R-LD	PD-64	0.34	Trilogy	1
007610011	R-LD	PD-64	0.34	Trilogy	1
007610003	R-LD	PD-64	0.34	Trilogy	1
007610021	R-LD	PD-64	0.34	Trilogy	1
007610004	R-LD	PD-64	0.34	Trilogy	1
007610024	R-LD	PD-64	0.34	Trilogy	1
007610007	R-LD	PD-64	0.34	Trilogy	1
007610020	R-LD	PD-64	0.34	Trilogy	1
007610039	R-LD	PD-64	0.33	Trilogy	1
007610035	R-LD	PD-64	0.33	Trilogy	1
007610027	R-LD	PD-64	0.33	Trilogy	1
007610002	R-LD	PD-64	0.33	Trilogy	1
007610032	R-LD	PD-64	0.33	Trilogy	1
007610006	R-LD	PD-64	0.33	Trilogy	1
007610028	R-LD	PD-64	0.33	Trilogy	1
007610048	R-LD	PD-64	0.33	Trilogy	1
007610044	R-LD	PD-64	0.33	Trilogy	1
007610066	R-LD	PD-64	0.32	Trilogy	1
007610056	R-LD	PD-64	0.32	Trilogy	1
007610025	R-LD	PD-64	0.32	Trilogy	1
007610062	R-LD	PD-64	0.32	Trilogy	1
007610040	R-LD	PD-64	0.32	Trilogy	1
007610063	R-LD	PD-64	0.32	Trilogy	1
007600041	R-LD	PD-64	0.32	Trilogy	1
007610034	R-LD	PD-64	0.32	Trilogy	1
007600035	R-LD	PD-64	0.32	Trilogy	1
007600033	R-LD	PD-64	0.32	Trilogy	1
007610041	R-LD	PD-64	0.32	Trilogy	1
007610061	R-LD	PD-64	0.31	Trilogy	1
007610005	R-LD	PD-64	0.31	Trilogy	1
007610064	R-LD	PD-64	0.31	Trilogy	1
007610038	R-LD	PD-64	0.31	Trilogy	1
007610075	R-LD	PD-64	0.31	Trilogy	1
007610057	R-LD	PD-64	0.31	Trilogy	1
007610076	R-LD	PD-64	0.31	Trilogy	1
007610077	R-LD	PD-64	0.30	Trilogy	1
007600018	R-LD	PD-64	0.30	Trilogy	1
007610078	R-LD	PD-64	0.30	Trilogy	1
007610060	R-LD	PD-64	0.30	Trilogy	1
007610059	R-LD	PD-64	0.30	Trilogy	1
007610058	R-LD	PD-64	0.30	Trilogy	1
007600042	R-LD	PD-64	0.30	Trilogy	1
007600017	R-LD	PD-64	0.29	Trilogy	1
007600019	R-LD	PD-64	0.28	Trilogy	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
007560027	R-LD	PD-64	0.28	Trilogy	1
007600016	R-LD	PD-64	0.28	Trilogy	1
007600004	R-LD	PD-64	0.28	Trilogy	1
007600036	R-LD	PD-64	0.28	Trilogy	1
007600001	R-LD	PD-64	0.28	Trilogy	1
007600015	R-LD	PD-64	0.28	Trilogy	1
007600025	R-LD	PD-64	0.28	Trilogy	1
007600002	R-LD	PD-64	0.27	Trilogy	1
007600032	R-LD	PD-64	0.26	Trilogy	1
007600003	R-LD	PD-64	0.26	Trilogy	1
007600026	R-LD	PD-64	0.25	Trilogy	1
007600031	R-LD	PD-64	0.24	Trilogy	1
007500042	R-LD	PD-64	0.24	Trilogy	1
007600029	R-LD	PD-64	0.24	Trilogy	1
007620055	R-LD	PD-64	0.24	Trilogy	1
007600022	R-LD	PD-64	0.24	Trilogy	1
007540043	R-LD	PD-64	0.24	Trilogy	1
007560019	R-LD	PD-64	0.23	Trilogy	1
007600030	R-LD	PD-64	0.23	Trilogy	1
007600005	R-LD	PD-64	0.23	Trilogy	1
007550025	R-LD	PD-64	0.23	Trilogy	1
007600027	R-LD	PD-64	0.23	Trilogy	1
007600024	R-LD	PD-64	0.23	Trilogy	1
007560001	R-LD	PD-64	0.23	Trilogy	1
007520020	R-LD	PD-64	0.23	Trilogy	1
007600049	R-LD	PD-64	0.22	Trilogy	1
007600038	R-LD	PD-64	0.22	Trilogy	1
007550017	R-LD	PD-64	0.22	Trilogy	1
007600028	R-LD	PD-64	0.22	Trilogy	1
007600044	R-LD	PD-64	0.22	Trilogy	1
007600046	R-LD	PD-64	0.22	Trilogy	1
007600045	R-LD	PD-64	0.22	Trilogy	1
007600047	R-LD	PD-64	0.22	Trilogy	1
007600048	R-LD	PD-64	0.22	Trilogy	1
