

City of CYPRESS



2021-2029

Housing Element Update
RNHA Scenario Selection



Background

- Public workshops March 15 and March 29
- Extensive public outreach on a timeline to meet State deadlines
- Housing Element update will return to the City Council (at least) twice more



Background

- Initially three scenarios:
 1. Lincoln Ave 40 DU per acre + select sites
 2. Lincoln Ave Mixed Density + select sites
 3. Lincoln Ave/LARC
- Scenario 1 eliminated March 15
- Scenario 2 revised March 29, creating Scenario 4



Regional Housing Needs Assessment (RHNA)

Meeting the RHNA	
RHNA Total	3,936
ADU Construction	20
Pipeline Projects	485
Cypress Town Center & Commons 2.0	1,115
Total Identified	1,620
Total Unidentified	2,316



Regional Housing Needs Assessment (RHNA)

- HCD requires a 15-20% buffer
- Income level targets

Income Level	Units
Lower (30+ du/acre)	1,807
Moderate and Above (25 du/acre)	2,129



Housing Element Obligations

- RHNA
 - Identify sites to accommodate RHNA
 - Appropriate density for lower income RHNA: 30+ du/ac
 - Development standards: must remove obstacles to density
- Housing Element
 - Required to remove/mitigate constraints to development
 - Facilitate housing production for all income groups



Housing Element...

- Does not require the City (or anyone else) to build the units
- Does not require the property owners to sell or build the units
- Does not require changes to existing zoning or uses
- Does not provide funding for housing
- Does not authorize construction



Housing Element...

Bottom Line

- Is a POLICY DOCUMENT with no control over private property
- It provides ADDITIONAL options for future development
- Does NOT force construction or close any business or church
- Does NOT contemplate the use of eminent domain or the acquisition of private property



How Were Sites Selected for the Inventory?

Sites must meet State criteria:

- Viability of existing use: high vacancy/turnover rates, declining/marginal operations, outdated business model
- Age and condition of structure
- Intensity of existing land use: units on site or Floor Area Ratio
- Property owners/developers interest in redevelopment
- Active development activity



What ISN'T in the Sites Inventory

HCD will not accept:

- ADU overlay across a whole city - credits based on trends only
- Any other housing overlay over existing SFR areas
- Viable SFR neighborhoods
- Existing multi-family cannot be rezoned for higher density multi-family



