



CITY OF CYPRESS 2021-2029 HOUSING ELEMENT TECHNICAL REPORT

SEPTEMBER 2021

**CITY OF CYPRESS
COMMUNITY DEVELOPMENT DEPARTMENT
5275 ORANGE AVENUE
CYPRESS, CA 90630**

This page intentionally left blank.

TABLE OF CONTENTS

1.	Introduction	1
1.1.	Data Sources.....	1
2.	Housing Needs Assessment.....	3
2.1.	Demographic Profile.....	3
2.1.1.	Population Growth and Trends	3
2.1.2.	Age Characteristics.....	4
2.1.3.	Race and Ethnicity.....	5
2.1.4.	Employment.....	5
2.2.	Household Profile	6
2.2.1.	Household Type.....	6
2.2.2.	Household Income.....	7
2.2.3.	Special Needs Populations.....	10
2.3.	Housing Stock Characteristics	16
2.3.1.	Housing Growth	16
2.3.2.	Housing Type and Tenure	17
2.3.3.	Vacancy Rate	17
2.3.4.	Housing Age and Condition	18
2.3.5.	Housing Costs and Affordability.....	19
2.3.6.	Housing Affordability.....	20
2.3.7.	Assisted Housing at Risk of Conversion.....	26
2.3.8.	Existing Housing Needs.....	30
2.4.	Regional Housing Needs.....	31
3.	Housing Constraints	34
3.1.	Governmental Constraints.....	34
3.1.1.	Land Use Controls	34
3.1.2.	Residential development standards.....	36
3.1.3.	Provision for a Variety of Housing Types.....	41
3.1.4.	Housing for Persons with disabilities	47
3.1.5.	Site Improvements.....	49
3.1.6.	Development Fees.....	50
3.1.7.	Local Processing and Permit Procedures.....	52
3.1.8.	Building Code	54
3.1.9.	Transparency on Development Regulations.....	54
3.1.10.	State and Federal Regulations	55
3.2.	Market Constraints	55
3.2.1.	Timing and density.....	55
3.2.2.	Availability of Financing	56
3.2.3.	Foreclosures	56
3.2.4.	Development costs	57
3.3.	Infrastructure Constraints	57
3.3.1.	Water	58
3.3.2.	Wasterwater.....	58
3.3.3.	Transportation infrastructure.....	58
3.4.	Environmental Constraints	59
3.4.1.	Flooding	59
3.4.2.	Seismic Hazards.....	59

3.4.3.	Urban Fires	60
3.4.4.	Aircraft Overflights	60
3.4.5.	Noise.....	60
4.	Housing Resources	61
4.1.	Land Resources	61
4.1.1.	Credits Towards the RHNA.....	61
4.1.2.	Residential Sites Inventory	64
4.1.3.	Availability of Infrastructure and Public Services	71
4.1.4.	Risk of Displacement	71
4.1.5.	Adequacy of Sites to Accommodate RHNA.....	73
4.2.	Financial Resources.....	73
4.3.	Administrative Resources.....	76
4.3.1.	Orange County Housing Authority (OCHA)	77
4.3.2.	Habitat for Humanity	77
4.3.3.	JAMBOREE HOUSING CORPORATION (JHC)	77
4.3.4.	MERCY HOUSING CALIFORNIA.....	77
4.3.5.	National CORE	77
4.4.	Opportunities for Energy Conservation	77
4.4.1.	Southern California Edison Programs.....	78
4.4.2.	Southern California Gas Company Programs.....	78
	Appendix A – Sites Inventory.....	1
	Appendix B - Affirmatively Furthering Fair Housing.....	1
B.1.	Introduction.....	1
B.2.	Assessment of Fair Housing Issues	1
B.3.1.	Fair Housing Enforcement and Outreach	1
B.3.2.	Integration and Segregation	2
B.3.3.	Racially and Ethnically Concentrated Areas.....	17
B.3.4.	Access to Opportunities.....	19
B.3.5.	Disproportionate Housing Needs.....	30
B.3.6.	Other Relevant factors.....	36
B.3.	Summary of Fair Housing Issues, Contributing Factors, and Meaningful Actions	37
B.3.7.	Insufficient local data and limited outreach.....	37
B.3.8.	Vulnerability to displacement	38
B.3.9.	Limited Housing Choice Voucher Use	38
B.3.10.	Higher Instance of Code Enforcement Issues	39
B.3.11.	New Housing Choices in Areas of High Opportunity	39
B.4.	Potential Impacts of Sites Inventory	40

LIST OF TABLES

- Table 2- 1: Regional Population Growth Trends (1990-2020) 3
- Table 2- 2: Age Distribution (2010 and 2018) 4
- Table 2- 3: Racial and Ethnic Composition (2010 and 2018) 5
- Table 2- 4: Occupation of Residents (2018) 6
- Table 2- 5: Household Characteristics (2010 and 2018) 7
- Table 2- 6: HCD Income Categories 8
- Table 2- 7: Household Distribution by Income Category (Cypress and Orange County) 8
- Table 2- 8: Change in Median Household Income 8
- Table 2- 9: Household Income Levels by Tenure (2017) 9
- Table 2- 10: Poverty by Household Type 10
- Table 2- 11: Special Needs Groups 10
- Table 2- 12: Disability Status 12
- Table 2- 13: Inventory of Homeless Services and Facilities 15
- Table 2- 14: Regional Housing Growth Trends 16
- Table 2- 15: Housing Units by Type (2000-2020) 17
- Table 2- 16: Housing Tenure (2010 and 2018) 17
- Table 2- 17: Age of Housing Stock (2018) 19
- Table 2- 18: Median and Average Market Rents by Number of Bedrooms (October 2020) 19
- Table 2- 19: Annual Median Home Prices (2018-2020) 20
- Table 2- 20: Change in Condominium Value in Cypress (2018-2020) 20
- Table 2- 21: Estimated Affordable Housing Price by Income and Household Size (2020) 25
- Table 2- 22: Inventory of Subsidized Rental Housing (2021) 26
- Table 2- 23: Rent Subsidies Required 27
- Table 2- 24: Market Value of At-Risk Units 29
- Table 2- 25: Cost Burden by Tenure 30
- Table 2- 26: Cost Burden by Income Level, Tenure, and Household Type¹ 30
- Table 2- 27: Overcrowding by Tenure 31
- Table 2- 28: Cypress Regional Housing Needs Allocation (2021-2029) 32

- Table 3- 1: Residential Land Use and Zoning 34
- Table 3- 2: Residential Development Standards 36
- Table 3- 3: Residential Parking Requirements 37
- Table 3- 4: Density Incentive Overlay Zone Development Standards 38
- Table 3- 5: Lincoln Avenue Specific Plan Development Standards 40
- Table 3- 6: Cypress Town Center and Commons Specific Plan Allowable Residential Uses 40
- Table 3- 7: Housing Types by Zone 42
- Table 3- 8: Comparison of Planning Fees¹ 50
- Table 3- 9: Residential Development Fees 51
- Table 3- 10: Project Fees for Typical Residential Developments 52
- Table 3- 11: Typical Permit Processing Timelines 53

Table 3- 12: Location of Development Information on Cypress City Website.....	55
Table 3- 13: Disposition of Home Purchase and Improvement Loan Applications (2017).....	56
Table 4- 1: Cypress Regional Housing Needs Allocation (2021-2029).....	61
Table 4- 2: RHNA Credits and Remaining Need	63
Table 4- 3: ADU Affordability Assumptions.....	63
Table 4- 4: Alternative 1 Sites Summary	64
Table 4- 5: Alternative 2 Sites Summary	66
Table 4- 6: Density and Capacity Achieved on Past Projects.....	69
Table 4- 7: Adequacy of Sites to Accommodate RHNA.....	73
Table 4- 8: Financial Resources Available for Housing Activities	73
Table A- 1: Alternative 1 Sites Inventory.....	1
Table A- 2: Alternative 2 Sites Inventory.....	15
Table B- 1: Racial and Ethnic Composition (2018)	2
Table B- 2: RHNA Unit Distribution by Percent Minority Concentration.....	3
Table B- 3: RHNA Unit Distribution by Percent Population with a Disability	6
Table B- 4: RHNA Unit Distribution by Percent Children Living in Married-Couple Households	9
Table B- 5: RHNA Unit Distribution by Percent Children Living in Female-Headed Households	9
Table B- 6: RHNA Unit Distribution by Percent LMI Households.....	13
Table B- 7: Percent White Population by Census Tract.....	17
Table B- 8: Domains and Indicators for Opportunity Maps	19
Table B- 9: Minority Concentration and 2021 TCAC/HCD Resource Category.....	20
Table B- 10: RHNA Unit Distribution by TCAC Opportunity Areas	20
Table B- 11: Opportunity Map Scores and Categorization (2021)	23
Table B- 12: RHNA Unit Distribution by CalEnviroScreen 4.0 Score.....	27
Table B- 13: Housing Problems by Race/Ethnicity (Cypress and Orange County)	31
Table B- 14: Cost Burden by Household Type (Cypress and Orange County)	32
Table B- 15: Loan Applications and Denial by Race/Ethnicity	37
Table B- 16: Special Needs Populations	37

LIST OF FIGURES

Figure 2- 1: Population Change (1990-2020)	4
Figure 2- 2: Median Household Income (2018)	9
Figure 3- 1: Cypress Zoning Map	35
Figure 4- 1: Alternative 1 Opportunity Sites	67
Figure 4- 2: Alternative 2 Opportunity Sites	68
Figure 4- 3: Typical Existing Conditions of Underutilized Sites.....	72
Figure B- 1: Minority Concentration and Distribution of RHNA Units.....	4
Figure B- 2: White Majority Tracts (Cypress).....	5
Figure B- 3: Percent of Population with a Disability (Region)	5
Figure B- 4: Population with a Disability and Distribution of RHNA Units	7
Figure B- 5: Proportion of Adult Population Living Alone and Living with a Spouse.....	10
Figure B- 6: Children living in Married Couple Households and Distribution of RHNA Units.....	11
Figure B- 7: Children in Female-Headed Households and Distribution of RHNA Units.....	12
Figure B- 8: Concentration of Low and Moderate Income Households in the Region	14
Figure B- 9: Low and Moderate Income Household Concentration and RHNA Unit Distribution	15
Figure B- 10: Housing Choice Voucher Concentration	16
Figure B- 11: Racially and Ethnically Concentrated Areas of Poverty	18
Figure B- 12: Median Income (2015-2019)	18
Figure B- 13: TCAC Opportunity Areas (Region).....	21
Figure B- 14: TCAC Opportunity Areas and RHNA Unit Distribution.....	22
Figure B- 15: GreatSchools Ratings for Cypress Schools	24
Figure B- 16: TCAC Education Score Map	24
Figure B- 17: TCAC Economic Score	26
Figure B- 18: Jobs Proximity Index (Region)	26
Figure B- 19: TCAC Environment Score (Region)	28
Figure B- 20: CalEnviroScreen 4.0 Scores and RHNA Unit Distribution	29
Figure B- 21: Cypress AllTransit Performance Score	30
Figure B- 22: Cost Burdened Renters (2014)	33
Figure B- 23: Cost Burdened Renters (2019)	33
Figure B- 24: Cost Burdened Owners (2019)	34
Figure B- 25: Overcrowded Households (Region)	34
Figure B- 26: Median Year Housing Built.....	35
Figure B- 27: Sensitive Communities.....	36

This page intentionally left blank.

1. INTRODUCTION

A successful strategy for improving housing conditions, availability, and affordability must be preceded by an assessment of the housing needs of the community and the region. This Housing Element Technical Report provides an assessment of the City's housing needs in the following four components:

- An analysis of the City's demographic, household and housing characteristics and related housing needs (Section 2);
- A review of potential market, governmental, infrastructure, and environmental constraints to meeting Cypress' identified housing needs (Section 3);
- A summary of available sites, financial resources, administrative resources, and opportunities for energy conservation (Section 4); and
- An assessment of fair housing issues, including a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity, an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and identification of related goals and actions (Section 5).

This Technical Report is incorporated in the 2021-2029 Housing Element Update as Appendix H of the General Plan, Volume III-Technical Appendices.

1.1. DATA SOURCES

Various information sources have been consulted in the preparation of this Technical Report. The American Community Survey (ACS) is relied upon heavily in this Technical Report to provide data on City and regional demographic, economic, and housing characteristics. The ACS is released annually by the U.S. Census Bureau and is based on data extrapolated from a questionnaire which is sent out to a random cross section of the population. The 2010 Decennial Census is utilized to provide historical background and change over time in some sections. Several other data sources are used to supplement the ACS and other Census Bureau data, including:

- Population and housing estimate data for 2020 provided by the State Department of Finance;
- Data on household income and housing affordability from the Department of Housing and Urban Development Comprehensive Housing Affordability Strategy dataset (CHAS).
- Housing market information, such as home sales and rents, was obtained through internet rent surveys on Zillow.com and Craigslist and CoreLogic sales activity reports;
- SCAG's 2021-2029 Regional Housing Needs Assessment (RHNA) provides information on existing and projected housing needs, as well as projected population and employment growth;
- Information on the disposition of home purchase and improvement loans is from data collected through the Home Mortgage Disclosure Act (HMDA) by LendingPatterns;
- Information on Cypress' development standards is drawn from the City's Zoning Ordinance (Appendix I of the Municipal Code) and applicable Specific Plans for planned developments.

- Data and maps for Appendix B – Affirmatively Furthering Fair Housing is primarily from the CA Department of Housing and Community Development (HCD) AFFH Data Viewer. Data from the CA Tax Credit Allocation Committee (TCAC)/HCD Opportunity Area Maps was also utilized in this section.

This Housing Element Technical Report will provide the basis for identifying appropriate policies and programs for the 2021-2029 Housing Element and is adopted by the City as part of the Housing Element.

2. HOUSING NEEDS ASSESSMENT

This section of the Housing Element examines the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: 1) Demographic Profile; 2) Household Profile; 3) Housing Stock Characteristics; 4) Regional Housing Needs.

2.1. DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age can affect the type and amount of housing needed in a community. This section addresses population, age, and race and ethnicity of Cypress resident.

2.1.1. POPULATION GROWTH AND TRENDS

Table 2- 1 and Figure 2- 1 present population growth trends in Cypress from 1990-2020, and compare this growth to neighboring jurisdictions and Orange County. As shown, Cypress, Orange County, and all the neighboring jurisdictions experienced the highest level of growth during the 1990s (18% in Orange County). During this time period, the growth level of Cypress was less than half of that of the County at 8 percent, due to its built-out character.

Census data from 2000 to 2010 show a significant slowdown in population growth rates for Cypress, surrounding jurisdictions, and Orange County in general during the decade. Countywide, population growth dropped to approximately 6%, while local communities experienced growth at a modest average of 1.4%. Only the City of Santa Ana experienced a decline in population. Cypress experienced a 3.4% growth in population, which is the highest rate of those surveyed.

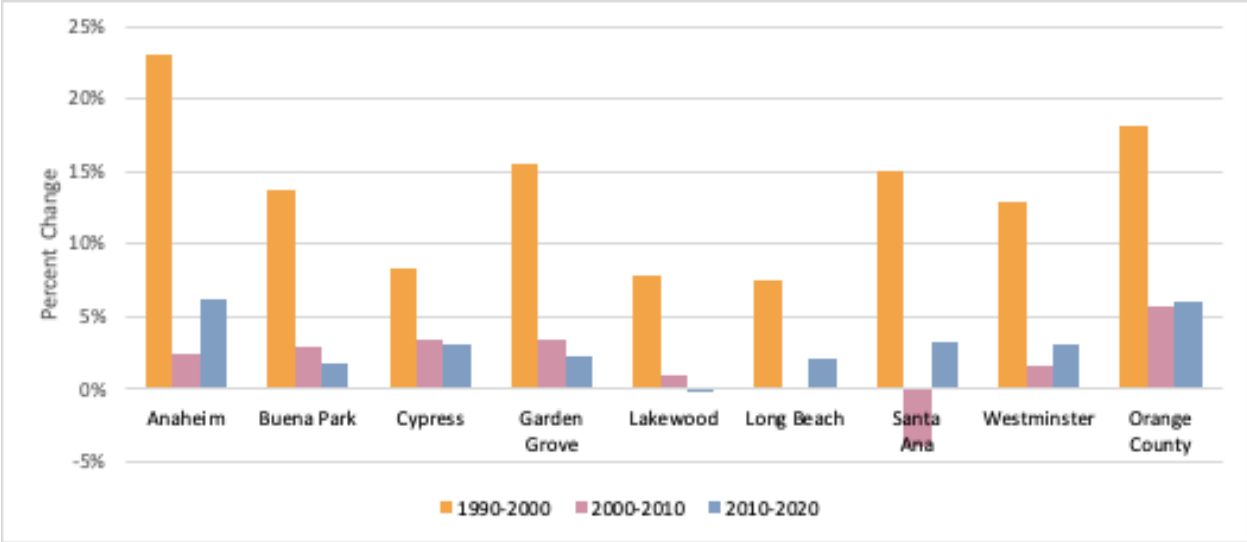
Growth rates continued to modest between 2010 and 2020 for Cypress and neighboring communities. The population of Cypress in 2020 was estimated to be 49,272, approximately 3 percent more than in 2010. The growth rate of Orange County as a whole was 6 percent, about double that of Cypress. Of the surrounding communities shown, only Anaheim had a growth rate that was on par with the County. Lakewood was the only jurisdiction that saw a decline in population from 2010-2020. SCAG projects that the population of Cypress will grow to 51,299 by 2045. This represents a growth rate of approximately 4 percent over the next 25 years.