007600023	R-LD	PD-64	0.22	Trilogy	1
007600009	R-LD	PD-64	0.22	Trilogy	1
007600037	R-LD	PD-64	0.22	Trilogy	1
007600012	R-LD	PD-64	0.22	Trilogy	1
007550033	R-LD	PD-64	0.22	Trilogy	1
007500053	R-LD	PD-64	0.22	Trilogy	1
007500037	R-LD	PD-64	0.22	Trilogy	1
007550032	R-LD	PD-64	0.22	Trilogy	1
007600007	R-LD	PD-64	0.21	Trilogy	1
007600008	R-LD	PD-64	0.21	Trilogy	1
007600050	R-LD	PD-64	0.21	Trilogy	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
007600006	R-LD	PD-64	0.21	Trilogy	1
007600011	R-LD	PD-64	0.21	Trilogy	1
007600010	R-LD	PD-64	0.21	Trilogy	1
007620056	R-LD	PD-64	0.20	Trilogy	1
007540016	R-LD	PD-64	0.20	Trilogy	1
007550018	R-LD	PD-64	0.20	Trilogy	1
007550014	R-LD	PD-64	0.20	Trilogy	1
007540031	R-LD	PD-64	0.20	Trilogy	1
007560002	R-LD	PD-64	0.20	Trilogy	1
007500038	R-LD	PD-64	0.20	Trilogy	1
007620027	R-LD	PD-64	0.19	Trilogy	1
007540003	R-LD	PD-64	0.19	Trilogy	1
007540006	R-LD	PD-64	0.19	Trilogy	1
007550040	R-LD	PD-64	0.19	Trilogy	1
007550015	R-LD	PD-64	0.19	Trilogy	1
007550016	R-LD	PD-64	0.19	Trilogy	1
007520022	R-LD	PD-64	0.19	Trilogy	1
007540004	R-LD	PD-64	0.18	Trilogy	1
007550001	R-LD	PD-64	0.18	Trilogy	1
007550039	R-LD	PD-64	0.18	Trilogy	1
007500039	R-LD	PD-64	0.18	Trilogy	1
007550027	R-LD	PD-64	0.18	Trilogy	1
007550013	R-LD	PD-64	0.18	Trilogy	1
007500044	R-LD	PD-64	0.17	Trilogy	1
007630023	R-LD	PD-64	0.17	Trilogy	1
007550029	R-LD	PD-64	0.17	Trilogy	1
007550030	R-LD	PD-64	0.17	Trilogy	1
007500059	R-LD	PD-64	0.17	Trilogy	1
007500043	R-LD	PD-64	0.17	Trilogy	1
007500041	R-LD	PD-64	0.17	Trilogy	1
007540047	R-LD	PD-64	0.17	Trilogy	1
007550021	R-LD	PD-64	0.16	Trilogy	1
007540001	R-LD	PD-64	0.16	Trilogy	1
007550028	R-LD	PD-64	0.16	Trilogy	1
007620003	R-LD	PD-64	0.16	Trilogy	1
007530001	R-LD	PD-64	0.16	Trilogy	1
007560026	R-LD	PD-64	0.16	Trilogy	1
007500045	R-LD	PD-64	0.16	Trilogy	1
007550026	R-LD	PD-64	0.16	Trilogy	1
007620030	R-LD	PD-64	0.16	Trilogy	1
007540042	R-LD	PD-64	0.16	Trilogy	1
007520023	R-LD	PD-64	0.16	Trilogy	1
007500054	R-LD	PD-64	0.15	Trilogy	1
007500049	R-LD	PD-64	0.15	Trilogy	1
007540009	R-LD	PD-64	0.15	Trilogy	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
007560025	R-LD	PD-64	0.15	Trilogy	1
007630033	R-LD	PD-64	0.15	Trilogy	1
007550023	R-LD	PD-64	0.15	Trilogy	1
007540007	R-LD	PD-64	0.15	Trilogy	1
007520043	R-LD	PD-64	0.15	Trilogy	1
007540021	R-LD	PD-64	0.15	Trilogy	1
007500048	R-LD	PD-64	0.15	Trilogy	1
007560024	R-LD	PD-64	0.15	Trilogy	1
007620005	R-LD	PD-64	0.15	Trilogy	1
007530026	R-LD	PD-64	0.15	Trilogy	1
007550003	R-LD	PD-64	0.15	Trilogy	1
007550002	R-LD	PD-64	0.15	Trilogy	1
007500052	R-LD	PD-64	0.15	Trilogy	1
007550004	R-LD	PD-64	0.15	Trilogy	1
007520025	R-LD	PD-64	0.15	Trilogy	1
007550041	R-LD	PD-64	0.15	Trilogy	1
007620037	R-LD	PD-64	0.15	Trilogy	1
007520045	R-LD	PD-64	0.15	Trilogy	1
007620035	R-LD	PD-64	0.15	Trilogy	1
007620007	R-LD	PD-64	0.15	Trilogy	1