What ISN'T in the Sites Inventory

Bottom Line

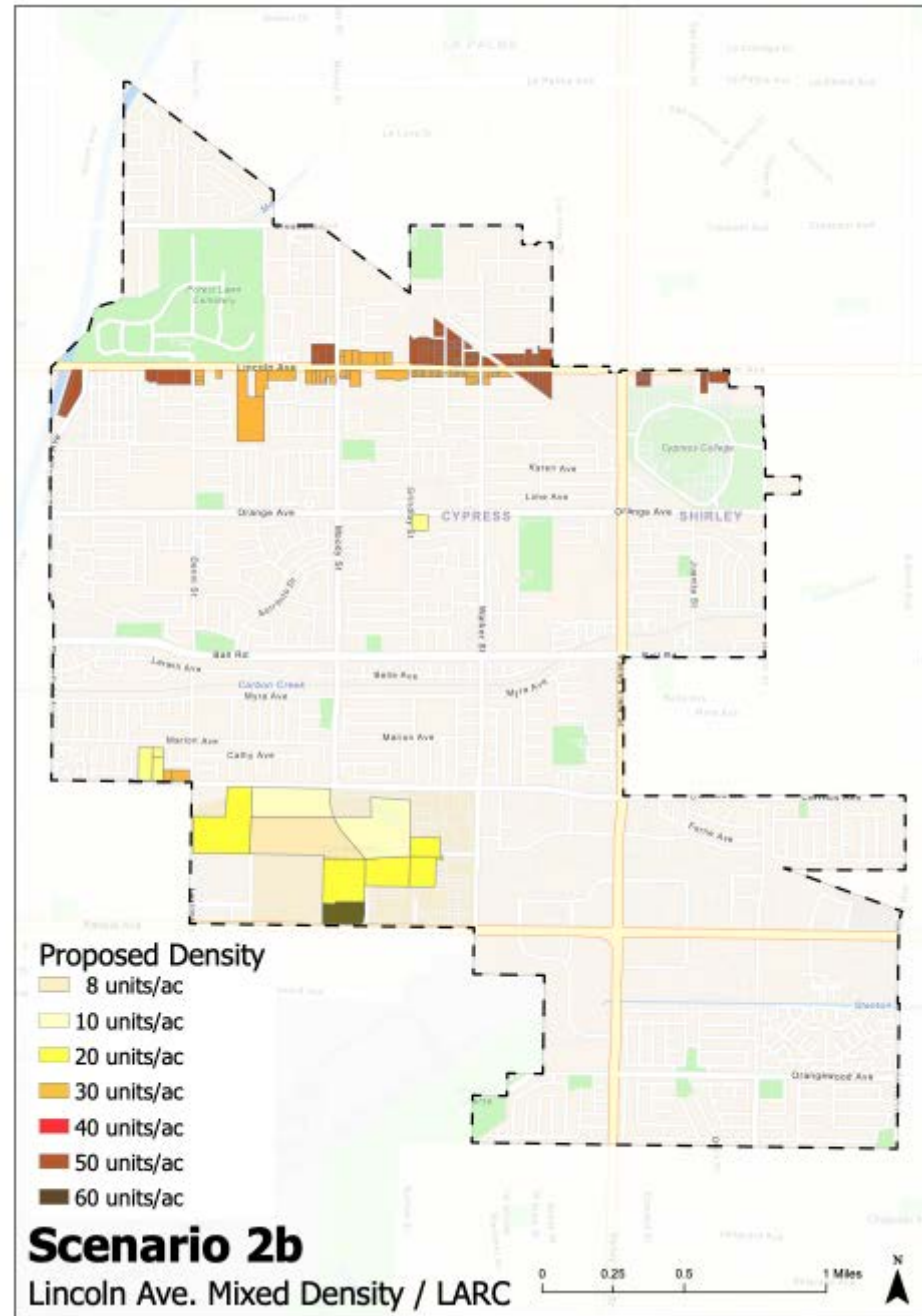
The HE must:

- Include properties with the realistic potential to redevelop with housing between 2021 and 2029
- Remove barriers to housing production



Scenario 2

- Lincoln Ave.: 30 - 50 du/ac
- Sites throughout City
 - Majority 20 du/ac
 - Katella Ave. parcel 60 du/ac
- 20% buffer = 4,403 units needed
- No sites on LARC
- Does not require an election



Scenario 2 Opportunity Sites

5252 Orange Ave.

30 units; 20 du/ac



Scenario 2 Opportunity Sites



4321-4371 Cerritos Ave.

- 3 parcels

- 96 units; 20 du/ac

4421-4499 Cerritos Ave.