Table 2- 1: Regional Population Growth Trends (1990-2020)

Jurisdiction	1990	2000	2010	2020	Percent Change		
					1990-2000	2000-2010	2010-2020
Anaheim	266,406	328,014	336,265	357,325	23.1%	2.5%	6.3%
Buena Park	68,784	78,282	80,530	81,998	13.8%	2.9%	1.8%
Cypress	42,665	46,229	47,802	49,272	8.4%	3.4%	3.1%
Garden Grove	143,050	165,196	170,883	174,801	15.5%	3.4%	2.3%
Lakewood	73,557	79,345	80,048	79,919	7.9%	0.9%	-0.2%
Long Beach	429,433	461,522	462,257	472,217	7.5%	0.2%	2.2%
Santa Ana	293,742	337,977	324,528	335,052	15.1%	-4.0%	3.2%
Westminster	78,118	88,207	89,701	92,421	12.9%	1.7%	3.0%
Orange County	2,410,556	2,846,289	3,010,232	3,194,332	18.1%	5.8%	6.1%

Sources:
 1. U.S. Census Bureau, 1990, 2000, and 2010 Census
 2. CA Dept. of Finance E-5 Population and Housing Unit Estimates, 2020.

Figure 2- 1: Population Change (1990-2020)



Sources:
 1. U.S. Census Bureau, 1990, 2000, and 2010 Census
 2. CA Dept. of Finance E-5 Population and Housing Unit Estimates, 2020.

2.1.2. AGE CHARACTERISTICS

Table 2- 2 displays the age distribution and median age of the City’s population in 2010 and 2018, and compares this with Orange County as a whole. As displayed in the table, adults aged 45 to 65 were the largest population group in the City in 2010 (29 percent) and 2018 (30 percent). The proportion of the population within the younger age groups (under 5, 5-17 years, and 18-24 years) decreased since 2010, while there was an increase in the older adult population. The proportion of seniors (ages 65 and older) has increased from 13 percent to 15 percent. This is consistent with the City’s median age, which has also increased from 36.7 in 2010 to 41.7 in 2018. Factors contributing to this gradual shift in the City’s age structure include: an aging in place of young adults into middle age, a corresponding aging of the middle age population into senior citizens, and the limited number of new young adults and families moving into the community, due in part to high housing costs, low vacancy rates, and the built-out nature of the City.

Table 2- 2: Age Distribution (2010 and 2018)

Age Group	2010		2018		Orange County Percent
	Cypress		Cypress		
	Population	Percent	Population	Percent	
Under 5 years	2,369	5.0%	2,229	4.6%	6.0%
5-17 years	8,974	18.8%	8,654	17.7%	17.0%
18-24 years	4,700	9.8%	4,292	8.8%	9.5%
25-44 years	11,685	24.4%	11,628	23.8%	27.4%
45-64 years	13,913	29.1%	14,878	30.4%	26.6%
65+ years	6,161	12.9%	7,274	14.9%	13.9%
Total	47,802	100.0%	48,955	100.0%	100.0%
Median Age	36.7		41.7		37.8

Source: U.S. Census Bureau, 2010 Census, American Community Survey (ACS), 2014-2018 (5-year estimates).

Overall, the age distribution for Cypress is similar to that of Orange County as a whole. The proportion of children (ages 17 and under) is approximately 22 percent in Cypress, compared to 23 percent in Orange County. However, Cypress does differ from Orange County in that it has a lower proportion of adults ages 25 to 44 at 24 percent compared to the County at 27 percent. The City’s adult population ages 45 to 65 and its senior population are both higher proportionately than that of the County. The City’s median age is also higher than the County’s median age.

2.1.3. RACE AND ETHNICITY

Historically, White residents have been the majority racial group within the City of Cypress. Table 2- 3 displays the racial and ethnic composition of Cypress' population in 2010 and 2018, and compares this with the countywide distribution. While changes since 2010 have generally been slight, the City of Cypress is trending toward a more diverse population. In 2018, White residents made up 53 percent of the City's population, representing a slight decrease since 2010. The proportion of White residents in Cypress is notably lower than that of the County as a whole (61 percent countywide). While only representing 4 percent of the total population in 2018, the number of Black or African American residents has increased by 30 percent since 2010. The Asian/Pacific Islander population has also increased, from 32 percent of the total population in 2010 to 35 percent of the total population in 2018, representing an 11 percent increase. The City's Asian and Pacific Islander population is significantly higher than the County (35 percent compared to 20 percent). Vietnamese is the predominant Asian ethnicity represented in Cypress, making up almost 7 percent of the City's total population. There are also significant populations of Chinese, Korean, and Filipino residents within the City.

Table 2- 3: Racial and Ethnic Composition (2010 and 2018)

Racial/Ethnic Group	2010		2018		
	Persons	Percent	Persons	Percent	Orange Co. Percent
White	26,000	54%	26,092	53%	61%
Asian/Pacific Islander	15,212	32%	16,948	35%	20%
Black or African American	1,444	3%	1,883	4%	2%
American Indian	289	<1%	173	<1%	<1%
Other Race	2,497	5%	1,508	3%	12%
Two or More Races	2,360	5%	2,351	5%	4%
TOTAL	47,802	100%	48,955	100%	100%
Hispanic	8,779	18%	9,536	19%	34%
Non-Hispanic	39,023	82%	39,419	81%	66%
TOTAL	47,802	100%	48,955	100%	100%

Source: U.S. Census Bureau, 2010 Census, American Community Survey (ACS), 2014-2018 (5-year estimates).

The Hispanic population increased by approximately 9 percent from 2010 to 2018. The estimated proportion of Hispanic residents in 2018 was 19 percent, still markedly lower than the County which has an estimated 34 percent Hispanic population.

2.1.4. EMPLOYMENT

An evaluation of the types of jobs held by community residents provides insight into potential earning power and the segment of the housing market into which they fall. Information on how a community's employment base is growing and changing can help identify potential housing demand changes in the future.

The State Employment Development Department estimates that 24,200 Cypress residents are in the labor force. The City has seen a drastic increase in unemployment since March 2020 due to the onset of the Covid-19 pandemic. In January 2020, the City's unemployment rate was at 2.9%; however, it rose sharply in the spring and peaked at 15.5% in May 2020. As of September 2020, the unemployment rate within the City was 10.2%. The unemployment rate of the County was also at 2.9% in January and has seen a similar spike. As of September 2020, employment in Orange County as a whole was 9 percent. The long-term impacts of the Covid-19 pandemic on employment within the City and County are still unknown.

Table 2- 4 presents the occupations of Cypress residents, based on the 2014-2018 American Community Survey estimates. The largest proportion of Cypress residents are employed in management, business, science, and arts occupations at 46 percent, followed by sales and office occupations at 24 percent. Approximately 43 percent of

employed residents in Cypress commute less than 25 minutes to work, indicating that a large number of residents hold jobs within Cypress or in immediately adjacent communities.

Table 2- 4: Occupation of Residents (2018)

Occupation	Population	Percent
Management, business, science, and arts occupations	11,237	46.3%
Service occupations	3,392	14.0%
Sales and office occupations	5,815	24.0%
Natural resources, construction, and maintenance occupations	1,338	5.5%
Production, transportation, and material moving occupations	2,460	10.1%
Farming, fishing, and forestry occupations	24	0.1%
Total	24,266	100.0%

Source: U.S. Census Bureau, American Community Survey (ACS), 2014-2018 (5-year estimates).

Major businesses in Cypress include the following: professional healthcare, offices, and education (Cypress Community College), automotive and electronic corporate headquarters, and various types of manufacturing and distribution centers. The Cypress Business Park area (concentrated along Katella Avenue, west of Knott Avenue) encompasses a total of 800 acres, which includes a diverse array of well-known companies such as United Health Care, Honda North America Finance, Fuji, Rolls Royce, Mitsubishi Electric, and Yamaha.

In 2019, the Orange County Business Council updated the results of its Workforce Housing Scorecard. This report provides a comprehensive evaluation of the current and future state of Orange County's housing supply and demand, and its impact on the business community. Based on the following criteria, the scorecard rates each jurisdiction's record over 2016-2030 time period in addressing workforce housing needs:

- Total job growth
- Housing as a percent of total Orange County housing
- Jobs to housing ratio
- Change in housing density

Based on the above factors, Cypress ranks 21st of the 34 cities in Orange County. Rankings are weighted towards larger cities (Irvine was ranked 1st); therefore, a ranking of 21st is acceptable for Cypress as it the 22nd largest city within the County. It should be noted that Cypress ranked 14th in job growth, indicating the continuing need for new housing within the City.

2.2. HOUSEHOLD PROFILE

Household type and size, income levels, and the presence of special needs populations all affect the type of housing needed by residents and are important indicators of where intervention and/or housing programs may be needed. Household income levels are indicators of housing affordability just as the ratio of owners to renters may impact the stability of the housing market. This section details the various household characteristics affecting housing needs in Cypress.

2.2.1. HOUSEHOLD TYPE

A household is defined as the total number of persons living in a housing unit, whether related or unrelated. The Census Bureau definition of a "family" is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family. A single person living alone is also a household. "Other" households are

unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent homes, are not considered households.

Table 2- 5: Household Characteristics (2010 and 2018)

Household & Family Type	2010		2018		Percent Change
	Number	Percent	Number	Percent	
Total Population	47,802	100.0%	48,955	100.0%	2.4%
In Group Quarters	502	1.1%	182	0.4%	-63.7%
Total Households	15,729	100.0%	15,824	100.0%	0.6%
Family Households	12,656	80.5%	12,828	81.1%	1.4%
Married Couple Families	9,707	61.7%	9,787	61.8%	0.8%
Single Parent Households	1,210	7.7%	1,194	7.5%	-1.3%
Non-family Households	3,073	19.5%	2,996	18.9%	-2.5%
Householder Living Alone	2,558	16.3%	2,315	14.6%	-9.5%
Householder 65+ (Alone)	1,083	6.9%	1,227	7.8%	13.3%
Average Household Size	3.02		3.08		2.0%
Average Family Size	3.35		3.44		2.7%

Source: U.S. Census Bureau, 2010 Census, American Community Survey (ACS), 2006-2010 (5-year estimates) and 2014-2018 (5-year estimates).

As shown in Table 2- 5, the 2014-2018 American Community Survey estimates 15,824 households in Cypress, with an average household size of 3.08 persons and average family size of 3.44 persons. Both household size and family size have increased slightly since 2010. The City's average household and family size are similar to that as the County as a whole (3.02 and 3.51, respectively).

Families comprise the overwhelming majority of households in Cypress (81 percent). Over three quarters of family households are married couple households and this has remained steady since 2010. The proportion of single parent households has also remained steady at approximately 8 percent of all households. Non-family households comprised about 19 percent of all households in 2018, a decrease of 2.5 percent since 2010. The proportion of householders living alone has also decreased between 2010 and 2018; however, the proportion of senior householders living alone has increased by 13 percent since 2010. This is consistent with an increase in elderly population in the City.

2.2.2. HOUSEHOLD INCOME

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life while avoiding housing problems such as cost burden and overcrowding.

2.2.2.1. INCOME DEFINITIONS

The State and federal governments classify household income into several groupings based upon the relationship to the County area median income (AMI), adjusted for household size. The California Department of Housing and Community Development (HCD) utilizes the income groups presented in Table 2- 6. However, federal housing programs utilize slightly different income groupings and definitions, with the highest income category generally ending at >95% AMI. For purposes of the Housing Element, the State income definitions are used throughout, with the exception of data compiled by the Federal Department of Housing and Urban Development (HUD), which is specifically noted.

Table 2- 6: HCD Income Categories

Income Category	Percent Annual Median Income (AMI)
Extremely Low	<30% AMI
Very Low	0-50% AMI
Low	51-80% AMI
Moderate	81-120% AMI
Above Moderate	120%+ AMI

Source: CA Dept. of Housing and Community Development

For 2020, HCD determined the AMI for Orange County was \$103,000. This figure is then used to develop income limits for each HCD income category based on household size. Table 2- 7 shows the household distribution by income group for Cypress and the County. Compared to Orange County, Cypress has fewer extremely low and very low income households (18 percent versus 25 percent). Cypress also has higher proportions of moderate and above moderate income households compared to the County.

Table 2- 7: Household Distribution by Income Category (Cypress and Orange County)

Income Category	Cypress (%)	Orange County (%)
Extremely Low (<30% AMI) ¹	18	25
Very Low (31-50% AMI)		
Low (51-80% AMI)	14	16
Moderate (81-120% AMI)	22	18
Above Moderate (>120% AMI)	46	42

Source: SCAG, RHNA Final Allocation Calculator, March 2021.

Note:

1. SCAG's RHNA methodology does not include the "extremely low" income category defined by HCD as up to 30% AMI. Instead, SCAG combines both the "extremely low" and "very low" categories into one "very low" category defined as households below 50% AMI. According to HUD's Comprehensive Housing Affordability Strategy used elsewhere in this Report, 10.3% of Cypress households are extremely low income. However, the precise methodology for developing income distribution by these two sources may differ.

2.2.2.2. INCOME CHARACTERISTICS

The 2014-2018 American Community Survey estimated the median annual income of households in Cypress to be \$92,098. Figure 2- 2 illustrates the 2018 median household income for Cypress and surrounding communities and compares them to the median income for Orange County. Of the jurisdictions included, only Cypress and Lakewood had median household incomes greater than the County median of \$85,398. (It should be noted that while Lakewood and Long Beach are communities nearby Cypress, they are located within Los Angeles County, not Orange County.)

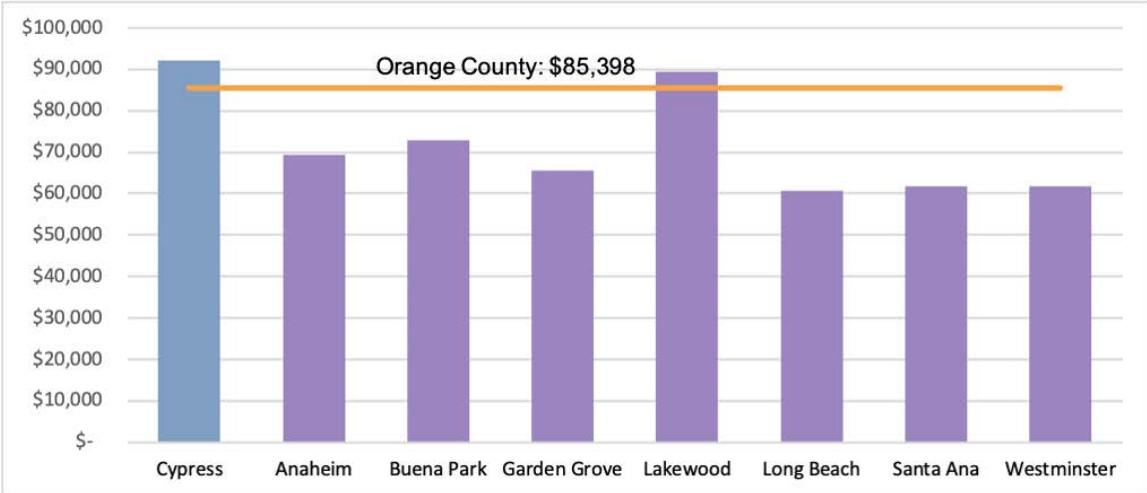
Table 2- 8 provides the median household income for Cypress and Orange County for 2000, 2010, and 2018. The median income in the County has increased more rapidly than in Cypress, which experienced an increase of 11 percent from 2010 to 2018.

Table 2- 8: Change in Median Household Income

Jurisdiction	2000	2010	2018	Percent Change 2010-2018
Cypress	\$64,377	\$83,196	\$ 92,098	11%
Orange County	\$58,820	\$74,344	\$ 85,398	15%

Source: U.S. Census Bureau, 2000 & 2010 Census, American Community Survey (ACS), 2014-2018 (5-year estimates).

Figure 2- 2: Median Household Income (2018)



Source: U.S. Census Bureau, American Community Survey (ACS), 2014-2018 (5-year estimates).

Table 2- 9 shows the income level of Cypress households by tenure. A total of 52 percent of renter households were lower income (<80% AMI), compared to 31 percent of owner households. 15 percent of renter households were categorized as extremely low income (<30% AMI) and 13 percent were very low income households.

Table 2- 9: Household Income Levels by Tenure (2017)

Income Level	Renter		Owner	
	Households	Percent	Households	Percent
Extremely Low Income (<30% AMI)	805	15.1%	820	7.7%
Very Low Income (31-50% AMI)	675	13.0%	920	8.6%
Low Income (51-80% AMI)	1,200	23.1%	1,600	15.0%
Moderate Income & Above (> 80% AMI)	2,510	48.3%	7,310	68.6%
TOTAL	5,190	100%	10,650	100%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017 ACS.

2.2.2.3. HOUSEHOLDS IN POVERTY

The federal government publishes national poverty thresholds that define the minimum income level necessary to obtain the necessities of life.

Table 2- 10 shows the number of households within the City living in poverty by household type. A total of 916 households within the City are below the federal poverty threshold, representing approximately 6 percent of all households. The majority of households living in poverty are family households (56 percent). Of the family households, over 44 percent are female-headed households. Another significant group living in poverty are seniors, with senior households making up 18 percent of households living in poverty.

Table 2- 10: Poverty by Household Type

Household Type	Below Poverty Level	
	Number	Percent
Family Households	514	56.1%
Female-Headed Households	227	24.8%
With Children	147	16.0%
Non-Family Households	402	43.9%
Seniors (65+)	164	17.9%
Total	916	100.0%

Source: U.S. Census Bureau, American Community Survey (ACS), 2014-2018 (5-year estimates).

2.2.3. SPECIAL NEEDS POPULATIONS

State law recognizes that certain households have more difficulty in finding adequate and affordable housing due to special circumstances and may also have lower incomes as a result of these circumstances. Special needs populations include the elderly, persons with disabilities, female-headed households, large households, farmworkers, and the homeless. Table 2- 11 summarizes the special needs populations in Cypress. Each of these population groups, as well as their housing needs, is described below.

Table 2- 11: Special Needs Groups

Special Needs Group	Persons or Households	Renter	Owner	Percent of Total
Households with a Senior Member	4,975	--	--	31.4%
Senior-headed Households	4,061	500	3,561	25.7%
Seniors Living Alone	1,227	310	917	7.8%
Single-Parent Households	1,194	--	--	7.5%
Female Single-Parent Households	975			6.2%
Large Households (5+ members)	2,100	835	1,265	13.3%
Agricultural Workers	24	--	--	<0.1%
Persons with Disabilities	4,793	--	--	9.8%
Homeless	39	--	--	0.1%

Note: -- = Data not available.