007630032	R-LD	PD-64	0.15	Trilogy	1
007550005	R-LD	PD-64	0.15	Trilogy	1
007620001	R-LD	PD-64	0.14	Trilogy	1
007550006	R-LD	PD-64	0.14	Trilogy	1
007520026	R-LD	PD-64	0.14	Trilogy	1
007550012	R-LD	PD-64	0.14	Trilogy	1
007540025	R-LD	PD-64	0.14	Trilogy	1
007620008	R-LD	PD-64	0.14	Trilogy	1
007550022	R-LD	PD-64	0.14	Trilogy	1
007500040	R-LD	PD-64	0.14	Trilogy	1
007550038	R-LD	PD-64	0.14	Trilogy	1
007540024	R-LD	PD-64	0.14	Trilogy	1
007530038	R-LD	PD-64	0.14	Trilogy	1
007550024	R-LD	PD-64	0.14	Trilogy	1
007550031	R-LD	PD-64	0.14	Trilogy	1
007550034	R-LD	PD-64	0.14	Trilogy	1
007540034	R-LD	PD-64	0.14	Trilogy	1
007530035	R-LD	PD-64	0.14	Trilogy	1
007500050	R-LD	PD-64	0.13	Trilogy	1
007500055	R-LD	PD-64	0.13	Trilogy	1
007550037	R-LD	PD-64	0.13	Trilogy	1
007520066	R-LD	PD-64	0.13	Trilogy	1
007520049	R-LD	PD-64	0.13	Trilogy	1
007520050	R-LD	PD-64	0.13	Trilogy	1
007630036	R-LD	PD-64	0.13	Trilogy	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
007500056	R-LD	PD-64	0.13	Trilogy	1
007500051	R-LD	PD-64	0.13	Trilogy	1
007620034	R-LD	PD-64	0.12	Trilogy	1
007520059	R-LD	PD-64	0.12	Trilogy	1
007550036	R-LD	PD-64	0.12	Trilogy	1
007630046	R-LD	PD-64	0.12	Trilogy	1
007550011	R-LD	PD-64	0.12	Trilogy	1
007630042	R-LD	PD-64	0.12	Trilogy	1
007500058	R-LD	PD-64	0.12	Trilogy	1
007620048	R-LD	PD-64	0.11	Trilogy	1
007500057	R-LD	PD-64	0.11	Trilogy	1
007550035	R-LD	PD-64	0.11	Trilogy	1
007520010	R-LD	PD-64	0.11	Trilogy	1
007530036	R-LD	PD-64	0.11	Trilogy	1
007530037	R-LD	PD-64	0.11	Trilogy	1
007520004	R-LD	PD-64	0.11	Trilogy	1
007630055	R-LD	PD-64	0.08	Trilogy	1
007520063	R-LD	PD-64	0.08	Trilogy	1
007630043	R-LD	PD-64	0.08	Trilogy	1
007540048	R-LD	PD-64	0.07	Trilogy	1
007520062	R-LD	PD-64	0.07	Trilogy	1
007630035	R-LD	PD-64	0.07	Trilogy	1
007630034	R-LD	PD-64	0.07	Trilogy	1
007630054	R-LD	PD-64	0.07	Trilogy	1
007500047	R-LD	PD-64	0.07	Trilogy	1
007500046	R-LD	PD-64	0.07	Trilogy	1
007620051	R-LD	PD-64	0.07	Trilogy	1
007630040	R-LD	PD-64	0.07	Trilogy	1
007620050	R-LD	PD-64	0.07	Trilogy	1
007510032	R-LD	PD-64	0.07	Trilogy	1
007630044	R-LD	PD-64	0.07	Trilogy	1
007510031	R-LD	PD-64	0.07	Trilogy	1
007510067	R-LD	PD-64	0.07	Trilogy	1
007510068	R-LD	PD-64	0.07	Trilogy	1
007620047	R-LD	PD-64	0.07	Trilogy	1
007520002	R-LD	PD-64	0.07	Trilogy	1
007620046	R-LD	PD-64	0.07	Trilogy	1
007550019	R-LD	PD-64	0.07	Trilogy	1
007520003	R-LD	PD-64	0.07	Trilogy	1
007620044	R-LD	PD-64	0.07	Trilogy	1
007630041	R-LD	PD-64	0.07	Trilogy	1
007620043	R-LD	PD-64	0.07	Trilogy	1
007520007	R-LD	PD-64	0.07	Trilogy	1
007520011	R-LD	PD-64	0.07	Trilogy	1
007520012	R-LD	PD-64	0.07	Trilogy	1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
007520008	R-LD	PD-64	0.07	Trilogy	1
007550020	R-LD	PD-64	0.07	Trilogy	1
007620023	R-LD	PD-64	0.06	Trilogy	1
007620022	R-LD	PD-64	0.06	Trilogy	1
007540049	R-LD	PD-64	0.06	Trilogy	1
TOTAL			**544.77**		**3,254**