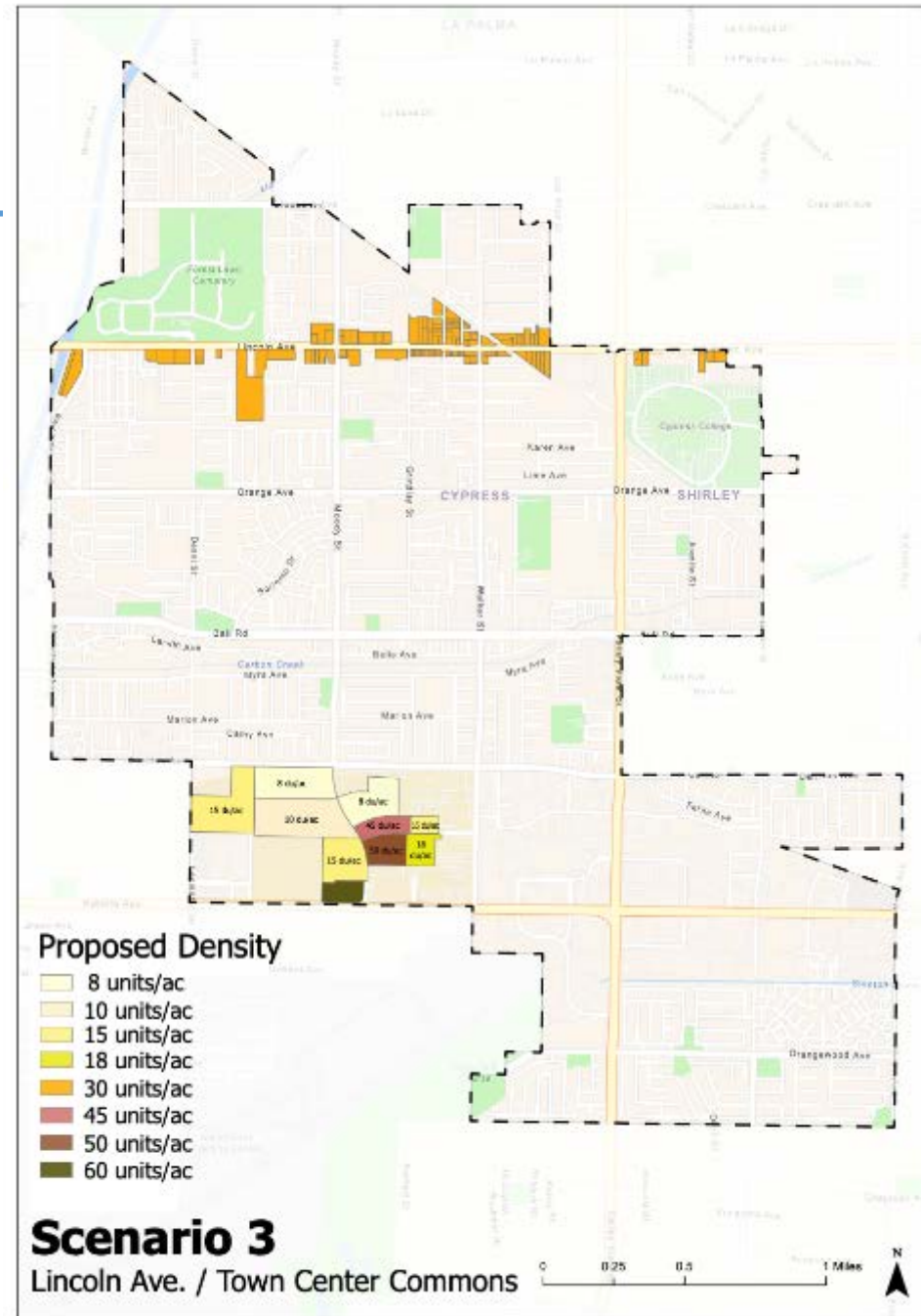
- 2 parcels

-49 units; 30 du/ac



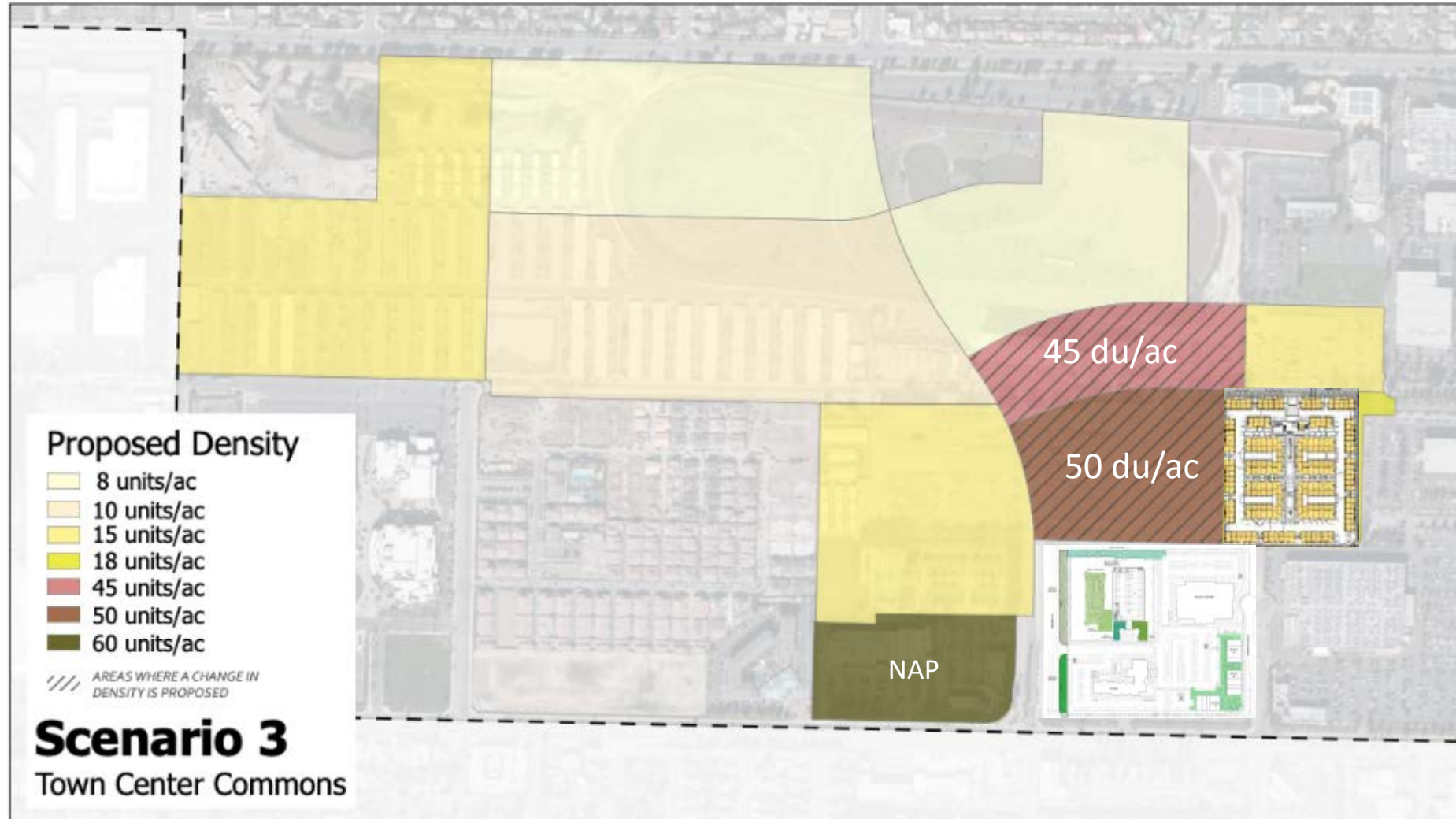
Scenario 3

- Lincoln Ave.: 30 du/ac
- Consulted with LARC
- 1,930 CCTC units (net increase 676)
- 110 acres remain 8-15 du/ac
- 14.5 acres 45-50 du/ac
- Requires an election
- Alternative Scenario
- Most likely to result in meaningful housing production