Sources:

1. U.S. Census Bureau, American Community Survey (ACS), 2014-2018 (5-year estimates).
2. 2019 City and County homelessness point-in-time counts processed by SCAG.

2.2.3.1. LARGE HOUSEHOLDS

Large households consist of five or more persons and are considered a special needs group due to the limited availability of affordable and adequately sized housing. Large households often live in overcrowded conditions due to both the lack of large enough units and insufficient income to afford available units of adequate size.

In 2018, Cypress had a total of 2,100 large households, representing 13 percent of total households in the City. Of these large households, 40 percent (835 households) were renters and 60 percent (1,265) were owner households (Table 2- 11). Cypress has a sizeable number of larger homes compared to many communities in the region, with 37 percent of occupied housing units containing four or more bedrooms, according to the 2014-2018 American Community Survey. However, only 11 percent of homes containing four or more bedrooms are occupied by renters even though renters make up 40 percent of large households, suggesting that large renter households may have a more difficult time finding adequately sized housing.

2.2.3.2. SENIOR HOUSEHOLDS

Approximately 15 percent (7,274 individuals) of Cypress residents are age 65 or older. This is an increase from 2010, when 13 percent of the population were seniors. Senior-headed households make up a significant proportion of total households at 26 percent. Out of senior-headed households, 88 percent are homeowners. Additionally, 30 percent of senior-headed households are seniors living alone.

The elderly have a number of special needs including, housing, transportation, health care, and other services. Approximately 34 percent of the City's elderly population has one or more disabilities that may need to be taken into consideration when finding appropriate housing. Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. As shown later in Table 2- 22, there are three senior housing projects in the City providing 309 rental units, including 116 units affordable to a mix of very low-, low- and moderate-income households. The State of California Community Care Licensing Division identifies 12 residential care homes for the elderly in Cypress providing 72 beds for senior residents, age 60+, requiring 24-hour assisted living. All of these residential care facilities are small (six or fewer beds) board and care homes. Additionally, Westmont of Cypress, a new 166-bed residential care facility is slated to open in 2021.

For those seniors who live on their own, many have limited incomes and physical limitations, both of which may inhibit their ability to maintain their homes or perform minor repairs. Furthermore, the installation of grab bars and other assistance devices in the home may be needed. For financial assistance to complete such improvements, the City offers two Housing Rehabilitation Programs to eligible home owners. The Home Enhancement Loan Program (HELP II) provides loans to low- and moderate-income single-family homeowners. The County CDBG Rehabilitation Loan Program provides loans to lower-income single-family and mobile home homeowners.

The City of Cypress operates a Senior Center with a variety of programs for seniors in the community. Programs offered include recreational and social activities, a meals program, preventative healthcare, transportation services, and supportive services that include care management, community counseling, support groups and referral services. The Cypress Senior Citizens Commission advises the City Council on all matters pertaining to the concerns of senior citizens. The City's Department of Recreation and Community Services provides staff services to the Senior Citizens Commission.

2.2.3.3. SINGLE-PARENT HOUSEHOLDS

Single-parent households typically have a special need for such services as childcare and health care, among others and often live with only one income. According to the 2014-2018 ACS, there were 1,194 single-parent households within the City (Table 2- 11). Of these households, 82 percent were female single-parent households (975 households). Female-headed households with children in particular tend to have lower incomes, which limits their housing options and access to supportive services. Of the female-headed households with children in Cypress, 147 households lived in poverty (Table 2- 10). These households not only need assistance with housing subsidies, but accessible and affordable childcare as well.

The City of Cypress provides a variety of youth programs, including a teen center at Arnold/Cypress Park; a skate plaza at Veterans Park; after-school daycare; as well as various intramural sports leagues, arts and dance classes, day camps, and teen dances. The Cypress Boys and Girls Club also provides low-cost after-school programs at King Elementary, Arnold Elementary, and the Cypress Main Clubhouse located in Cedar Glen Park. A before school program is also offered at King Elementary. The Boys and Girls Club does not turn away families due to inability to pay and has a robust scholarship program. Children are provided with snacks, homework help, mentorship programs and other activities as part of the program. In the summer, the program hours are expanded to provide full day childcare from 7:30 A.M. to 6:00 P.M. The City's Youth Action Committee advises the Recreation and Community Services Commission on activities and concerns of youth.

2.2.3.4. PERSONS WITH DISABILITIES

A disability is defined as a long-lasting condition that impairs an individual's mobility, ability to work, or ability to care for himself/herself. Persons with disabilities include those with physical, mental, or emotional disabilities. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability.

According to the 2014-2018 American Community Survey, an estimated 10% of Cypress residents (4,793 persons) have one or more disabilities. Approximately 34 percent of the senior population has one or more disabilities. Ambulatory difficulties were the most prevalent disability type among the general population as well as seniors.

Table 2- 12: Disability Status

Disability Type	Persons with Disability	Percent of Total	Persons with Disability, Age 65+	Percent of Total
With a hearing difficulty	1,672	34.9%	980	39.5%
With a vision difficulty	708	14.8%	317	12.8%
With a cognitive difficulty	1,831	38.2%	744	30.0%
With an ambulatory difficulty	2,607	54.4%	1,755	70.7%
With a self-care difficulty	1,125	23.5%	718	28.9%
With an independent living difficulty	1,613	33.7%	1,069	43.1%
Total Persons with Disabilities	4,793	100.0%	2,481	100.0%

Source: U.S. Census Bureau, American Community Survey (ACS), 2014-2018 (5-year estimates).

Disabled individuals have unique housing needs because they may be limited in mobility or in their ability to care for themselves. In addition, the earning power of disabled persons may be limited. Their housing need is also often compounded by design and location requirements, which can drive up housing costs. For example, wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, and other interior and exterior design features. Affordable housing and housing programs that address accessibility can assist these individuals with their specific housing needs.

There are a number of housing types appropriate for people living with a disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and group homes. The design of housing accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this needs group. Approximately 50% of the City's affordable rental housing units are reserved for seniors and disabled persons. Incorporating barrier-free design in all new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. The City of Cypress allows a ramp projecting up to four feet into the setback area, with a building permit.

The City does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities. Residential and community care facilities with six or fewer persons are permitted by right in all residential zoning districts, except the mobile home park zoning district. Residential and community care facilities with seven or more persons are permitted in the multiple-family zoning districts, subject to conditional use permit approval.

The State of California Community Care Licensing Division identifies five adult residential facilities in Cypress that provide 24-hour non-medical care for adults ages 18-59 who are unable to provide for their own daily needs. These five facilities provide a combined capacity for 28 adults.

2.2.3.5. PERSONS WITH DEVELOPMENTAL DISABILITIES

According to Section 4512 of the California Welfare and Institutions Code a developmental disability means “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but shall not include other handicapping conditions that are solely physical in nature.”

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) estimates that 799 persons with developmental disabilities were residing in the City of Cypress as of June 2019. Approximately two-thirds of individuals with developmental disabilities residing in the City were children under age 17 and the majority developmentally disabled individuals resided in the home of their parent, family, or guardian.

The Regional Center of Orange County, is one of 21 regional centers in the State that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

In order to assist in the housing needs for persons with Developmental Disabilities, the City will implement programs to coordinate housing activities and outreach with the Regional Center of Orange County and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

2.2.3.6. INDIVIDUALS EXPERIENCING HOMELESSNESS

In collaboration with other nonprofit organizations, the Orange County Department of Community Resources is responsible for the county-wide biennial point-in-time homeless count. For the purpose of the point-in-time count, the definition of homelessness includes unsheltered individuals and families “with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground”. The count of sheltered homeless individuals and families includes those “living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals)” on the night designated for the count.

Based upon the 2019 point-in-time count, there were a total of 6,860 homeless individuals residing within Orange County, with 39 individuals counted in Cypress. All of the homeless individuals within the City were unsheltered as there are no homeless shelters located within the City. Since 2013, the homeless population in Orange County has

steadily increased, with the largest increase occurring between 2017 and 2019 (43 percent increase). The 2019 Count indicated that 35 out of the 39 persons counted within Cypress were individuals and not part of a homeless family unit.

The City partners with a homeless outreach and engagement service provider to provide social service resources and referrals to the City's homeless population. Additionally, the Cypress Police Department has a dedicated Homeless Liaison Officer and six specialty-trained officers for homeless issues. There is no emergency shelter within the jurisdictional boundaries of Cypress; however, the Police Department in conjunction with the outreach service provider assist homeless individuals within the City with placement in other shelters, primarily the recently opened Buena Park Navigation Center. Saint. Irenaeus Catholic Church is a long-term service provider within the City providing assistance through their Helping Other People Everyday (HOPE) program. The HOPE program provides one-time rent payment assistance and motel vouchers, as well as food distribution, gas vouchers, and other services to people who are homeless or at risk of homelessness. A list of other agencies that provide shelter and services to Cypress homeless are listed in Table 2- 13.

Table 2- 13: Inventory of Homeless Services and Facilities

Organization	Beds and/or Services Provided
Anaheim Interfaith Shelter - Halcyon P.O. Box 528 Anaheim, CA 92815 (714) 774-8502	Provides transitional housing and supportive services for up to 9 homeless families at a time for a 6-9 month period. Case management counseling, and other services are provided.
Buena Park Navigation Center 6494 Caballero Boulevard Buena Park, CA 90620 (714) 410-4060	Provides transitional housing (150 beds), healthcare services, and other services.
Casa Youth Shelter 10911 Reagan Street P.O. Box 216 Los Alamitos, CA 90720 (714) 995-8601	Provides temporary shelter, counseling, children's services and outreach services for 12-17 year old runaway, homeless and/or abused youth. Serve an estimated 200 youth annually.
Fullerton City Lights 224-228 E. Commonwealth Avenue Fullerton, CA 92832 (714)525-4751	Provides 137 Single Room Occupancy (SRO) apartments for individuals and couples with incomes between 30-60% AMI.
Fullerton Interfaith Emergency Services (New Vista Shelter) 244 E. Valencia, Room 16 Fullerton, CA 92634 (714) 680-3691	Provides transitional housing for families and singles for up to 4 months. Also provides food, basic supplies, case management, referrals, and childcare assistance.
H.I.S. House P.O. Box 1293 Placentia, CA 92670 (714)993-5774	Provides 40 beds for families and individuals for up to 6 months. Services include job counseling and referrals, job training, financial management, counseling, and life skills classes.
Lutheran Social Services 215 N. Lemon Street Fullerton, CA (714) 738-1058	Provides clothing, limited transportation, referrals, prescriptions, utilities, counseling and English as a Second Language (ESL) classes.
Salvation Army Emergency Family Services Offices 1515 West North Street Anaheim, 92801 (714) 491-1020	Provides food distribution, utility assistance, transportation (gas vouchers, bus tickets), clothing, household items, and other forms of assistance and community referrals.
Sheepfold Women's Services Center P.O. Box 4487 Orange, CA 92863 (714) 237-1444 (877) 743-3736	The Service Center in Anaheim provides assistance with legal obligations, medical and dental appointments to abused women and their families. Sheepfold also provides transitional housing at a facility in Brea for battered women and their children, with a capacity of 6 families.
St. Irenaeus Catholic Church Helping Other People Everyday (HOPE) 5201 Evergreen Cypress, CA 90630 (714) 826-0760 x 135	Provides food bank (distribution twice monthly), daily food bags for homeless, hygiene kits, gas cards, bus passes utility assistance, counseling services, medical care referrals, one-time rental assistance, motel vouchers to women and children, and referral to City Net homeless services.

2.2.3.7. FARMWORKERS

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. According to the 2017 Census of Agriculture compiled by the National Agricultural Statistics Service (a division of the US Department of Agriculture), there were a total of 1,772 farmworkers working on farms within Orange County. The 2014-2018 ACS estimates that 24 Cypress residents hold farming, fishing or forestry occupations. Therefore, farmworkers residing in Cypress make up about one percent of total farmworker jobs within the County. Additionally, Cypress residents employed in this occupation are mostly employed as gardeners, landscapers, or in plant nurseries. There is no agriculturally designated land within Cypress.

Because farmworkers make up such a small percentage of the City's total population no specific programs for this special needs group are necessary. The housing needs of farmworkers can adequately be addressed through the general programs and services available to all lower and moderate income households.

2.3. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of Cypress' physical housing stock. This includes an analysis of housing growth trends, housing conditions, housing prices and rents, and housing affordability.

2.3.1. HOUSING GROWTH

Table 2- 14 displays housing production in the City, compared to neighboring cities and Orange County as a whole. Between 2000 and 2010, Cypress experienced a slight reduction in housing units, in contrast to the County which saw an almost 8 percent increase in housing stock over the same decade. The surrounding communities generally saw very modest growth in the early 2000s that was below the overall County growth rate.

Table 2- 14: Regional Housing Growth Trends

Jurisdiction	Total Housing Units			Percent Change	
	2000	2010	2020	2000-2010	2010-2020
Cypress	16,164	16,068	16,631	-0.6%	3.5%
Anaheim	99,719	104,237	110,745	4.5%	6.2%
Buena Park	23,690	24,619	25,134	3.9%	2.1%
Garden Grove	46,703	47,741	48,257	2.2%	1.1%
Lakewood	27,310	27,470	27,598	0.6%	0.5%
Long Beach	171,632	176,032	177,783	2.6%	1.0%
Santa Ana	74,588	76,919	78,761	3.1%	2.4%
Westminster	26,940	27,650	28,002	2.6%	1.3%
Orange County	969,484	1,046,118	1,111,421	7.9%	6.2%

Sources:

1. U.S. Census Bureau, 2000 and 2010 Census
2. CA Dept. of Finance E-5 Population and Housing Unit Estimates, 2020.

The California Department of Finance estimates that in 2020 there are 16,631 housing units within the City of Cypress. This represents a 3.5 percent increase since 2010. With the exception of Anaheim, Cypress had a higher growth rate than all of the other surrounding jurisdictions. The increase in housing stock in the County was notably higher at 6 percent. As Cypress is a maturing suburban community with primarily small site and infill development, it is expected that the increase in the housing stock in the City would be modest and lower than the County-wide rate.

2.3.2. HOUSING TYPE AND TENURE

Table 2- 15 presents the mix of housing types in Cypress. The California Department of Finance estimates that of the 16,631 units in Cypress, 12,946 are single family units (78 percent). Approximately 20 percent of the City's housing stock is multi-family units. Cypress also has two mobile home parks containing 421 mobile home units, comprising approximately 2.5 percent of the local housing stock.

The composition of the City's housing stock has remained relatively unchanged over the last two decades. The greatest change has been a 13 percent increase in the number of attached single family units in the City. The number of multi-family units in the City has remained nearly the same since 2010.

Table 2- 15: Housing Units by Type (2000-2020)

Unit Type	2000		2010		2020	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	9,887	61.7%	9,817	61.1%	10,034	60.3%
SF Attached	2,444	15.3%	2,572	16.0%	2,912	17.5%
Total SF	12,331	77.0%	12,389	77.1%	12,946	77.8%
2 to 4 Units	512	3.2%	574	3.6%	580	3.5%
5 or more units	2,817	17.6%	2,684	16.7%	2,684	16.1%
Total Multi-Family	3,329	20.8%	3,258	20.3%	3,264	19.6%
Mobile Homes & Other	361	2.3%	421	2.6%	421	2.5%
Total Housing Units	16,021	100.0%	16,068	100.0%	16,631	100.0%
Vacancy Rate	2.3%	--	2.6%	--	3.1%	--

Sources:

1. U.S. Census Bureau, 2000 and 2010 Census
2. CA Dept. of Finance E-5 Population and Housing Unit Estimates, 2020.

Housing tenure refers to whether a housing unit is owned, rented or is vacant. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. Table 2- 16 indicates the total number of renter occupied and owner occupied housing units for 2010 and 2018. The ownership rate within the City has declined slightly from 72 percent in 2010 to 66 percent in 2018. However, the homeownership rate continues to be higher than the countywide homeownership rate of 57 percent.

Table 2- 16: Housing Tenure (2010 and 2018)

Occupied Housing Units	2010		2018	
	Households	Percent	Households	Percent
Renter	4,423	28%	5,332	34%
Owner	11,306	72%	10,492	66%
TOTAL	15,729	100%	15,824	100%

Source: U.S. Census Bureau, American Community Survey (ACS), 2006-2010 and 2014-2018 (5-year estimates).

2.3.3. VACANCY RATE

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of 5 percent for rental

housing and 2 percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford. A low vacancy rate or a particularly tight housing market may also lead to high competition for units, raising rental and housing prices substantially.

The 2014-2018 American Community Survey estimated that the overall vacancy rate for the City was 3.1 percent, a slight increase compared to the 2.6 percent vacancy rate in 2010. Taking into consideration tenure, the vacancy rate for owner-occupied units was 1.0 percent and the rental vacancy rate was 1.2 percent. These vacancy rates suggest a very tight housing market for both residents looking to purchase a home and renters. This high demand may result in higher housing costs for both homeownership and renting a home and may create a challenge for lower income families to find affordable housing.

2.3.4. HOUSING AGE AND CONDITION

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Table 2- 17 displays the age of occupied housing stock by tenure as of 2018. Over two thirds of the City's housing stock was built between 1960 and 1979. Of the City's current housing stock, over 95 percent will be over 30 years old by the end of the 2021-2029 planning cycle. As a built-out community, the City has a low proportion of newer units, with less than 5 percent built since 2000.

A greater proportion of rental housing (21 percent) was constructed between 1980 and 1999, when compared to owner-occupied housing (12 percent). Conversely, a greater proportion of owner occupied housing was constructed between 1960 and 1979 (72 percent), compared to renter-occupied housing (62 percent).