Vacant Single Family Sites (sorted by Zoning Designation)					
016170025	PD	PD-55	18.57		157
019130044	R-LD	PD-1	1.66		4
019161026	R-LD	PD-1	0.26		1
019171012	R-LD	PD-1	0.22		1
010470073	R-MD	PD-13	0.05		1
019360032	R-LD	PD-15	0.13		1
019320042	R-LD	PD-15	0.07		1
019350040	R-LD	PD-18	0.05		1
019130056	R-VLD	PD-18	1.03		2
017420046	R-LD	PD-2	0.29		1
007100097	R-LD	PD-20	4.57		13
010010039	R-LD	PD-20	4.32		12
007440018	R-LD	PD-20	3.67		7
010010041	R-LD	PD-20	1.48		4
007220032	R-LD	PD-20	0.42		1
007100126	R-VLD	PD-20	8.21		16
007100079	R-VLD	PD-20	1.56		3
007100090	R-VLD	PD-20	1.37		2
007100091	R-VLD	PD-20	1.23		2
007100095	R-VLD	PD-20	0.59		1
007100094	R-VLD	PD-20	0.50		1
007100087	R-VLD	PD-20	0.34		1
007100088	R-VLD	PD-20	0.33		1
007100092	R-VLD	PD-20	0.15		1
007100093	R-VLD	PD-20	0.08		1
010400048	R-LD	PD-21	1.17		3
010370043	R-LD	PD-21	0.65		1
010400056	R-LD	PD-21	0.48		1
010400051	R-LD	PD-21	0.17		1
010020015	R-MD	PD-21	6.66		39
010020014	R-MD	PD-21	4.66		27
010400055	R-VLD	PD-21	0.03		1
010160043	R-MD	PD-24	10.70		64
010160043	R-MD	PD-24	7.79		46
010160038	R-MD	PD-24	3.73		22
017010022	R-LD	PD-26	3.27		8
017660017	R-LD	PD-26	0.29		1
017660014	R-LD	PD-26	0.27		1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
017660009	R-LD	PD-26	0.26		1
017660069	R-LD	PD-26	0.25		1
017660022	R-LD	PD-26	0.21		1
017660070	R-LD	PD-26	0.06		1
017660071	R-LD	PD-26	0.06		1
018060019	R-VLD	PD-29	0.53		1
018060012	R-VLD	PD-29	0.32		1
018390028	R-VLD	PD-29	0.18		1
019110050	R-LD	PD-36	2.58		7
018650037	R-VLD	PD-39	0.98		1
019092013	R-LD	PD-41	11.59		34
019092034	R-LD	PD-41	9.31		27
019050112	R-LD	PD-41	5.00		15
019050026	R-LD	PD-41	3.26		9
019050113	R-LD	PD-41	1.26		3
019050038	R-LD	PD-41	0.98		2
019770039	R-LD	PD-41	0.21		1
019060039	RE	PD-41	1.34		1
019060038	RE	PD-41	1.04		1
019060037	RE	PD-41	1.03		1
010100014	R-LD	PD-47	20.18		60
010840016	R-LD	PD-49	0.09		0
019840109	R-MD	PD-53	7.60		45
019850100	R-MD	PD-53	0.14		1
019850099	R-MD	PD-53	0.07		1
019110051	R-LD	PD-57	3.67		11
018100042	R-LD	PD-59	1.06		6
019390120	R-LD	PD-6	0.19		1
019750055	R-MD	PD-6	0.88		5
018570005	R-LD	PD-60	0.25		1
007380031	R-LD	PD-64	7.72		23
018230034	R-LD	PD-71	19.76		59
012120065	R-LD	PD-8	0.27		1
012340049	R-LD	PD-8	0.14		1
012340008	R-LD	PD-8	0.04		1
012120037	R-LD	PD-8	0.03		1
019420026	R-LD	PD-9	0.36		1
Subtotal Vacant SF Sites - Planr			*193.95*		*779*
012030025	R-LD	R-1	3.02		9
012300016	R-LD	R-1	2.37		7
012030011	R-LD	R-1	1.45		4
018020010	R-LD	R-1	0.40		1
018020011	R-LD	R-1	0.21		1
018090012	R-LD	R-1-10	5.14		15
018150004	R-LD	R-1-10	0.65		1

APN	GP	ZONE	Acres	NotesNew	Realistic Capacity - Residential Units
018150024	R-LD	R-1-10	0.38		1
018150001	R-LD	R-1-10	0.13		1
017150059	R-LD	R-1-6	0.16		1
017150054	R-LD	R-1-6	0.16		1
012063013	R-LD	R-1-6	0.12		1
017131023	R-LD	R-1-6	0.10		1
012030030	R-LD	R-1-8	0.41		1