Scenario 3

Cypress Town Center & Commons Specific Plan 2.0



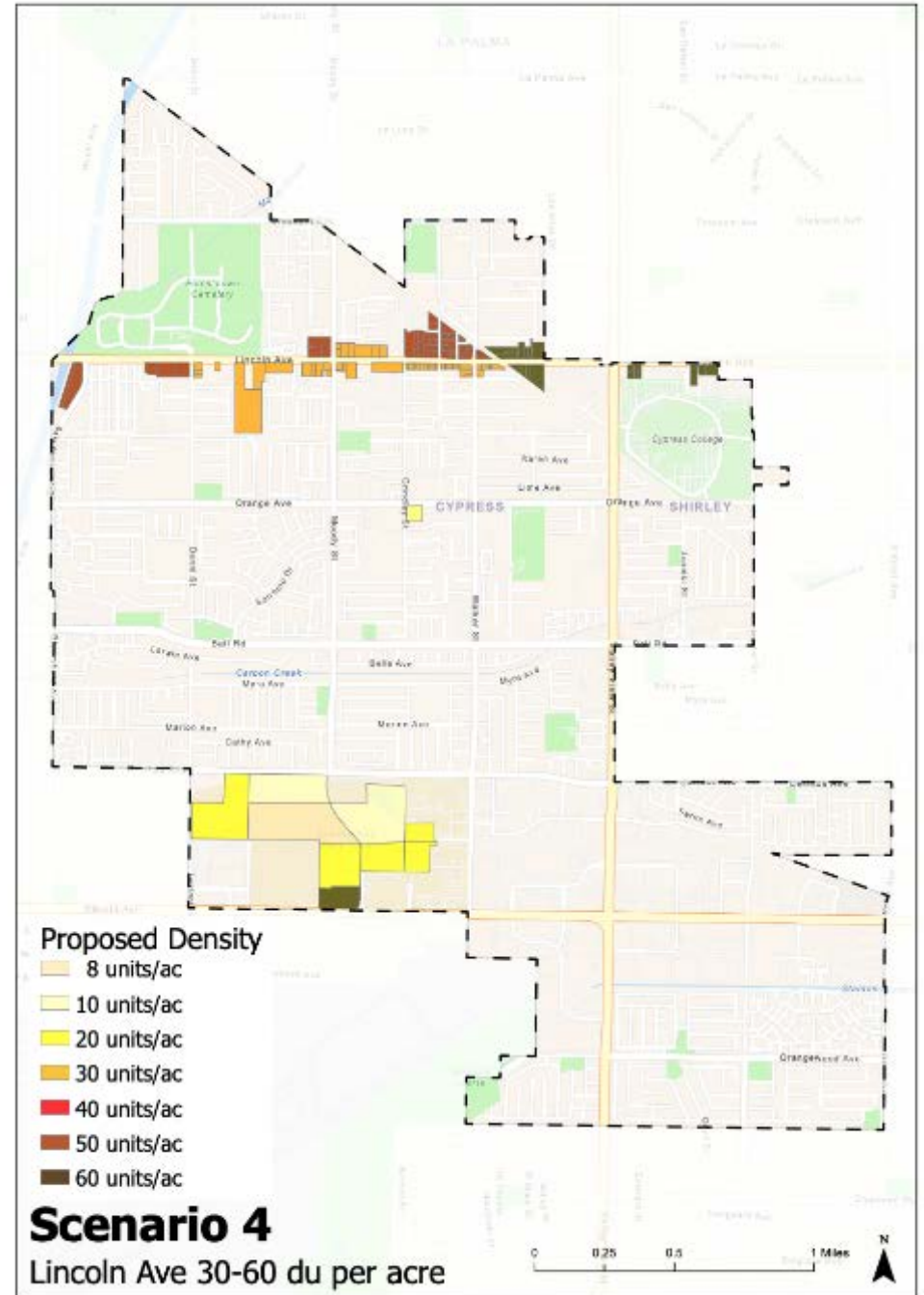
Scenario 3 –Timing

April 12	S3 selected for HE update policy CEQA analysis
Sept. 2021	S3 selected for HCD review
Q4 2021	HCD-approved S3 adopted
Q1 2022	CEQA analysis of S3 impacts begins
Q1 2023	CEQA analysis of S3 impacts complete
Q3 2023	S3 election set with education campaign
Q2 2024	Election to approve S3 zoning
Election and educational costs estimate = \$125,000	



Scenario 4

- Lincoln Ave.: 30 - 60 du/ac
- Sites throughout City
 - Orange/Grindlay: 20 du/ac
 - Katella Ave. parcel 60 du/ac
- Sites on Cerritos removed
- 21 parcels zoned 60 du/ac
- 20% buffer = 4,403 units needed
- Does not require an election



Two Part Environmental Review

1 - HE Update

Initial Study/Mitigated Negative Declaration

- Reviews impact of policies - not implementation
- Completed prior to HE adoption/certification
- \$82,390 no matter which Scenario(s) City Council analyzes

2 - HE Implementation

Program Environmental Impact Report

- Completed after HE adoption/certification
- \$250,000 for Scenario 2 or 4
- \$350,000 for Scenario 3 (includes back-up Scenario)



Next Steps

April 12	Selecte Scenario(s) for environmental analysis
Sept. 2021	City Council reviews environmental analysis and considers submitting HE for certification
Fall 2021	State HCD certifies HE
Winter 2021	City Council considers adopting State-certified HE
2022 – 2024	HE implementation: <ul style="list-style-type: none">• Public hearings to consider zoning changes• Scenario 3 election (if chosen)



Next Steps

*Compressed Housing Element update timeline due to delays
by State and SCAG delay finalize RHNA*

- City Council must select a Scenario(s) April 12 in order to complete environmental reviews in time to meet State deadlines
- Draft HE and IS/MND to City Council in September
- Still provided four months of discussion and public outreach



Recommendation

1. Select a Scenario(s) to meet the City's Regional Housing Needs Assessment as part of the Housing Element update;
2. Direct the City Manager to analyze the Scenario(s) as required by the California Environmental Quality Act; and
3. Present the analysis to the City Council for consideration at a future meeting.