The City's Code Enforcement Division estimated that the City handles an average of 30 code enforcement cases per month, typically involving minor property maintenance issues. According to City staff, approximately three percent of these cases involve substantial health and safety issues. Using this estimate as a baseline, City staff estimates that approximately 475 housing units within the City are in substandard condition. The City's Code Enforcement program is complaint based and the vast majority of complaints of violations are for older single family homes. Additionally, the Cypress City Council approved a Neighborhood Preservation Pilot Program in March 2021 which is intended to provide community education and outreach as well as proactive enforcement within one focus neighborhood. The goal of the program is to empower property owners and residents to address minor violations early before they create more serious health and safety issues.

Many more costly property maintenance issues identified by the Code Enforcement Division can be addressed by utilizing the City's HELP II Program. Eligible applicants must meet the specific low income criteria. The HELP II Program was historically funded with both Community Development Block Grant (CDBG) and redevelopment agency (RDA) funds; however, with the loss of redevelopment funding in 2012, fewer funds are available for this program.

Table 2- 17: Age of Housing Stock (2018)

Year Structure Built	Renter Occupied Units		Owner Occupied Units		Total Occupied Units	
	Number	Percent	Number	Percent	Number	Percent
2010 or later	47	0.9%	89	0.8%	136	0.9%
2000-2009	115	2.2%	486	4.6%	601	3.8%
1980-1999	1101	20.6%	1305	12.4%	2,406	15.2%
1960-1979	3292	61.7%	7563	72.1%	10,855	68.6%
1940-1959	698	13.1%	953	9.1%	1,651	10.4%
1939 or earlier	79	1.5%	96	0.9%	175	1.1%
Total	5,332	100.0%	10,492	100.0%	15,824	100.0%

Source: U.S. Census Bureau, American Community Survey (ACS), 2014-2018 (5-year estimates).

As the housing stock ages, there is a continued need for code enforcement and housing rehabilitation programs. The City provides both an on-going code enforcement program and a housing rehabilitation program for low-income single-family homeowners.

2.3.5. HOUSING COSTS AND AFFORDABILITY

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Cypress residents.

2.3.5.1. RENTAL HOUSING MARKET

According to the 2014-2018 American Community Survey, the rental vacancy rate in the City was 1.2 percent, indicating a tight rental market in the City. A point-in-time survey of available rental units within the City listed on Zillow and Craigslist was conducted in late October 2020. While not comprehensive, it provides a snapshot of the types of units available, as well as typical market rents. Table 2- 18 includes the results of the survey by number of bedrooms. A total of 39 units were listed for rent with a median rent of \$2,121. In comparison, the 2014-2018 American Community Survey estimated the median rent in the City to be \$1,834 per month. One-bedroom units were the most prevalently available in the City with rents ranging from \$1,450 to \$2,295 and a median rent of \$1,680. Two-bedroom apartments were also common and commanded a median rent of \$2,160.

Table 2- 18: Median and Average Market Rents by Number of Bedrooms (October 2020)

Number of Bedrooms	Units Advertised	Rent Range	Average Rent	Median Rent
0	1	\$2,095	\$2,095	\$2,095
1	15	\$1,450-\$2,295	\$1,739	\$1,680
2	12	\$1,800-\$2,500	\$2,155	\$2,160
3	7	\$2,400-\$3,800	\$3,017	\$3,000
4+	4	\$3,000-\$3,500	\$3,225	\$3,200
All Units	39	\$1,450-\$3,800	\$2,446	\$2,121

Source: Zillow.com and Craigslist.com, Accessed October 29, 2020.

2.3.5.2. HOMEOWNERSHIP MARKET

Table 2- 19 compares median home sale prices over three years for Cypress and nearby communities. The August 2019 median home sales price in Cypress represented a 5 percent decrease from 2018. Orange County as a whole also experience a slight decrease in median sales prices during that time period, and many neighboring jurisdictions

saw only slight increases. All of the communities listed experienced an increase in home sale prices between August 2019 and August 2020, with the Cities of Cypress, Anaheim, and Long Beach seeing double-digit increases. In August 2020, the median home sales price for Cypress was \$711,500, representing an increase of over 15 percent from August 2019. Similarly, home sales prices in Orange County as a whole increased by almost 12 percent between August 2019 and August 2020.

Table 2- 19: Annual Median Home Prices (2018-2020)

Jurisdiction	2018 Median Sales Price	August 2019 Median Sales Price	August 2020 Median Sales Price	Percent Change 2018-2019	Percent Change 2019-2020
Cypress	\$650,000	\$617,500	\$711,500	-5.0%	15.2%
Anaheim	\$580,000	\$587,000	\$649,000	1.2%	10.6%
Buena Park	\$572,000	\$613,500	\$645,000	7.3%	5.1%
Garden Grove	\$595,000	\$600,000	\$618,500	0.8%	3.1%
Lakewood	\$575,000	\$595,000	\$640,000	3.5%	7.6%
Long Beach	\$545,000	\$564,500	\$679,750	3.6%	20.4%
Santa Ana	\$540,000	\$576,500	\$607,000	6.8%	5.3%
Westminster	\$660,000	\$675,000	\$690,000	2.3%	2.2%
Orange County	\$725,000	\$717,000	\$800,000	-1.1%	11.6%

Source: Corelogic.com, California Home Sale Activity by City, August 2020.

Condominiums often provide a more affordable entry point into the housing market for young families and others that may not be able to afford the purchase price or down payment required for a single family home. The Zillow Home Value Index is a smoothed, seasonally adjusted measure of the “typical” home value for homes in the 35th to 65th percentile range and provides data specifically for condominiums. Values for condominiums in Cypress are present in Table 2- 20. As shown, the value of condominiums has increased as rapidly as the housing market as a whole, with a four percent increase between August 2019 and August 2020.

Table 2- 20: Change in Condominium Value in Cypress (2018-2020)

	August 2018	August 2019	August 2020	Percent Change 2018-2019	Percent Change 2019-2020
Condominium Value	\$494,861	\$499,973	\$519,854	1.0%	4.0%

Source: Zillow Home Value Index, accessed March 2021.

2.3.6. HOUSING AFFORDABILITY

The affordability of housing in Cypress can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment. The State has established the threshold of affordable housing cost at 30 percent of gross household income.¹

¹ Affordable housing cost is set at 30% of income for all renters and owners except for median and moderate income homeowners. Their affordable housing cost for home purchase is set at 35%.

Table 2- 21 provides estimates of affordable rents and home prices based on HCD's 2020 income limits for Orange County, current mortgage rates (i.e., 3.0 percent for 30-year fixed-rate mortgage), and cost assumptions for utilities, taxes and insurance. These affordable costs can then be compared to current market rents and home sales prices to determine what types of housing opportunities a household can afford.

Based on the housing costs presented earlier in Table 2- 19, Cypress residents with moderate incomes or less are unable to afford purchasing a home in Cypress. Additionally, based on the overall median rent presented in Table 2- 18, affordable rentals for lower income households are difficult to find in Cypress.

Extremely Low Income Households: Extremely low income households earn 30 percent or less of the AMI. Based on the assumptions utilized for

Table 2- 21, the affordable home price for an extremely low income household ranges from \$83, 263 for a 1-person household to \$90,972 for a 5-person household; therefore, homeownership is out of reach for Cypress residents within this income category. Affordable rents for extremely low income households range from \$552 to \$709 per month. Based on median rents presented in Table 2- 18, even 1-bedroom units are unaffordable for all extremely low income households. Severe overpayment or overcrowding may occur as a result of these gap between market costs and affordability.

Very Low Income Households: Very low income households earn between 30 percent and 50 percent of the AMI. Very low income households can afford between \$999 and \$1,400 on monthly rent, depending on household size. However, based on market rents presented in Table 2- 18, rental units of any size in Cypress would require a very low income household to pay over the affordability threshold of 30 percent. Home ownership is also unaffordable for very low income households in Cypress, with affordable home prices for this income category ranging from \$159,922 to \$209,386, well below the City's August 2020 median of \$711,500.

Low Income Households: Low income households earn between 50 and 80 percent of the AMI. Depending on household size, a low income household can afford monthly rent between \$1,672 and \$2,436. Based on market rents in listed Table 2- 18, low income households would generally be able to afford one- and two-bedroom units within the City. However, larger rental units are still unaffordable for this income category, which may result in overpayment or overcrowding due to larger families renting smaller units. Based on

Table 2- 21, low income households can afford home sale prices between \$275,123 and \$386,899. Therefore, homeownership is unaffordable for this income group when compared with the City's median home sales price.

Median Income Households: Median income households earn between 80 and 100 percent of the AMI. Median income households can afford purchase a home with a purchase price ranging from \$276,622 to \$389,468. With the City's median home sales price at \$711,500 in August 2020, homeownership is unaffordable for median income households. Median income households can afford a monthly rent payment ranging from \$1,681 for a one-person household to \$2,451 for a five-person household. Based on median market rents within Cypress, median income households can generally afford one- and two-bedroom rental units and larger households may be able to afford some lower priced three-bedroom units. However, four and five person households may be overcrowded into smaller units or overpaying to afford an appropriately sized unit.

Moderate Income Households: Moderate income households earn 80 to 120 percent of the AMI. According to

Table 2- 21, moderate income households can afford a home sales price ranging from \$338,291 to \$484,756. Therefore, with the median home sales price in Cypress at \$711,500 in August 2020, homeownership is unaffordable to all income groups within the City except households with above moderate incomes. However, moderate income households may be able to afford some condominiums within the City, particularly smaller units.

Moderate income households can afford monthly rent from \$2,041 for a one-person household to \$3,008 for a five-person household. Based on market rents presented in Table 2- 18, moderate income households can generally afford one-, two-, and three-bedroom units within the City. While larger households may be able to obtain a lower priced four-bedroom home, overcrowding or overpayment may occur for these families.

Table 2- 21: Estimated Affordable Housing Price by Income and Household Size (2020)

Income Category/ Household Size	Annual Income Limits	Affordable Monthly Housing Cost	Utility Allowance (2019)	Taxes, Insurance and HOA	Affordable Home Price	Affordable Rent
Extremely Low Income (0-30% AMI)						
1-Person	\$26,950	\$674	\$122	\$236	\$83,263	\$552
2-Person	\$30,800	\$770	\$164	\$270	\$88,682	\$606
3-Person	\$34,650	\$866	\$212	\$303	\$92,520	\$654
4-Person	\$38,450	\$961	\$272	\$336	\$92,982	\$689
5-Person	\$41,550	\$1,039	\$330	\$364	\$90,972	\$709
Very Low Income (30-50% AMI)						
1-Person	\$44,850	\$1,121	\$122	\$392	\$159,922	\$999
2-Person	\$51,250	\$1,281	\$164	\$448	\$176,261	\$1,117
3-Person	\$57,650	\$1,441	\$212	\$504	\$191,020	\$1,229
4-Person	\$64,050	\$1,601	\$272	\$560	\$202,616	\$1,329
5-Person	\$69,200	\$1,730	\$330	\$606	\$209,386	\$1,400
Low Income (50-80% AMI)						
1-Person	\$71,750	\$1,794	\$122	\$628	\$275,123	\$1,672
2-Person	\$82,000	\$2,050	\$164	\$718	\$307,951	\$1,886
3-Person	\$92,250	\$2,306	\$212	\$807	\$339,197	\$2,094
4-Person	\$102,450	\$2,561	\$272	\$896	\$367,067	\$2,289
5-Person	\$110,650	\$2,766	\$330	\$968	\$386,899	\$2,436
Median Income (80-100% AMI)						
1-Person	\$72,100	\$1,803	\$122	\$631	\$276,622	\$1,681
2-Person	\$82,400	\$2,060	\$164	\$721	\$309,664	\$1,896
3-Person	\$92,700	\$2,318	\$212	\$811	\$341,124	\$2,106
4-Person	\$103,000	\$2,575	\$272	\$901	\$369,422	\$2,303
5-Person	\$111,250	\$2,781	\$330	\$973	\$389,468	\$2,451
Moderate Income (80 -120% AMI)						
1-Person	\$86,500	\$2,163	\$122	\$757	\$338,291	\$2,041
2-Person	\$98,900	\$2,473	\$164	\$865	\$380,327	\$2,309
3-Person	\$111,250	\$2,781	\$212	\$973	\$420,566	\$2,569
4-Person	\$123,600	\$3,090	\$272	\$1,082	\$457,644	\$2,818
5-Person	\$133,500	\$3,338	\$330	\$1,168	\$484,756	\$3,008

Assumptions: 2020 HCD income limits; 30.0% gross household income as affordable housing cost; 35.0% of monthly affordable cost for taxes and insurance, 10% down payment; and 3.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Orange County Housing and Community Development Utility Allowance Schedule.

Sources:

1. HCD, 2020
2. Orange County Housing and Community Development Utility Allowance Schedule, October 2019
3. Veronica Tam and Associates, 2020

2.3.7. ASSISTED HOUSING AT RISK OF CONVERSION

State Housing Element law requires an analysis of the potential for currently rent-restricted low-income housing units to convert to market rate housing within the next ten years. This section presents an inventory of all assisted rental housing in Cypress, and evaluates those units at risk of conversion during the ten-year period from October 15, 2021 through October 15, 2031.

2.3.7.1. ASSISTED HOUSING INVENTORY

There are a total of 208 publicly assisted rental housing units affordable to lower and moderate income households in seven apartment developments within Cypress, as presented in Table 2- 22. A total of 121 affordable units within four developments are at-risk of conversion to market rate over the next ten years. Three of the four developments with at-risk units are age-restricted to senior tenants, representing the majority of the units at-risk (116 units). The City will continue to monitor properties at-risk of conversion to market rate and work with property owners to preserve units and ensure tenants are notified of their rights should a conversion occur. The following section discusses potential preservation options for affordable units at-risk of converting to market rate.

Table 2- 22: Inventory of Subsidized Rental Housing (2021)

Project Name	Tenant Type	Total Units	Affordable Units	Applicable Programs	Potential Conversion Date
At-Risk					
Cypress Park Senior Community	Senior	124	31	RDA Set-Aside	3/2029
Sumner Place	Family	5	5	Density Bonus	3/2029
Cypress Sunrise	Senior	75	74	Bond; RDA Set-Aside	7/2023
Cypress Pointe Senior Community	Senior	110	11	Density Bonus	4/2030
Subtotal		314	121		
Not At-Risk					
Tara Village Family Apartments	Family	170	80	Bond; RDA Set-Aside	4/2064
4552 Lincoln Avenue Apartment Project	Family	67	4	Density Bonus	5/2073
4620 Lincoln Avenue Apartment Project	Family	67	3	Density Bonus	5/2073
Subtotal		304	87		
Total		618	208		

Source: City of Cypress Planning Division, 2021.

2.3.7.2. PRESERVATION OPTIONS

Preservation of at-risk units can be accomplished in a variety of ways: 1) provide rental subsidies to tenants; 2) facilitate transfer of ownership of the units to nonprofit organizations or purchase of similar replacement units by nonprofit organizations; 3) purchase of the affordability covenant; and 4) new construction of replacement units.

Rent Subsidy

One option for preservation of at-risk units is to provide rent subsidies to tenants to cover the gap between the affordable rent and market rent. Assuming availability of funding, the City could provide a voucher to very low income households, similar to Section 8 Housing Choice Vouchers. The level of subsidy required is estimated to equal the market rent for a unit minus the housing cost affordable by a very low income household.

Table 2- 23 estimates the subsidies required to preserve the housing affordability for the 121 at-risk units. Based on the assumptions utilized in the Table, approximately \$1,020,000 in rent subsidies would be required annually and about \$20.4 million would be needed to provide subsidies for a 20-year period.

Table 2- 23: Rent Subsidies Required

Project Affordable Units	Cypress Park Senior Community	Sumner Place	Cypress Sunrise	Cypress Pointe Senior Community
1-Bedroom	31		74	11
2-Bedroom		3		
3-Bedroom		2		
Total	31	5	74	11
Total Monthly Rent Income based on Affordable Housing Cost of Very Low Income Households	\$30,969	\$6,487	\$73,926	\$10,989
Total Monthly Market Rent	\$52,080	\$12,480	\$124,320	\$18,480
Total Monthly Subsidies Required	\$21,111	\$5,993	\$50,394	\$7,491
Total Annual Subsidies Required	\$253,332	\$71,916	\$604,728	\$89,892
Average Annual Subsidies per Unit	\$8,172	\$14,383	\$8,172	\$8,172
Average Monthly Subsidies per Unit	\$681	\$1,199	\$681	\$681

Notes: Subsidies have been calculated using the following assumptions:

1. Senior units were assumed to be 1-bedroom; Family units were assumed to be a mix of 2- and 3-bedroom.
2. A 1-bedroom unit is assumed to be occupied by a 1-person household, a 2-bedroom unit by a 3-person household, a 3-bedroom unit by a 5-person household
3. Affordable monthly rent for a very low income household based on 2020 AMI for Orange County is \$999 for a 1-person household, \$1,229 for a 3-person household, \$1,400 for a 5-person household (

4. Table 2- 21).
5. Market rent based on median market rent as presented in Table 2- 18 (1-bedroom = \$1,680; 2-bedroom = \$2,160; 3-bedroom = \$3,000).
Sources: See Table 2- 18 and

Table 2- 21.

Transfer of Ownership

At-risk units can be preserved by transferring the ownership of these projects to nonprofit housing organizations. In addition to securing long-term affordability, eligibility for a greater range of government funding assistance is another benefit of this option. Since only a portion of the units in the Cypress Park Senior Community and Cypress Pointe Senior Community are restricted as affordable, purchase of these entire projects by a nonprofit is likely not feasible. However, purchase of other existing units to be utilized as replacement units is a potential option.

Based on a survey of multi-family properties listed for sale and recently sold on Zillow, the average sales price per unit for existing multi-family units is \$366,000.² Based on this per unit value, Table 2- 24 provides estimated market values for the at-risk units within each of the four projects. Assuming a five percent down payment would be required for each project, a total of approximately \$2.2 million would be needed to cover the down payment costs for all units. Additionally, nonprofits would need ongoing funding to cover the mortgage payment. Rental income from lower income households would likely not be sufficient to cover these costs, and some form of mortgage assistance to the organizations or rental subsidy would be necessary.