012030028	R-LD	R-1-8	0.27		1
010130075	R-LD	R-1-8	0.12		1
Subtotal Vacant SF Sites - R-1			*15.09*		*47*
018110008	R-LD	R-1-E	9.28		22
018100042	R-LD	R-1-E	7.72		18
010750051	R-VLD	R-1-E	2.57		6
016030006	R-VLD	R-1-E	0.24		1
Subtotal Vacant SF Sites - R-1-E			*19.81*		*47*
016040005	R-VLD	RE	16.61		16
018080017	R-VLD	RE	4.58		4
018080018	R-VLD	RE	4.02		4
018080022	R-VLD	RE	2.87		2
018080010	R-VLD	RE	1.20		1
018080025	R-VLD	RE	1.07		1
018080012	R-VLD	RE	1.02		1
018080020	R-VLD	RE	0.30		1
018080019	R-VLD	RE	0.14		1
016090016	RE	RE	3.29		3
016100026	RE	RE	1.30		1
016100025	RE	RE	1.13		1
016090024	RE	RE	1.01		1
Subtotal Vacant SF Sites - RE			*38.55*		*37*
012050018	R-LD	R-2	8.21	Considered a single family site due t	24
012070032	R-MD	R-2	0.56		3
013133022	R-MD	R-2	0.17	Multifamily, but can only accommoc	1
012100048	R-MD	R-3	0.22	Multifamily, but can only accommoc	1
013170006	R-MD	R-3	0.12	Multifamily, but can only accommoc	1
Subtotal Vacant SF Sites - R-2/F			*9.28*		*30*
TOTAL VACANT SF SITES			**276.68**		**940**

APN	GP	ZONE	Acres	Notes	Realistic Capacity - Single Family	Realistic Capacity - Multifamily	Map #
012100020	R-HD	R-3	0.36	1 existing single family residential unit (only non-vacant multifamily site in inventory). R-3 allows 16 du/ac	0	4	1
019040031	R-HD	R-3	1.14	R-3 allows 16 du/ac	0	15	2
017170009	R-HD	PD-44	3.77	Approved Palmilla project.	0	48	3
019040033	R-HD	R-3	0.99	R-3 allows 16 du/ac	0	13	4
010020014	R-VHD	PD-21	0.11	PD-21 allows attached senior housing at 17 du/ac (2,500 SF minimum lot area).	0	2	5
010840012	R-VHD	PD-49	7.70	PD-49 allows high density residential development up to 25 units per acre, which would allow affordable housing at 33.75 units/acre with density bonus.	0	208	6
010840010	R-VHD	PD-49	3.39	PD-49 allows high density residential development up to 25 units per acre, which would allow affordable housing at 33.75 units/acre with density bonus.	0	91	7
010840011	R-VHD	PD-49	6.81	PD-49 allows high density residential development up to 25 units per acre, which would allow affordable housing at 33.75 units/acre with density bonus.	0	208	8
010020015	R-VHD	PD-21	5.52	PD-21 Very High Density Site - 30 units/acre - age-restricted on approx. 2 acres; remainder of site allows attached senior housing (2,500 SF minimum lot area).	0	97	9
019031002	R-VHD	PD-53	5.42	PD-53 Subarea C allows multifamily development at 30 units/acre	0	130	10
019031005	R-VHD	PD-53	3.56	PD-53 Subarea C allows multifamily development at 30 units/acre	0	85	11

APN	GP	ZONE	Acres	Notes	Realistic Capacity - Single Family	Realistic Capacity - Multifamily	Map #
019020055	PD	PD-51	4.02	PD-51 subarea B allows multifamily residential at 25 to 30 dwelling units/acre	0	97	12
019020073	PD	PD-51	19.05	PD-51 subarea B allows multifamily residential at 25 to 30 dwelling units/acre	0	457	13