Table 2- 24: Market Value of At-Risk Units

	Cypress Park Senior Community	Sumner Place	Cypress Sunrise	Cypress Pointe Senior Community	Total
Number of Units	31	5	74	11	121
Estimated Market Value	\$11,346,000	\$1,830,000	\$27,084,000	\$4,026,000	\$44,286,000
Down Payment Needed (5%)	\$567,300	\$91,500	\$1,354,200	\$201,300	\$2,214,300

Note: Estimated market value calculated using the average per unit sales price based on a Zillow.com survey of multi-family units listed for sale or recently sold in Cypress.

Source: Zillow.com, accessed July 27, 2021.

Purchase of Affordability Covenant

In some cases, affordability can be preserved by providing an incentive package to the project owners to maintain the affordability of the project. Incentives may include supplementing the subsidy amount received or writing down the interest rate on the remaining loan balance.

During the 2008-2014 planning period, the City negotiated with the owners of Tara Village to buy down affordability and to extend the affordability term on 80 of the project's 170 units. With the City's assistance, the affordability covenants on 40 units reserved for very low-income and 40 units for low-income households in Tara Village were extended from 30 years to 55 years, or until 2064. To achieve this, the City utilized funds from the redevelopment set-aside (a funding source no longer available).

Replacement Costs

Many factors contribute to the cost to develop new housing, including project location, density, type of construction, and size of units. For the purpose of this analysis, an average development cost of \$300,000 per unit is assumed. Based on this assumption, approximately \$36.3 million would be required to construct new replacement units for all of the units at-risk during the planning period.

Preservation Cost Comparison

Based upon the analysis above, providing rental subsidies may be the most affordable option for preserving affordability at a cost of approximately \$20.4 million to provide subsidies for 20 years. Purchasing the units at market value or

² Source: Zillow.com, Survey of multi-family properties with 3 or more units listed for sale or recently sold. Accessed July 27, 2021.

construction new replacement units are both significantly more expensive options (\$44.3 million and \$36.3 million, respectively).

2.3.8. EXISTING HOUSING NEEDS

2.3.8.1. COST BURDEN

Cost burden remains a critical issue for many Cypress residents, particularly renters and lower income households. Affordability problems occur when housing costs become so high in relation to income that households have to pay an excessive proportion of their income for housing. According to the metric utilized by HUD, a household is cost burdened if housing costs (including utilities) exceed 30 percent of gross household income. Severe cost burden occurs when housing costs exceed 50 percent of gross income.

Table 2- 25 indicates the number of cost burdened households within Cypress by tenure. Cost burden impacts 46 percent of renter households and 28 percent of owner households. More renter households are also impacted by severe cost burden (18 percent), compared to owner households (11 percent).

Table 2- 25: Cost Burden by Tenure

	Renter Households		Owner Households		Total Households	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
With Cost Burden >30%	2,365	45.6%	2,985	28.0%	5,350	33.8%
With Cost Burden >50%	940	18.1%	1,170	11.0%	2,110	13.3%
Total	5,190	100.0%	10,650	100.0%	15,840	100.0%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017 ACS, 2020.

Table 2- 26 shows more detailed information on cost burden by income group, tenure, and household type. Overall, cost burden tends to impact proportionately more senior homeowners more than senior renters, with the exception of low income senior renters. Rates of overpayment for small families were over 50 percent in all lower income categories. Extremely low income small family households who rent are particularly impacted, with 95 percent experiencing a cost burden and 87 percent experiencing a severe cost burden. Large family households were similarly impacted. The rate of overpayment for very low income large families was 92 percent. Overpayment is a significant issue for renting large families at nearly every income level, indicating that affordable larger rental units may be rare in Cypress.

Table 2- 26: Cost Burden by Income Level, Tenure, and Household Type¹

Income Group	Tenure	Cost Burden					
		Seniors		Small Family		Large Family	
		>30%	>50%	>30%	>50%	>30%	>50%
<= 30% HAMFI ²	Owner	64%	51%	80%	61%	0%	0%
	Renter	56%	18%	95%	87%	100%	100%
31-50% HAMFI	Owner	43%	19%	64%	55%	92%	77%
	Renter	42%	7%	87%	50%	92%	42%
51-80% HAMFI	Owner	29%	10%	67%	20%	36%	14%
	Renter	72%	0%	64%	10%	75%	10%
81-100% HAMFI	Owner	23%	7%	39%	4%	33%	3%
	Renter	0%	0%	33%	0%	67%	0%
>100% HAMFI	Owner	10%	1%	10%	1%	14%	0%
	Renter	7%	0%	9%	0%	0%	0%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017 ACS, 2020.

Notes:

1. Data presented in this table are based on special tabulations from the American Community Survey (ACS) data. Due to the small sample size, the margins for error can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

2.3.8.2. OVERCROWDING

The Census defines overcrowding as an average of more than one person per room in a housing unit, including living and dining room but excluding kitchens, bathrooms, and hallways. Severe overcrowding occurs when a unit is occupied by more than 1.5 persons per room. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Overcrowding can also occur when housing costs are high in relation to income and families are forced to live together in order to pool income to pay the rent or mortgage. Table 2-27 shows the incidence of overcrowding in Cypress by tenure, as estimated by the 2014-2018 American Community Survey.

Table 2- 27: Overcrowding by Tenure

Overcrowding	Cypress		Orange County	
	Number	Percent of Total	Number	Percent of Total
Owner Occupied Units	10,492	100.0%	592,269	100.0%
Not Overcrowded (1.00 or Less Occupants/Room)	10,230	97.5%	570,469	96.3%
Overcrowded				
1.01 to 1.50 Occupants/Room	235	2.2%	15,731	2.7%
1.51 or More Occupants/Room	27	0.3%	6,069	1.0%
Renter Occupied Units	5,332	100.0%	440,104	100.0%
Not Overcrowded (1.00 or Less Occupants/Room)	4,871	91.4%	370,391	84.2%
Overcrowded				
1.01 to 1.50 Occupants/Room	371	7.0%	43,900	10.0%
1.51 or More Occupants/Room	90	1.7%	25,813	5.9%
Total Overcrowded	723	4.6%	91,513	8.9%

Source: U.S. Census Bureau, American Community Survey (ACS), 2014-2018 (5-year estimates).

In 2018, an estimated total of 723 households experienced overcrowding in Cypress, representing just under 5 percent of all households in the City. County-wide approximately 9 percent of households experienced overcrowded conditions. In Cypress, a higher proportion of renter households experienced overcrowding (9 percent) when compared to owner occupied households (3 percent). There are a total of 117 households in the City experiencing severe overcrowding.

2.4. REGIONAL HOUSING NEEDS

State law requires all regional councils of governments to develop housing needs plans for its region and determine the portion allocated to each jurisdiction. This is known as the Regional Housing Needs Assessment (RHNA) process. State Housing Element law further requires that each city and county develop local housing programs to meet its RHNA allocation, or its “fair share” of existing and future housing needs for all income groups, as determined by the jurisdiction’s Council of Governments. This fair share allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction’s projected share of regional housing growth across all income categories.

In the six-county Southern California region, which includes Cypress, the agency responsible for assigning these regional housing needs to each jurisdiction is SCAG. SCAG’s final RHNA allocation plan for the 6th Cycle was adopted by SCAG and approved by HCD in March 2021. The 6th Cycle RHNA methodology was notably different than previous cycles in that it included job accessibility and transit accessibility as factors in determining RHNA allocations for individual jurisdictions. Additionally, designated disadvantaged communities were given special consideration, and a portion of the RHNA for disadvantaged communities was distributed to other jurisdictions that are not disadvantaged. By contrast, the 4th and 5th Cycle RHNA methodologies relied almost solely on project household growth. The RHNA

represents the minimum number of housing units each community is required to provide “adequate sites” for through zoning, and is one of the primary threshold criteria necessary to achieve HCD approval of the Housing Element.

As defined by the RHNA process, Cypress’ new construction need for the 2021-2029 period has been established at 3,936 new units, distributed among the four income categories as shown in Table 2- 28. The City will continue to provide sites for a mix of single-family, multi-family and mixed-use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the Southern California region, as discussed in the Housing Resources section of this Technical Report.

Table 2- 28: Cypress Regional Housing Needs Allocation (2021-2029)

Income Level	Percent of AMI ¹	Units	Percent of Total RHNA
Very Low ²	0-50%	1,150	29%
Low	51-80%	657	17%
Moderate	81-120%	623	16%
Above Moderate	120%+	1,506	38%
TOTAL		3,936	100%

Source: SCAG, 6th Cycle Final RHNA Allocation Plan, March 2021.

Notes:

1. AMI – Area Median Income
2. An estimated half of Cypress’ very low income housing needs (575 units) are for extremely low income households earning less than 30% AMI, pursuant to AB 2634.

This page intentionally left blank.

3. HOUSING CONSTRAINTS

Although the City of Cypress strives to ensure the provision of adequate and affordable housing to meet the needs of the community, many factors can constrain the development, maintenance, and improvement of housing. These include market mechanisms, government regulations and policies, and infrastructure and environmental constraints. This section addresses these potential constraints that may affect the supply and cost of housing in Cypress.

3.1. GOVERNMENTAL CONSTRAINTS

Actions or policies of governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the development community to provide adequate housing to meet consumer demands. For example, the impact of federal monetary policies and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry. Local or State government compliance or the enactment of sanctions for noncompliance with the federal Clean Air and Water Pollution Control Acts can impact all types of development.

State agencies and local government compliance with State statutes can complicate the development of housing. Statutes such as the California Environmental Quality Act (CEQA) and rezoning and General Plan amendment procedures required by the California Government Code can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments. City policies can also impact the price and availability of housing in Cypress. Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing may serve as constraints to housing development. The following public policies can affect overall housing availability, adequacy, and affordability.

3.1.1. LAND USE CONTROLS

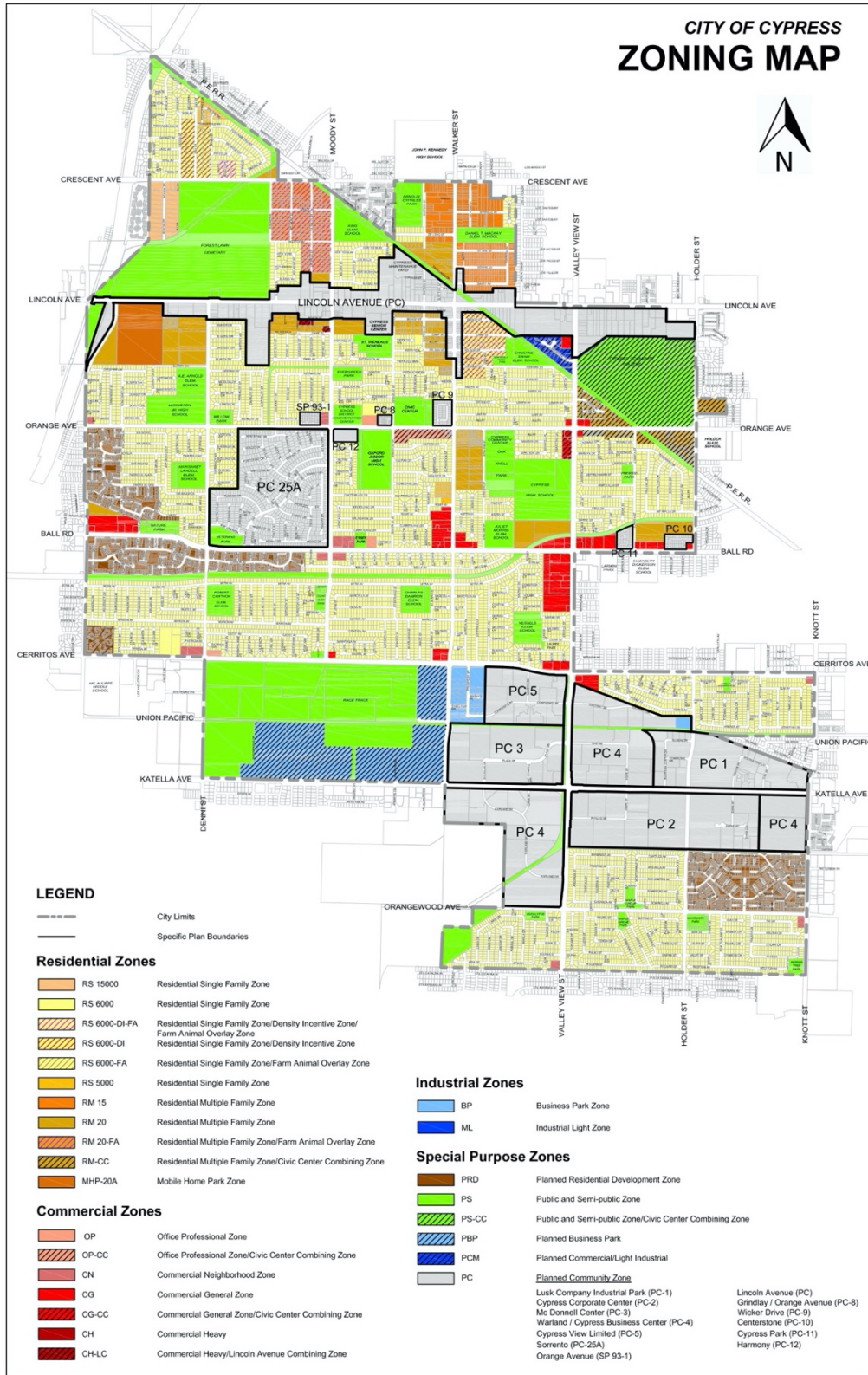
The Cypress General Plan and Zoning Ordinance provide for a range of residential land use designations/zones in the City. Land use designations/zones that allow for residential development are presented in Table 3- 1. The City's Zoning Map is shown in Figure 3- 1.

Table 3- 1: Residential Land Use and Zoning

General Plan Land Use Designation	Zoning Designation	Max. Density	Description
Low Density Residential	RS-15000; RS-6000; RS-5000	5 du/ac	Provides for the development of low density detached single family dwelling units.
Medium Density Residential	RM-15	15 du/ac	Provides for development of medium density duplexes, townhomes, condominiums, and apartments, or other group dwellings.
High Density Residential	RM-20	20 du/ac	Provides areas for the development of apartments, condominiums, townhouses, or other group dwellings.
Mobile Home Park	MHP-20A	12 du/ac	Provides for the exclusive development of mobile home parks subject to certain restrictions.

Source: City of Cypress, General Plan Land Use Element and Zoning Ordinance, 2021

Figure 3- 1: Cypress Zoning Map



3.1.2. RESIDENTIAL DEVELOPMENT STANDARDS

The City's Zoning Ordinance contains development standards for each zoning district consistent with the land use designations of the General Plan. The Zoning Ordinance establishes development standards for each zone to ensure quality development in the community. Development criteria, as specified in the Zoning Ordinance, are presented in Table 3- 2. These development standards are typical and consistent with standards established in surrounding communities.

Table 3- 2: Residential Development Standards

Development Standard	RS-15000	RS-6000	RS-5000 ¹	RM-15 ²	RM-20 ²	MHP-20A
Minimum Parcel Size	15,000 s.f.	6,000 s.f.	10,000 s.f.	10,000 s.f.	10,000 s.f.	20 acres
Minimum Parcel Width	100'	60'	50'	100'	100'	250'
Minimum Setbacks						
Front (1st Story; 2nd Story)	30'; 35'	20'; 25'	10' from driveway	20'	20'	20'
Side (1st Story; 2nd Story)	10'; 15'	5' on 1 side; 10' on 1 side.	0' on 1 side; 10' min bldg distance	5';10'	5';10'	10'
Street Side (1st Story; 2nd Story)	10'; 15'	10'; 15'	15'	10'	10'	10'
Rear	25'	10'	15'	10'	10'	5';8'
Maximum Height	35'	35'	30' or 2 stories	35'	35'	-
Minimum Unit Size	1,500 s.f.	1,100 s.f.	1,200 s.f.	450 s.f. - studio; 600 s.f. - 1-bd; 750 s.f. - 2-bd; 900 s.f. - 3-bd		-
Density (du/acre)	2.5	5.0	8.712	15 ³	20 ³	12.4
Maximum Lot Coverage	35%	40%	40%,	40%	45%	75%
Minimum Landscaped Open Area	N/A	N/A	N/A	35%	35%	20% per lot ⁴

Source: City of Cypress, Zoning Ordinance, 2021

Notes:

1. RS-5000 allows for zero lot line development and may incorporate common areas and private streets
2. RM-15 and RM-20 allow buildings on existing lots with less than minimum parcel size or minimum width
3. Allowable density in the RM-15 and RM-20 zones may be increased by 20% for multi-family development projects that consolidate substandard parcels with substandard widths to create a minimum net aggregate parcel area of 30,000 square feet.
4. MHP-20A requires a minimum recreation area of 150 square feet per lot/space and 200 square feet per lot/space if children are allowed

The cumulative effect of the City's residential development standards does not constrain the expansion of housing opportunities. Density standards of the Zoning Ordinance are consistent with the densities established for General Plan land use categories. The setback requirements provide minimal light and air for development, are typical in the region, and do not unreasonably constrain housing opportunities. Additionally, the Zoning Ordinance allows for multi-family development within the RM-15 and RM-20 zones on existing lots that do not meet minimum size or width requirements. The City has also incentivized lot consolidation in the RM-15 and RM-20 zones by allowing a 20 percent increase in density for consolidation of substandard parcels.

All residential uses are currently required to provide the number of parking spaces as outlined in Table 3- 3. Developers of affordable and senior housing who are eligible for a density bonus pursuant to Government Code Section 65919-

65918 are eligible to use parking standards established by State law. Density bonus provisions are discussed in more detail later in this section.