07380002	PD	PD-64	18.13	Trilogy - 350 total units (200 non-senior or senior, 150 senior) allowed at 40 units/acre	0		
07380003	PD	PD-64	13.78	Trilogy - 350 total units (200 non-senior or senior, 150 senior) allowed at 40 units/acre	0		
007580012	PD	PD-64	0.98	Trilogy - 350 total units (200 non-senior or senior, 150 senior) allowed at 40 units/acre	0		
007580011	PD	PD-64	1.00	Trilogy - 350 total units (200 non-senior or senior, 150 senior) allowed at 40 units/acre	0		
007580005	PD	PD-64	0.84	Trilogy - 350 total units (200 non-senior or senior, 150 senior) allowed at 40 units/acre	0		
007580013	PD	PD-64	0.91	Trilogy - 350 total units (200 non-senior or senior, 150 senior) allowed at 40 units/acre	0		
007590001	PD	PD-64	3.04	Trilogy - 350 total units (200 non-senior or senior, 150 senior) allowed at 40 units/acre	0	350	
016170019	PD	PD-55	12.91	Sciortino Ranch. Subareas 2C, 5, and 6 allow 25 du/acre.	0	258	
016120020	BBSP	BBSP	12.31	BBSP Mixed Use (COIR) and High Density Residential districts allows 11 to 20 dwelling units per acre.	0	197	
018190018	BBSP	BBSP	9.70	BBSP Mixed Use (COIR) and High Density Residential districts allows 11 to 20 dwelling units per acre.	0	155	
016120025	BBSP	BBSP	8.23	BBSP Mixed Use (COIR) and High Density Residential districts allows 11 to 20 dwelling units per acre.	0	132	

APN	GP	ZONE	Acres	Notes	Realistic Capacity - Single Family	Realistic Capacity - Multifamily	Map #
018170003	BBSP	BBSP	6.11	BBSP Mixed Use (COIR) and High Density Residential districts allows 11 to 20 dwelling units per acre.	0	98	
016130007	BBSP	BBSP	5.69	BBSP Mixed Use (COIR) and High Density Residential districts allows 11 to 20 dwelling units per acre.	0	91	
016120024	BBSP	BBSP	5.03	BBSP Mixed Use (COIR) and High Density Residential districts allows 11 to 20 dwelling units per acre.	0	80	
016150114	BBSP	BBSP	1.59	BBSP Mixed Use (COIR) and High Density Residential districts allows 11 to 20 dwelling units per acre.	0	25	
016010019	BBSP	BBSP	1.01	BBSP Mixed Use (COIR) and High Density Residential districts allows 11 to 20 dwelling units per acre.	21	16	
016010020	BBSP	BBSP	0.80	BBSP Mixed Use (COIR) and High Density Residential districts allows 11 to 20 dwelling units per acre.	16	13	
016110029	BBSP	BBSP	0.25	BBSP Mixed Use (COIR) and High Density Residential districts allows 11 to 20 dwelling units per acre.	5	4	
018150011	BBSP	BBSP	0.26	BBSP Mixed Use (COIR) and High Density Residential districts allows 11 to 20 dwelling units per acre.	0	4	
013240010	DSP	DT	2.57	DSP allows multifamily uses up to 16 dwelling units/acre	0	33	
017160004	DSP	DT	3.64	DSP allows multifamily uses up to 16 dwelling units/acre on 50% of site	0	24	

APN	GP	ZONE	Acres	Notes	Realistic Capacity - Single Family	Realistic Capacity - Multifamily	Map #
701209023	DSP	DT	1.58	DSP allows multifamily uses up to 16 dwelling units/acre	0	20	