Table 3- 3: Residential Parking Requirements

Use	Parking Requirement
Single family dwelling units	2-car garage for units with up to four bedrooms; 3-car garage for units with 5+ bedrooms
Single-family dwelling units, small lot development	2-car garage, 2 open spaces per unit (may be located on driveway), 1 unassigned open space for guests per unit
Multi-family dwelling units, excluding condominiums	Studio: 1 enclosed space per unit 1-bedroom: 1 enclosed space plus 0.5 open space per unit 2-bedroom: 2 enclosed spaces per unit 3-bedroom: 2 enclosed spaces plus 0.5 open space per unit Guest Parking: 0.25 open spaces per unit for developments with 4+ units
Attached condominiums, townhomes, patio homes, and detached condominiums with 2 or fewer bedrooms	Studio: 1 enclosed space per unit 1-bedroom: 1 enclosed space plus 0.5 open space per unit 2-bedroom: 2 enclosed spaces per unit 3-bedroom: 2 enclosed spaces plus 0.5 open space per unit Guest Parking: 0.5 open spaces per unit
Detached condominiums with 3+ bedrooms	2-car garage plus 2 open spaces per unit
Dormitories and group homes	1 space per room
Mobile home parks	1 covered space in conjunction with each mobile home plus 1 guest space for every 6 units
Planned Residential Developments	2 enclosed spaces per unit, one open space per unit, one open guest space per unit (open spaces may be located on driveway).

Source: City of Cypress, Zoning Ordinance, 2021

The City monitors closely its development standards and their impact on development. Periodically, the City made amendments to its Zoning Ordinance to ensure development standards respond to market trends. Cypress has adopted other provisions in the Zoning Ordinance that facilitate a range of residential development types and encourage affordable housing, as discussed below.

3.1.2.1. AFFORDABLE HOUSING DENSITY BONUS

The City's Affordable Housing Density Bonus provisions (Article 3, Section 12 of the Zoning Code) have not been updated to be consistent with State law since 2010. However, the City utilizes Government Code Section 65915-65918 to review projects seeking a density bonus as the State law has been modified significantly since 2010. AB 1763 made a number of changes to density bonus requirements for affordable projects. The bill requires a density bonus to be granted for projects that include 100 percent lower income units, but allows up to 20 percent of total units in a project that qualifies for a density bonus to be for moderate-income households. Under the revised law, density bonus projects must be allowed four incentives or concessions, and for developments within ½ mile of a major transit stop, a height increase of up to three additional stories or 33 feet. A density bonus of 80 percent is required for most projects, with no limitations on density placed on projects within ½ mile of a major transit stop. The bill also allows developers to request the elimination of minimum parking requirements for rental units affordable to lower-income families that are either supportive housing or special needs housing, as defined. AB 2345 signed by the Governor in September 2020 further incentivizes the production of affordable housing. The Housing Plan includes a program to amend the zoning ordinance to ensure the affordable housing density bonus regulations conform to current state law.

The Affordable Housing Density Bonus provisions have been effective in creating affordable housing within the City. During the planning period from 2014 to 2021, four residential projects utilized the density bonus incentive, resulting in a total of 10 income-restricted housing units, including three condominium units and seven rental units.

3.1.2.2. DENSITY INCENTIVE OVERLAY DISTRICT

This overlay zoning district is designed to address development of larger parcels of residential land in the City, either existing or newly combined. The intent is two-fold: 1) to ensure maintenance of the low-density residential character of the area while accommodating larger parcels of land, and 2) to provide for the option of multi-family residential development in single-family districts by providing density increases up to 11 units per acre for combining parcels. The maximum density of the underlying zone (RS 6000) is five units per acre. Table 3- 4 shows the development standards that apply to the Density Incentive Overlay.

Table 3- 4: Density Incentive Overlay Zone Development Standards

Development Standard	Requirement
Minimum Parcel Size	13,000 square feet
Minimum Structure Site per Unit	3,950 square feet
Minimum Parcel Width	100 feet
Minimum Parcel Depth	130 feet
Front and Rear Setbacks	20 feet
Sideyard Setback	5 feet (single-story), 10 feet (two-story)
Street Setback	10 feet
Maximum Parcel Coverage	40%
Maximum Structure Height	35 feet
Minimum Dwelling Unit Size	450 sq ft – Studio
	600 sq ft - 1 Bedroom
	750 sq ft - 2 Bedroom
	900 sq ft - 3 Bedroom

Source: City of Cypress, Zoning Code, 2021

The Density Incentive Overlay is located primarily in a single family residential pocket located south of Lincoln Avenue and east of Walker Street. A small area north of Forest Lawn Cemetery is also within the overlay.

3.1.2.3. SMALL LOT DEVELOPMENT

The City established the RS-5000 zone district as a means of facilitating small lot, single family, urban residential development subject to special development standards and design guidelines. The zone allows for higher density than the City’s other single family residential zones while ensuring quality design and neighborhood compatibility.

3.1.2.4. SPECIAL PURPOSE ZONING DISTRICTS

The Cypress zoning code establishes special purpose zones for public and semi-public (PS), planned residential (PRD), and planned community (PC) development. Special purpose zoning districts permit design and development standards to be established that are tailor-made for planned project areas with unique attributes. The PS zoning district sets aside properties to be developed with public uses, other than street rights-of-way. The district is also intended to identify and preserve historic and community significance for the enjoyment of future generations. Senior housing - Affordable is a conditionally permitted use in the PS zone.

The PRD zoning district is established to provide flexibility in the design of residential projects. The district allows for more creative and innovative residential subdivision and unit design, promoting more economical and efficient use of the land, a higher level of urban amenities, and preservation of the natural and scenic qualities associated with open spaces.

The PC zoning district is established to provide opportunities for the design and development of integrated, master-planned projects in specific areas of the City. The district permits a compatible use of land uses, planned commercial developments, and business parks, and a variety of housing styles and densities.

3.1.2.5. LINCOLN AVENUE SPECIFIC PLAN

Lincoln Avenue is one of Cypress' commercial thoroughfares. To facilitate revitalization and economic investment along Lincoln Avenue, in 1990 the City adopted a Redevelopment Plan (now obsolete) for Lincoln Avenue and in 1999 adopted the Lincoln Avenue Specific Plan. The Specific Plan encourages both higher density multi-family residential and mixed-use development as a means of stimulating pedestrian and transit-oriented activity along this street. The Specific Plan initially separated the corridor into eight districts, four of which allow medium- to high-density residential development: 1) Residential Mixed Use (RM), 2) Commercial Mixed Use (CM), 3) Campus Village (CV), and 4) Downtown (D). Initially, the Plan permitted residential densities at a maximum of 20 dwelling units per acre throughout the corridor, with increased densities possible through the City's density bonus provision. In 2009, following the adoption of the 2008-2014 Housing Element, the City amended the Specific Plan to create a new Residential (R30) district within the existing PC Lincoln Avenue Zone. The R30 district permits exclusively high-density residential uses at a density of 30 dwelling units per acre, with the potential to utilize a density bonus as permitted by State law. The Council also amended the Residential Mixed Use district to allow up to 30 dwelling units per acre. In 2016, the City adopted another amendment to the Specific Plan which created a Commercial Preservation Overlay which is restricted commercial use only, and is focused on high performing commercial intersections within the Specific Plan area. Table 3- 5 provides the development standards for the five districts within the Specific Plan which encourage residential infill and mixed-use development.

The Specific Plan also provides development incentives, such as no processing fees, reduction of parking/landscaping requirements, density bonus, and increased floor area ratio and lot coverage for projects that provide amenities beyond those required (Section 7.3.1 of the Specific Plan).

The City has completed an extensive streetscape improvement project that significantly upgraded the visual image of the Lincoln Avenue corridor. With the Specific Plan and streetscape amenities in place, as well as efforts to revitalize and intensify housing development along the corridor, Lincoln Avenue has become a focal point for economic development and is positioned for significant change. As residential development has been realized in the Specific Plan area, the City has modified certain development standards to better facilitate development. For example, the City has reduced the front yard setback for residential projects in the Specific Plan area. Additionally, as part of the amendment to the Specific Plan in 2009, the specific development standards were reviewed and revised to ensure achievement of these higher densities in both exclusively residential and mixed-use developments.

Generally, the amended Specific Plan has been an effective mechanism for the creation of affordable units and the development of higher-density residential projects. Three residential projects were built within the Specific Plan area over the last planning period (4552 Lincoln Ave.; 4620 Lincoln Ave.; and 9071-91 Walker St.) for a total of 153 housing units. Additionally, each project received a density bonus, resulting in a total of nine new income-restricted affordable units. However, in order to accommodate the 6th Cycle RHNA, future amendments to the Lincoln Avenue Specific Plan have been included in the Housing Programs for the Housing Element.

Table 3- 5: Lincoln Avenue Specific Plan Development Standards

Development Standard	Residential Mixed Use	Commercial Mixed Use	Campus Village	Downtown	R30 Residential
Minimum Parcel Size	10,000 sf	10,000 sf	20,000 sf	10,000 sf	10,000 sf
Minimum Lot Frontage	150 ft	150 ft	300 ft	100 ft	100 ft
Maximum Floor Area Ratio (FAR)	0.5:1	0.5:1	0.5:1	0.5:1	-
Maximum FAR with Density Bonus ¹	-	1:1	1:1	-	-
Maximum Height for Residential Buildings	50 ft	30 ft	30 ft	35 ft	50 ft
Max. % Lot Coverage	-	-	-	60	-
Maximum Front Setback	-	-	-	10 ft	-
Minimum Setbacks					
Front	10 ft	10 ft	2 ft ²	2 ft	10 ft
Side	5 ft	5 ft	5 ft	5 ft	5 ft
Side – adjacent to residential zone	20 ft	20 ft	20 ft	20 ft	-
Rear	5 ft	5 ft	5 ft	5 ft	5 ft
Rear – adjacent to residential zone	20	20	20	20	-
Minimum Unit Size (s.f.)	450 - studio; 600 - 1-bd; 750 - 2-bd; 900 - 3-bd				
Density (du/acre)	30	20	20	20	30

Source: City of Cypress, Lincoln Avenue Specific Plan, amended 2016.

Notes:

1. An FAR of 1:1 can only be achieved with a one acre parcel and either a mix of high density residential, retail, restaurant, cultural/entertainment in the CV or a mix of high density residential and commercial in the CM districts.
2. Buildings may encroach into the front 10' landscape setback area, but no closer than 24" from the boundary of the public right-of-way. Parking shall not encroach into the 10' landscaped setback area.

3.1.2.6. CYPRESS TOWN CENTER AND COMMONS SPECIFIC PLAN 2.0

The Cypress Town Center and Commons (CTCC) Specific Plan 2.0 establishes a comprehensive master plan and regulatory framework for the use and development of approximately 154.4 acres of land encompassing the Los Alamitos Race Track, former golf course and surrounding land. The Specific Plan area is divided into six land use districts that govern the design and development of a mixed-use, sustainable community. One of the primary features of the plan is the town center district, which is intended to be the City's "main street" and a gathering place for the community, and will include a vibrant mix of entertainment, retail, restaurant, commercial and residential uses. The Specific Plan allows for 250 residential units within the Town Center District and an additional 1,000 units spread throughout the Residential, Senior Housing/Medium-Density Residential, Mixed-Use (Town Center/MDR), and Mixed-Use (Town Center/SFR/MDR) Districts. Table 3- 6 summarizes the maximum allowable density and allowable residential uses within each district of the Specific Plan.

Table 3- 6: Cypress Town Center and Commons Specific Plan Allowable Residential Uses

District	Max. Allowable Density ¹	Allowable Residential Uses
Residential: Single-Family Detached Subdistrict	5 du/ac; 8 du/ac ²	Permitted: Single-family dwellings; Senior Housing; Small Community Care Facilities CUP: Detached condominiums; Condominium conversions
Residential: Single-Family Attached Subdistrict	10 du/ac	Permitted: Single-family dwellings; Condominiums/townhouses; Duplexes; Senior Housing; Small Residential and Community Care Facilities; Group Homes CUP: Condominium conversions
Town Center	20 du/ac ³	Permitted: Multi-family dwelling units; Live/work units;
Senior Housing/Medium-Density Residential	20 du/ac; 15 du/ac ⁴	Permitted: Senior Housing; Condominiums/townhouses; Duplexes; Multi-family dwelling units; single-family dwelling units; Assisting living and memory care facilities; Small Residential and Community Care Facilities; Group homes CUP: Detached condominiums/townhouses; Condominium conversions; Density bonuses; Dormitories; Convalescent/rest homes; Large residential and community care facilities
Mixed Use (Town Center/MDR)	15-20 du/ac, dependent upon use	All permitted and conditionally permitted uses in the Town Center and Senior Housing/Medium Density Residential Districts
Mixed-Use (Town Center/SFR/MDR)	8-20 du/ac, dependent upon use	All permitted and conditionally permitted uses in the Town Center and Residential Districts; All permitted and conditionally permitted uses relating to medium-density development in the Senior Housing/Medium-Density Residential District

Source: City of Cypress, Cypress Town Center and Commons Specific Plan 2.0, 2017

Notes:

1. While these densities effectively limit the number of residential units within each district, the total number of residential units in the Residential District, the Senior Housing/Medium-Density Residential District and the Mixed-Use Districts shall not exceed 1,000 units.
2. Density is 5 du/ac for lots within 100 feet of Cerritos Avenue and 8 du/ac for lots more than 100 feet from Cerritos Avenue.
3. A maximum of 250 residential units are permitted in the Town Center District, including live/work units.
4. Maximum allowable density is 20 du/ac for senior housing and 15 du/ac for other residential uses.

3.1.3. PROVISION FOR A VARIETY OF HOUSING TYPES

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family residential housing, factory built housing, emergency shelters, transitional housing, and supportive housing. Table 3- 7 summarizes the housing types permitted in each of the Cypress zoning districts.

Table 3- 7: Housing Types by Zone

Housing Types Permitted	Zoning District								
	RS-15000/ RS-6000	RS-5000	RM-15/ RM-20	MHP-20A	OP/ CN	CG/ CH	PS-1A	LA ¹	CTCC ²
Single-Family	P	CUP	P					CUP	P
Multiple-Family 2 - 3 units 4+ units			P CUP					P/CUP ³ P/CUP ³	P P
Mixed Use								CUP	
Senior Housing			CUP ⁵				CUP ⁶		P
Single Room Occupancy (SRO)								CUP	
Manufactured Housing	P	P	P	P					
Mobile Home Park				P					
Live/Work Unit					CUP				P
Second Units	P	P	P					P	P
Residential Care Facilities (6 or fewer) ⁴	P	P	P		CUP	CUP	CUP	P	P
Residential Care Facilities (7 or more) ⁴			CUP		CUP	CUP	CUP	P	CUP
Group Homes	P	P	P	P					P
Transitional Housing/ Supportive Housing ⁴	P	P	P		CUP	CUP	CUP	P	P/ CUP
Emergency Shelters								P	

P = Permitted CUP = Conditional Use Permit

Source: City of Cypress Zoning Ordinance; Lincoln Avenue Specific Plan; Cypress Town Center and Commons Specific Plan 2.0.

Notes:

1. LA = Lincoln Avenue Specific Plan. This column indicates whether a use is permitted or conditionally permitted in one or more districts within the Lincoln Avenue Specific Plan. Refer to the Lincoln Avenue Specific Plan for detailed information on specific districts.
2. CTCC = Cypress Town Center and Commons Specific Plan 2.0. This column indicates whether a use is permitted or conditionally permitted in one or more districts within the CTCC. Refer to Table 3- 6 for more information on specific districts.
3. Multi-family residential development is a permitted use in the Residential Mixed Use and R30 districts of the Lincoln Avenue Specific Plan and requires a CUP in the Commercial Mixed Use and Campus Village Districts.
4. Transitional housing and supportive housing are permitted as community care facilities.
5. Assisted Living Facilities are conditionally permitted.
6. Senior housing in the PS-1A zone must have an affordable component.

3.1.3.1. SINGLE FAMILY HOUSING

Single family housing is permitted by-right in the RS-15000, RS-6000, RM-15, and RM-20 zones. It is also permitted within the Residential, Senior Housing/Medium-Density Residential, Mixed-Use (Town Center/MDR), and Mixed-Use (Town Center/SFR/MDR) Districts of the CTCC Specific Plan. Due to the special provisions for small lot development in the RS-5000 zone and the Lincoln Avenue Specific Plan (Residential Mixed Use District), a conditional use permit is required for single family developments in these zones.

3.1.3.2. MULTIPLE FAMILY HOUSING

The Zoning Ordinances provides for multi-family developments in the RM-15 and RM-20 zones, with maximum allowable densities ranging from 15 to 20 dwelling units per acre. Developments with three or less units are permitted by-right in these zones while developments with four or more units require a conditional use permit. Multi-family developments with densities up to 20 units per acre are permitted by right in the Town Center, Senior Housing/Medium-Density Residential, Mixed-Use (Town Center/MDR), and Mixed-Use (Town Center/SFR/MDR) Districts of the CTCC Specific Plan. Duplexes are also permitted by right in the Single-Family Attached Subdistrict of the CTCC Specific Plan.

Within the Lincoln Avenue Specific Plan, multi-family developments are permitted by-right in the Residential Mixed Use and R30 districts and require a conditional use permit in the Commercial Mixed Use and Campus Village Districts.

3.1.3.3. MIXED USE

Mixed use projects combine both non-residential and residential uses on the same site. Mixed use development can help reduce the effects of housing cost burden by increasing density and offering opportunities for reduced vehicular trips by walking, bicycling or taking public transportation. Mixed use development is allowed by conditional use permit in the Commercial Mixed Use, Downtown, Campus Village, and Residential Mixed Use districts of the Lincoln Avenue Specific Plan.

3.1.3.4. LIVE/WORK UNITS

The Cypress Zoning Ordinance defines live/work facilities as “an integrated dwelling unit and working space (e.g., the creation and retail sales of arts and crafts), occupied and utilized by a single housekeeping unit in a structure that has been modified or designed to accommodate joint residential occupancy and work activity located in a commercial, industrial, or mixed-use zoning district, and which includes complete kitchen and sanitary facilities in compliance with applicable building standards and working space reserved for and regularly used by one or more occupants of the unit. May include limited walk-in trade.”

Live/work units are conditionally permitted in the OP and CN zones and are permitted by-right in the Town Center, Mixed-Use (Town Center/MDR), and Mixed-Use (Town Center/SFR/MDR) districts of the CTCC Specific Plan.

3.1.3.5. SENIOR HOUSING

The Cypress Zoning Ordinance does not provide a definition for senior housing; however, California Civil Code Section 51.3 defines “senior citizen” as a person 62 years of age or older, or 55 years of age or older in a senior citizen housing development, and “senior citizen development” as a residential development developed, substantially rehabilitated, or substantially renovated for, senior citizens that has at least 35 dwelling units.

In the PS-1A zone, affordable senior housing is allowed with a conditional use permit. The Zoning Ordinance is silent on senior housing within the other zones; however, assisted living facilities are conditionally permitted in the City's multi-family zones.

The CTCC Specific Plan contains significant provision for senior housing. The Specific Plan defines “senior housing” as independent living units or other independent housing that is occupied by a qualifying resident under State law who is 55 years of age or older, and may include common dining areas and other community facilities. Senior housing is permitted by-right in all districts of the Specific Plan, except for the Town Center. Within the Senior Housing/Medium Density Residential District senior housing development is permitted at a greater density (20 du/ac) than other multi-family development (15 du/ac) and is also subject to more flexible development standards (i.e. reduced setbacks).

3.1.3.6. MANUFACTURED HOUSING/MOBILE HOMES

Manufactured housing and mobile homes offer an affordable housing option to many low and moderate income households. The California Department of Finance estimated that there were 421 mobile homes in the City as of January 2020. According to the National Manufactured Home Construction and Safety Act of 1974, a manufactured home built and certified after June 15, 1976, and constructed on a permanent foundation may be located in any residential zone where a conventional single-family detached dwelling is permitted subject to the same restrictions on density and to the same property development regulations. Manufactured homes are currently allowed in all residential zones, subject to foundational regulations found in Government Code Section 65852.3. Manufactured housing is treated the same as single-family dwellings, and is subject to the same property development standards and permitting process. Zoning regulations requires manufactured housing to be architecturally compatible (roofing overhangs, roofing materials, exterior siding, stucco, etc.) with single-family dwellings. Mobile home parks are allowed within the MHP-20A zone.

3.1.3.7. ACCESSORY DWELLING UNITS (SECOND UNITS)

Per Government Code Section 65852.2, an “accessory dwelling unit” is defined as “an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.” Accessory dwelling units (ADUs) may be an alternative source of affordable housing for lower-income households and seniors.

The City of Cypress last updated its Zoning Ordinance with regards to ADUs (formerly known as second units) in 2006. The Ordinance permitted second units by-right in all single-family residential zones. However, with substantial changes in State Law since 2006, the City’s Zoning Ordinance currently does not comply with State requirements and City staff utilizes Government Code Section 65852.2 to review proposed ADU applications.

Recent State legislation, including AB 68, AB 587, AB 881, and SB 13, address standards and regulations for Accessory Dwelling Units (ADUs). The bills modify the fees, application process, and development standards for accessory dwelling units, with the goal of lowering barriers to accessory dwelling unit development and increasing overall numbers of accessory dwelling units. Some of the key provisions include:

- Prohibiting standards related to lot coverage standards, lot size, FAR, or open space that have the effect of limiting ADU development
- Allowing ADUs within or attached to attached garages, storage areas, or accessory structures
- Removing requirements to replace parking when a garage or carport is demolished to develop an ADU
- Prohibiting maximum sizes for ADUs that are less than 850 sf (1,000 for units with 2+ bedrooms)

Since the City’s regulations pertaining to second units have not been updated since 2006, the Housing Plan of this Housing Element includes a program to amend the Zoning Ordinance to comply with current State regulations relating to Accessory Dwelling Units.

3.1.3.8. BOARDING HOUSES

Boarding houses are facilities in which food and/or shelter is provided to unrelated persons. Examples listed in the Zoning Ordinance include convalescent/rest homes, group homes and other similar operations. Group homes are a permitted use in all residential zones and convalescent/rest homes are conditionally permitted in the RM-15, RM-20, OP, CG, and CH zones.

3.1.3.9. RESIDENTIAL CARE FACILITIES

The Lanterman Developmental Disabilities Services Act (Lanterman Act) is the part of California law that sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use, permitted by right, under zoning provisions. More specifically, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes. Due to the unique characteristics of larger (more than six persons) residential care facilities, most jurisdictions require a discretionary use permit to ensure neighborhood compatibility in the siting of these facilities.

The Cypress Zoning Code defines residential care facilities as “types of community care facilities, defined by the California Health and Safety Code Section 1502(a)(1) et seq., which include any family home, group care facility, or similar facility, where twenty-four (24) hour-a-day non-medical care is provided to persons residing on the premises, in need of assistance, guidance, personal services, protection, supervision, and training essential for sustaining the activities of daily living or for the protection of the individual. The establishments shall be licensed by the State of California Department of Social Services for non-medical care in compliance with the provisions of the State Community

Care Facilities Act or other applicable state law; and no medical care shall be provided at the establishments except incidental medical service as may be allowed, without additional authorization, certification, or licensing for non-medical care in compliance with State law. Also includes: children's homes, orphanages, rehabilitation centers, self-help group homes, and transitional houses."

Small residential care facilities (six or fewer persons) are permitted by-right in all residential zones in the City of Cypress as required by state law. Large residential and community care facilities (seven or more persons) are conditionally permitted in the City's multi-family zones. Residential care facilities of any size are conditionally permitted within the City's commercial zones. Additionally, residential care facilities are permitted within certain districts of the Lincoln Avenue Specific Plan. The CTCC Specific Plan permits small facilities by-right and requires a conditional use permit for large facilities.

Review of the California Community Care Licensing Division inventory of community care facilities identifies five adult residential facilities in Cypress. These facilities provide 24-hour non-medical care for adults ages 18-59 who are unable to provide for their own daily needs, and currently provide assistance to 28 adults in Cypress. There are 12 residential care homes for the elderly, providing 72 beds for seniors age 60+ who need 24-hour assisted living. The City's regulations have served to provide needed housing opportunities for seniors and persons with disabilities, and do not treat such housing for persons differently based on the personal characteristics of the residents.

3.1.3.10. SINGLE ROOM OCCUPANCY (SRO)

Single Room Occupancy (SRO) residences are small, one-room units occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without rental deposit, and can provide an entry point into the housing market for extremely low-income individuals, formerly homeless, and disabled persons.

The City has adopted provisions in its Zoning Ordinance (Section 3.17.210) to accommodate and regulate establishment of SRO uses. SRO uses are allowed with a conditional use permit in the Lincoln Avenue Specific Plan Commercial Mixed Use (CM) and Campus Village (CV) districts. The City requires the following for SROs:

- Submittal of a management plan outlining policies and procedures; as well as an annual report to the City
- Resident manager available on a 24-hour basis for 16 or more units
- Requirement for weekly or monthly tenancies
- Restricted occupancy to very low and low income households at affordable rents
- Single occupancy rooms must be 175-220 square foot in size; double occupancy rooms must be 275-450 square foot in size and be not more than 10 % of all rooms in the development
- All rooms shall include a kitchen, bathroom, and closet
- Each SRO project shall have one monitored entrance, storage spaces, laundry facilities, and mailboxes for each room

These requirements provide flexibility in unit sizes and reflect common practice for SRO developments. The City's conditional use permit requirement does not place an undue timing or financial hardship on development of SRO projects. While the City has not had any applications for SROs, several of the older, long-term stay motels on Lincoln Avenue present potential opportunities for conversion. The City's SRO ordinance can facilitate the provision of housing affordable to extremely low and very low income households.

3.1.3.11. EMERGENCY SHELTERS AND LOW BARRIER NAVIGATION CENTERS

An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. According to the 2019 Point-in-Time Count for Orange County, there were 39 unsheltered people living in homelessness in Cypress. State law requires emergency shelters to be permitted by right in at least one zone where adequate capacity is available to accommodate at least one year-round shelter. In 2009, the City amended the

Zoning Ordinance to allow emergency shelters for the homeless as a permitted use in the Commercial Mixed Use (CM) District of the Lincoln Avenue Specific Plan area. The CM District has a variety of commercial and residential uses, is a transportation corridor, and has potential sites for emergency shelters, particularly existing motels/hotels located along the corridor.

In addition to application of CM District development standards, pursuant to Government Code Section 65583, the City can also specify written, objective standards to regulate the following aspects of emergency shelters to enhance compatibility:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based on staffing levels only;
- The size and location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

In reviewing the standards for emergency shelters within Section 3.17.240 of the Cypress Zoning Ordinance, the City's standards are not in compliance with State law. Specifically, AB 139 requires a City to permit by-right emergency shelter facilities with adequate capacity to serve the number of individuals identified in the most recent point-in-time homeless count. The City's standards with regard to length of stay, distance/separation, and parking are also out of compliance with State law. The Housing Element includes a program to make amendments to the City's emergency shelter standards to ensure they comply with all applicable state laws.

AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A "Low Barrier Navigation Center" is defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions. AB 101 also sets a timeline for jurisdictions to act on applications for Low Barrier Navigation Center developments. The requirements of this bill are effective through the end of 2026, at which point they are repealed. The Housing Plan of this Housing Element includes a program to amend the Zoning Ordinance to allow Low Barrier Navigation Centers by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses.

3.1.3.12. TRANSITIONAL HOUSING AND SUPPORTIVE HOUSING

California Health and Safety Code (Section 50675.2) defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments and typically offers case management and support services to help return people to independent living (often six months to two years).

California Government Code Sections 65582 defines supportive housing as housing with no limits on the length of stay that is occupied by a "target population" and links this population with the provision of housing and social services. "Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV/AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to

the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people (California Government Code Sections 65582(f) and (g)).

Cypress currently permits transitional and supportive housing as "Community Care Facilities". With six or fewer persons, this use is permitted by right in all residential zones (excluding the MHP-20A zone). Transitional housing or supportive housing for more than six persons is conditionally permitted in the RM-15, RM-20, and all commercial zones. Transitional and supportive housing is also permitted in the Lincoln Avenue Specific Plan. In the CTCC Specific Plan, facilities with six or fewer persons are permitted by right in certain districts and larger facilities (seven or more persons) are conditionally permitted in certain districts (see Table 3- 6). State law requires transitional and supportive housing to be defined as a residential use and subject only to the same regulations as comparable residential uses. Therefore, a Zoning Ordinance amendment to define transitional and supportive housing as a residential use, rather than as community care facilities, has been included in the Housing Element Programs.

AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The City may choose to allow larger supportive housing projects by right in these zones. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop. The Housing Plan of this Housing Element includes a program to amend the Zoning Ordinance to clarify where supportive housing developments are permitted by right, and that there are no minimum parking requirements for supportive housing within ½ mile of public transit.

3.1.3.13. EMPLOYEE AND FARM EMPLOYEE HOUSING

The Employee Housing Act (Health and Safety Code Section 17021.5) requires that employee housing providing accommodations for size or fewer employees be deemed a residential use subject to the same standards as single family residences. While the Cypress Zoning Ordinance allows for employee housing with administrative site plan approval in its commercial zones, it does not permit employee housing in any of the residential zones. Therefore, an amendment to the Zoning Ordinance is included in the Programs of the Housing Element to allow for employee housing subject to the same standards as single family residences.

The Census indicates there are currently 24 Cypress residents employed in farming, fishing, and forestry occupations. The City has no parcels remaining in agricultural use. Therefore, given the absence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

3.1.4. HOUSING FOR PERSONS WITH DISABILITIES

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

The City has conducted a review of zoning and building code requirements and permitting procedures to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

3.1.4.1. ZONING AND LAND USE

Restrictive land use policies and zoning provisions can constrain the development of housing for persons with disabilities.

Definition of Family

Local governments may restrict access to housing for households failing to qualify as a “family” by the definition specified in the Zoning Ordinance. Specifically, a restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated.³

The City of Cypress Zoning Ordinance does not include a definition of “family”; therefore, there are no constraints related to differentiation between related and unrelated individuals occupying a dwelling unit.

Residential Care Facilities

Under the State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small licensed residential care facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts. The City of Cypress permits small licensed residential care facilities in all residential zones and does not have additional development standards for these facilities and is therefore in compliance with the Lanterman Act.

Parking Standards

Development in the City is required to meet parking standards for people with disabilities as required by state law, including requirements for the number and design of disabled parking spaces. The City provides flexibility in that the Zoning Ordinance allows for the City Council to approve parking waivers where applicants can demonstrate that adequate parking is provided on site.

Reasonable Accommodation

Development standards that may be acceptable in most cases may, under unique circumstances, constrain the development or improvement of housing for persons with disabilities. State and Federal law require jurisdictions to accommodate requests from persons with disabilities to waive specific requirements or standards of the Zoning Ordinance to ensure that their homes are accessible. For example, a setback and encroachment standard may need to be relaxed in order to accommodate the construction of a ramp. Whether a particular modification is reasonable depends on the circumstances, and must be decided on a case-by-case basis.

Although the City has permitted reasonable accommodations to allow ramps to encroach up to four feet into the front yard setback to provide first floor wheelchair access, there are no formal reasonable accommodation provisions in the Cypress Zoning Code outlining the criteria for approval or formalizing a procedure for the processing of accommodation requests.

3.1.4.2. BUILDING CODES

The City enforces the California Building Code (CBC), particularly Chapters 11A (Housing Accessibility) and 11B (Accessibility to Public Buildings, Public Accommodations, Commercial Buildings and Publicly Funded Housing), which regulate the access and adaptability of buildings to accommodate persons with disabilities. Furthermore, Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
- The public and common areas shall be readily accessible to and usable by persons with disabilities.

³ California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a “family” as: (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

- All the doors designed to allow passage into and within all premises shall be sufficiently wide to allow passage by persons in wheelchairs.
- All premises within covered multifamily dwelling units shall contain the following features of adaptable design:
 - An accessible route into and through the covered dwelling unit.
 - Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations.
 - Reinforcements in bathroom walls to allow later installation of grab bars around the toilet, tub, shower stall, and shower seat, where those facilities are provided.
 - Useable kitchens and bathrooms so that an individual in a wheelchair can maneuver about the space.

Compliance with provisions of the Code of Regulations, CBC, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Division of the Community Development Department as a part of the building permit submittal. The City has not adopted any amendments to the CBC that might diminish the ability to accommodate persons with disabilities.

3.1.4.3. CONCLUSION

The City has not adopted unique restrictions that would constrain the development of housing for persons with disabilities. The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no City initiated constraints on housing for persons with disabilities caused or controlled by the City. However, while the City works with reasonable accommodation applicants, there are no formalized criteria or processing procedures within the Cypress Zoning Code. Therefore, to mitigate this constraint, the Housing Plan of this Housing Element includes a program to update the Zoning Code to include provisions for reasonable accommodations which are consistent with state and federal law.

3.1.5. SITE IMPROVEMENTS

Developers of single-family residential tracts in the City are required to install arterial and local streets; sewer and water lines; storm drainage; curbs, gutters, and sidewalks; street lighting; underground utilities; and landscaping in the public right-of-way within and adjacent to a tract. These facilities are in most cases dedicated to the City or other agencies which are responsible for maintenance. Without the site improvement requirement, there are no other means of providing necessary infrastructure. Requirements for site improvements are at a level necessary to meet the City's costs and are necessary to protect health, safety, and welfare.

The cost of these required off-site improvements vary with the sales price of each dwelling unit depending on the nature of development (i.e., level of improvements required). The City may also impose development impact fees on future housing developments in order to recover some of the cost of installing off-site improvements including upgrading the circulation system and other urban service systems to serve increased density. The developed portions of Cypress have the majority of necessary infrastructure, such as streets, electrical and water facilities, already in place. However, due to the age of the existing housing stock and the related infrastructure, many areas of the City where recycled and infill housing development is expected to occur may require infrastructure improvements to ensure sufficient capacity at build-out. The City's discretionary permit process incorporates the applicable required improvements and/or impact fees (approved by City resolution), as conditions of approval, on a project-by-project basis.

The General Plan Circulation Element, along with the Subdivision Ordinance, establishes the City's street width standards. Interior residential streets (local streets) are required to have a right-of-way width of 60 feet and a standard 40 foot curb-to-curb width, with two travel lanes and two parking lanes. Sidewalks are required to be at least four feet wide in residential areas and five feet wide in multi-family residential areas. Small lot subdivisions and planned developments have allowed decreased widths for such improvements when the street is privately constructed and maintained.

3.1.6. DEVELOPMENT FEES

The City collects various fees from developers to cover the costs of processing permits, including fees for planning approvals, subdivision map act approvals, environmental review, public works and plan check services, and building permits, among others. In addition to these service fees associated with development processing, the City also charges several impact fees to offset the future impact of development on parks, traffic, and other infrastructure.

Table 3- 9 lists residential development fees in Cypress. The City Council approved an update to the City's Master Fee Schedule in 2019, which went into effect on January 1, 2020. The Master Fee Schedule update was the result of a two-year process and included a comprehensive user fee study which provided recommendations on fees based on the City's need to recover costs for City services. Prior to this update, the City's fees had not been updated since 2008; therefore, the increases to planning/development and building fees were significant with almost a 60 percent increase for building fees. In response to feedback received from stakeholders during the City's public outreach process, building fee increases were rolled out incrementally, with three 20 percent increases over an 18-month period. The extended roll-out period also served to avoid adverse impacts to projects already underway.

Table 3- 8 provides a comparison of the City's planning fees with other cities in the region. As shown, fees for the Cities of Cypress, Westminster, Garden Grove, and Los Alamitos were generally within the same range. Buena Park was the outlier, with significantly lower fees than the other cities.