701209003	DSP	DT	1.58	DSP allows multifamily uses up to 16 dwelling units/acre	0	20	
701209011	DSP	DT	1.58	DSP allows multifamily uses up to 16 dwelling units/acre	0	20	
013132005	DSP	DT	0.39	DSP allows multifamily uses up to 16 dwelling units/acre	0	5	
013132004	DSP	DT	0.21	DSP allows multifamily uses up to 16 dwelling units/acre	0	3	
013060017	DSP	DT	0.17	DSP allows multifamily uses up to 16 dwelling units/acre on 50% of site	0	2	
019081015	MUPT	PD-52	51.40	No standards specified yet for PD-52. PA-1 allows up to 20% of the site to be developed with multifamily uses at 5-30 dwelling units/acre	0	247	
019081003	MUPT	PD-52	35.01	No standards specified yet for PD-52. PA-1 allows up to 20% of the site to be developed with multifamily uses at 5-30 dwelling units/acre	0	168	
019081006	MUPT	PD-52	9.83	No standards specified yet for PD-52. PA-1 allows up to 20% of the site to be developed with multifamily uses at 5-30 dwelling units/acre	0	47	
019020059	MUPT	PD-52	5.50	No standards specified yet for PD-52. PA-1 allows up to 20% of the site to be developed with multifamily uses at 5-30 dwelling units/acre	0	26	

APN	GP	ZONE	Acres	Notes	Realistic Capacity - Single Family	Realistic Capacity - Multifamily	Map #
019020024	MUPT	PD-52	5.01	No standards specified yet for PD-52. PA-1 allows up to 20% of the site to be developed with multifamily uses at 5-30 dwelling units/acre	0	24	
019081019	MUPT	PD-52	4.34	No standards specified yet for PD-52. PA-1 allows up to 20% of the site to be developed with multifamily uses at 5-30 dwelling units/acre	0	21	
019081018	MUPT	PD-53	19.18	No standards specified yet for this portion of PD-53. PA-1 allows up to 20% of the site to be developed with multifamily uses at 5-30 dwelling units/acre	0	95	
019020074	MUPT	PD-53	15.13	No standards specified yet for this portion of PD-53. PA-1 allows up to 20% of the site to be developed with multifamily uses at 5-30 dwelling units/acre	0	75	
019081009	MUPT	PD-53	9.89	No standards specified yet for this portion of PD-53. PA-1 allows up to 20% of the site to be developed with multifamily uses at 5-30 dwelling units/acre	0	49	
019020071	MUPT	PD-53	7.52	No standards specified yet for this portion of PD-53. PA-1 allows up to 20% of the site to be developed with multifamily uses at 5-30 dwelling units/acre	0	37	
019081020	MUPT	PD-53	6.72	No standards specified yet for this portion of PD-53. PA-1 allows up to 20% of the site to be developed with multifamily uses at 5-30 dwelling units/acre	0	33	

APN	GP	ZONE	Acres	Notes	Realistic Capacity - Single Family	Realistic Capacity - Multifamily	Map #
019031003	MUPT	PD-53	5.41	No standards specified yet for this portion of PD-53. PA-1 allows up to 20% of the site to be developed with multifamily uses at 5-30 dwelling units/acre	0	27	
Subtotal Mixed Use and Specific Plan			*250.54*		*42*	*2,050*	