Table 3- 8: Comparison of Planning Fees¹

Fee Type	Cypress	Westminster ²	Buena Park	Los Alamitos	Garden Grove
Conditional Use Permit	Major: \$7,003 Minor: \$3,579	\$6,455	\$1,600	Major: \$2,547 Minor: \$1,273	\$3,150
Variance	\$2,476	\$4,240	SFR: \$525 All other: \$1,350	\$926	\$2,525
Zone Change	\$5,553	\$8,720	\$1,400	\$2,500	\$2,700
General Plan Amendment	\$2,826	\$5,000	\$1,400	\$2,438	\$2,925
Tentative Parcel Map	\$2,370	\$6,160	\$780	\$1,457	\$2,138
Tentative Tract Map	\$2,993	\$7,915	\$1,475	\$1,665	\$3,788

Sources: City of Cypress, 2020; City of Westminster, 2020; City of Buena Park, 2020; City of Los Alamitos, 2020; City of Garden Grove, 2020

Notes:

1. The fees listed above are generally base fees; if the cost of providing the service exceeds the base fee, the balance is collected from the applicant.
2. Westminster provides a reduction in fees when multiple entitlements are processed simultaneously.

Table 3- 9: Residential Development Fees

Planning ¹	
Conditional Use Permit	
Minor	\$3,579
Major	\$7,003
Design Review Committee	
Preliminary (SFR)	\$1,037
Preliminary (Minor)	\$832
Preliminary (All Others)	\$1,700
Minor	\$1,371
Major	\$3,345
Development Agreement – Establish/Revise	\$3,907
Development Agreement - Annual Review	\$457
Minor Zoning Adjustment (Director's Review)	\$498
Extension of Time	\$582
Environmental Evaluation	
Exempt	\$198
Negative Declaration	\$748
Mitigated Negative Declaration	\$1,455
Environmental Impact Report Review & Certification	\$11,245
General Plan Amendment/Revision	\$2,826
Specific Plan – Staff Review	\$3,812
Tentative Parcel Map	\$2,370
Tentative Tract Map	\$2,993
Variance	\$2,476
Zone Change	\$5,553
Engineering/Public Works Fees	
Final Parcel/Tract Map Check	\$901
Impact Fees	
School Impact Fee	\$3.935/square foot
Sewer Connection Fee	\$4,973/unit ²
Park Development Fee	\$23,421/unit
Citywide Traffic Improvement Fee	\$595/unit - Low Density; \$508/unit - Medium Density; \$358/unit - High Density; \$152/unit – Retirement Community; \$44/unit - Senior Housing (Attached)
Regional Traffic Improvement Fee	\$52/unit - Low Density; \$44/unit - Medium Density; \$31/unit - High Density; \$13.46/unit – Retirement Community; \$3.85/unit - Senior Housing (Attached)

Sources: City of Cypress, 2020; Orange County Sanitation District, 2020;

Notes:

1. Unless otherwise noted, all fees are the minimum fee for the service. The final fee is based on actual costs, which may exceed the minimum fee.
2. Base Charge is for a 3-bdrm Single Family Residence (SFR); fees for other SFR or Multi-family Residential are a percentage of the Base Charge depending on the size of the unit.

Table 3- 10 provides a summary of project fees for typical residential developments in Cypress. As shown, the fees per unit decrease significantly as the number of units in the project increases. For a 67-unit apartment project, the fees totaled \$31,691 per unit. By contrast, the fees for a single family residence were \$61,729.

In general, these fees can be a constraint on housing development and compromise affordability because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City. Additionally, as part of the City's density bonus ordinance, the City may subsidize or waive a portion of the development fees for affordable housing projects to make development of affordable units more financially feasible.

Table 3- 10: Project Fees for Typical Residential Developments

Fee Type	67-unit Apartment Project ¹	Single Family Residence ²	3-unit Condominium Project ³
Entitlement Fees			
Preliminary Project Review	\$1,700	\$1,700	\$1,700
Preliminary WQMP Review	\$1,038	N/A	\$500
Formal Design Review/CUP	\$3,345	N/A	\$5,303
Tentative Map	N/A	N/A	\$2,370
Environmental Evaluation (CEQA) ⁶	\$1986	N/A	\$1986
Landscape Design Review & Inspection	\$593	N/A	\$593
Development Impact and Permit Fees			
Building Plan Check (valuation based)	\$38,653	\$3,141	\$5,642
Grading Permit & Inspection	\$5,267	N/A	\$1,504
WQMP Plan Check	\$2,346	N/A	\$949
Drainage Fee	\$16,276	\$2,941	\$2,324
Sewer Connection Fee	\$171,599	\$7,269	\$9,001
Public Improvement Permit & Inspection	\$7,447	N/A	\$1,384
PW Plan Check Fee	\$1,742	N/A	N/A
Subdivision Fee	N/A	N/A	\$790
Traffic Impact Fee ⁴ (City)	\$0 ⁴	\$595	\$929
Traffic Impact Fee ⁴ (Regional)	\$0 ⁴	\$52	\$80
Building Permit Fee (valuation based)	\$67,115	\$5,870	\$8,691
Park Development Fee ⁷	\$1,569,207	\$23,421	\$46,842
School Fees	\$234,893	\$16,601	\$20,379
Business Tax ⁵	\$1,890	\$139	\$364
Total	\$2,123,309	\$61,729	\$109,543
Total per Unit	\$31,691	\$61,729	\$36,514

Source: City of Cypress, Planning Division, 2021.

Notes:

1. Project assumptions: Site area: 1.87-acres; Unit size: 606-916 s.f./unit; Project Valuation: \$7,270,743; Infill development on a lot previously containing commercial development.
2. Project assumptions: Site area: 0.37-acre site; Unit size: 4,865 s.f. SFR; Project valuation: \$535,010.
3. Project assumptions: Site area: 0.23 acre site; Unit size: 1,641-1,710 s.f./units; Project valuation: \$1,400,520.
4. Projects on sites that were previously developed receive credits toward this fee
5. Business Tax/fees apply to the developer's/contractor's business.
6. CEQA Categorical Exemptions, Class 32 – Infill Development were applied to discretionary permits
7. Projects developed on sites that previously contained residential units may receive credit for existing units on the site.

3.1.7. LOCAL PROCESSING AND PERMIT PROCEDURES

Development review and permit processing procedures are necessary steps to ensure that residential construction proceeds in an orderly manner. The following discussion outlines the level of review required for various permits and timelines associated with those reviews. The timelines provided are estimates; actual processing time may vary due to the volume of applications and the size and complexity of the projects.

The general steps for Cypress' development process are outlined below:

1. Discuss the potential project with planning staff to determine allowable density and development standards.
2. Submit application for Preliminary Project Review.

3. Submit formal application for Design Review Committee, Conditional Use Permit and/or Tentative Map, as applicable. May also include other submittals, such as General Plan or Zoning Ordinance Amendment.
4. Concurrent grading/drainage plan check by Engineering Division and building plan check by Building Division.
5. Final map approval and issuance of grading permit and building permit.

Table 3- 11 outlines the development review processing times and approval procedures for residential developments. Residential projects in Cypress generally receive concurrent processing and are discretionary permits are governed by one level of decision making: the City Council. This single reviewing body generally results in shorter review times for projects requiring discretionary approvals, in contrast to most communities which have two or more reviewing bodies. In addition, the City maintains a policy for priority review of affordable housing applications.

Table 3- 11: Typical Permit Processing Timelines

Action/Request	Processing Time	Comments
Environmental Impact Report	7-9 months	Processing and review time limits controlled through CEQA. Adopted by decision making body.
Initial Study/Mitigated Negative Declaration	4-6 months	Processing time can be extended if the project has a longer review and approval period. Adopted by decision-making body.
General Plan Amendment	10-12 months	Gov. Code Section 65358 limits the number of times any element of the General Plan can be amended each calendar year. Requires a public hearing for the City Council.
Zone Change	8-12 months	Certain procedures and time limits established by Gov. Code Sections 65854-65857. Approved by the City Council.
Tentative Parcel Map	45-60 days	Approved by the City Council.
Tentative Tract Map	6-8 months	Approved by the City Council.
Minor Zoning Adjustment (Director's Review)	2-3 weeks	Approved by the Community Development Director.
Design Review (Major/Minor)	3 weeks	Approved by the Design Review Committee
Variance	45-60 days	Approved by the City Council.
Conditional Use Permits	45-60 days	Approved by the City Council.

Sources: City of Cypress, Zoning Code, 2021; City of Cypress Planning Division, 2021.

3.1.7.1. DESIGN REVIEW COMMITTEE

The Design Review Committee (DRC) is comprised of City staff representatives from each of the following divisions: Planning, Building, Code Enforcement, Engineering, and Police. The Design Review Committee is responsible for reviewing relevant applications for conformance with the Zoning Ordinance, and, in particular, for conformance with the design standards and principles. The Committee's purpose, as delineated in the Zoning Ordinance (Section 4.19.060), is to ensure that projects consider the aesthetic qualities of the site's natural terrain and landscape, that the design of the proposed construction is compatible with the immediate neighborhood, that the design of the proposed construction would not be "so at variance with the design of structure(s)...in the immediate neighborhood as to cause a substantial depreciation of property values in the neighborhood", and that the landscaping enhances the property and screens deleterious uses. The Committee is to be guided by the purpose statement and to consider access, architecture, circulation, land coverage, landscaping, parcel size and shape, parking, setbacks from all property lines, structure height and bulk, use, and compatibility with surrounding properties in the evaluation of applications. The Committee considers all elements of design visible from the boundaries of the site, including colors, textures, illumination, and compatibility with surrounding properties, but shall not consider elements of design that are not visible beyond the boundaries of the site. The question of property values is considered as an element of compatibility of the proposed development in the surrounding community and judged from a health and safety perspective. DRC permit reviews take an average of three weeks and are generally required for all new construction of residential dwellings, regardless of number of units.

3.1.7.2. CONDITIONAL USE PERMIT

Conditional use permits are required for some multi-family development, senior housing projects, mixed use projects, and large residential care facilities, dependent upon the underlying zone (see Table 3- 7). The processing time for a Conditional use permit (CUP) is typically 45 to 60 days, which includes DRC review and City Council review and approval.

The Zoning Ordinance establishes the same criteria for review and approval of all CUP applications, regardless of proposed use:

1. The proposed location of the conditional use is consistent with the requirements of the general plan and the zoning district in which the site is located;
2. The proposed location of the conditional use and the conditions under which it would be operated or maintained would not be detrimental to the public health, safety, or general welfare, nor would be materially injurious to properties or improvements in the vicinity; and
3. The proposed conditional use would comply with all applicable provisions of this zoning ordinance.

3.1.7.3. CONCLUSION

The City works closely with developers to approve residential projects in a timely manner to minimize any potential time constraints on development. For a typical project, the developer would meet with Planning Division staff to discuss the project and then would submit plans for a preliminary review. After completion of the preliminary review, revised plans would be submitted for review by the Design Review Committee. After DRC approval, plans are submitted to the Building Division for plan check and building permit issuance. Projects requiring a CUP are evaluated based on the criteria listed above and reviewed by the City Council prior to plans being submitted for plan check. Throughout construction, the Building Division performs inspections to monitor the progress of the project. This process is comparable to that of many cities in the region, and processing times are generally shorter than what is typical for the region because all discretionary permits are reviewed and approved by the same decision-making body (City Council).

3.1.8. BUILDING CODE

As required of all jurisdictions in California, Cypress has adopted the 2019 California Building Code (CBC). The CBC establishes construction standards necessary to protect public health, safety, and welfare and all new constructions and renovations must conform to the standards of the CBC.

The City has adopted some local amendments to the CBC, primarily to protect against the inherent risks of the climatic and geologic conditions of the City (increased fire risk due to Santa Ana winds and potential for seismic activity). These amendments include stricter standards related to automatic fire-sprinkler systems and roofing materials.

Compliance with the CBC should not significantly add to the cost of construction since the Code is mandated to be enforced statewide and costs should be relatively uniform across the State of California. Any costs associated with Building Code standards are necessary to protect the health safety and welfare of the citizens. Compliance ensures that all new or renovated buildings are structurally sound, have proper exiting and are equipped with necessary fire protection features. In addition, the CBC mandates energy efficiency as well as provisions for access for persons with disabilities.

3.1.9. TRANSPARENCY ON DEVELOPMENT REGULATIONS

The City of Cypress strives to be transparent in its development review process by providing extensive information on its website. Application forms, regulatory documents, and fee schedules are all available to the public on the website, as shown in Additionally, the City's preliminary review process has been instrumental in increasing transparency, by allowing staff to provide project-specific information on the required entitlements, fees, and potential issues up front.

Table 3- 12: Location of Development Information on Cypress City Website

Development Information	Link
General Plan	https://www.cypressca.org/government/departments/community-development/planning-division/city-plans
Zoning Ordinance	http://qcode.us/codes/cypress/
Zoning Map	https://www.cypressca.org/government/departments/community-development/zoning-map
Specific Plans	https://www.cypressca.org/government/departments/community-development/planning-division/city-plans/specific-plans
Forms and Applications	https://www.cypressca.org/government/forms-documents-copy
Planning Fee Schedule	https://www.cypressca.org/home/showpublisheddocument/10483/637606702555070000
Master Fee Schedule	https://www.cypressca.org/home/showpublisheddocument/10462/637599632686270000

3.1.10. STATE AND FEDERAL REGULATIONS

State and federal requirements may act as a barrier to the development or rehabilitation of housing, and affordable housing in particular. These include State prevailing wage requirements and environmental review requirements.

3.1.10.1. STATE PREVAILING WAGE REQUIREMENTS

Labor Code Section 1720, which applies prevailing wage rates to public works of over \$1,000, defines public works to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole or in part out of public funds. For example, public transfer of an asset for less than fair market value, such as a land write-down, would be construed to be paid for in part out of public funds and trigger prevailing wage requirements.

While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies. However, state law does allow a number of exceptions for single-family homes and for projects intended to support affordable housing, such as the construction or expansion of emergency shelters or construction of some types of affordable housing units.

3.1.10.2. ENVIRONMENTAL PROTECTION

State and federal regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, conditional use permits, etc.). Costs resulting from the environmental review process, such as costs related to the preparation of environmental analyses, are also added to the cost of housing and are passed on to the consumer. Environmental review can also impact the processing time for project review due to mandated public review periods. However, the presence of these regulations helps preserve the environment and ensure environmental safety to Cypress residents. Furthermore, recent State laws have established exemptions from CEQA for infill and affordable housing projects. Due to the City's built-out nature, the majority of proposed projects are exempt from environmental review as urban infill projects.

3.2. MARKET CONSTRAINTS

3.2.1. TIMING AND DENSITY

In some cases, market factors, such as the ability to secure construction financing, may impact project timing by delaying the request for building permits. In Cypress, the average time lapse between project approval and the request for building permit is six months.

Market factors, such as cost of land, and demand for a certain size or type of unit have the potential impact the density of a project. Due to high land costs and limited land availability in Cypress, projects are typically built at or near maximum density. Table 4- 6 in the Housing Resources section provides the density achieved on recent projects within the City. As shown, density bonuses for affordable housing have been a frequent tool utilized in recent years to maximize density, with several projects achieving densities over the maximum allowed base density. The average density achieved for all projects was 95% of maximum allowable density.

3.2.2. AVAILABILITY OF FINANCING

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions.

Under the Home Mortgage Disclosure Act (HDMA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. A total of 2,536 households applied for mortgage loans for homes in Cypress in 2017 (Table 3- 13). Overall, 67 percent of these applications were approved, 13 percent were denied, and 20 percent were either withdrawn or closed for incompleteness. Conventional financing involves market-rate loans provided by private lending institutions such as banks, mortgage companies, savings and loans, and thrift institutions. Of the 742 applications for conventional purchase loans, 77 percent were approved. The approval rate for government backed loans was slightly lower at 72 percent. Refinance applications had the lowest approval rating, with 62 percent of applications being approved and 15 percent being denied. The denial rate was highest for home improvement loan applications at 17 percent.

Table 3- 13: Disposition of Home Purchase and Improvement Loan Applications (2017)

Loan Type	Total Applications	Approved	Denied	Other
Government-Backed Purchase	109	72%	10%	18%
Conventional Purchase	742	77%	7%	15%
Refinance	1,455	62%	15%	23%
Home Improvement	230	64%	17%	19%
Total	2,536	67%	13%	20%

Note: "Other" includes files closed for incompleteness and applications withdrawn.

Source: www.lendingpatterns.com, 2017

3.2.3. FORECLOSURES

Foreclosure occurs when households fall behind on one or more scheduled mortgage payments. The foreclosure process can be halted if the homeowner is able to bring their mortgage payments current. If payments cannot be resumed or the debt cannot be resolved, the lender can legally use the foreclosure process to repossess (take over) the home. When this happens, the homeowners must move out of the property. If the home is worth less than the total amount owed on the mortgage loan, a deficiency judgment could be pursued. If that happens, the homeowner would lose their home and also would owe the home lender an additional amount.

Between 2000 and 2005, with low interest rates, "creative" financing (e.g., zero down, interest only, adjustable loans), and predatory lending practices (e.g., aggressive marketing, hidden fees, negative amortization), many households purchased homes that were beyond their financial means. Under the false assumptions that refinancing to lower interest rates would always be an option and home prices would continue to rise at double-digit rates, many households were unprepared for the hikes in interest rates, expiration of short-term fixed rates, and decline in sales prices that set off in 2006. Suddenly faced with significantly inflated mortgage payments, and "upside-down" mortgage loans (that are larger than the worth of the homes), many had to resort to foreclosing their homes.

However, since the Great Recession, foreclosure rates have come down significantly. As of December 2020, there were eight homes in Cypress at some stage of foreclosure. This included four homes in pre-foreclosure, three homes set to go to auction, and one bank owned home. The foreclosure rate was less than 0.01% for the City of Cypress as well as for Orange County as a whole.⁴

3.2.4. DEVELOPMENT COSTS

3.2.4.1. LAND AVAILABILITY AND COST

The availability and price of land represents a significant market constraint to housing production throughout most of Southern California. This constraint is particularly acute in communities, such as Cypress, where there is little to no residentially designated vacant land. In December 2020, based on a survey of online real estate listings, there was only one vacant property listed for sale within the City. The property, located on Ball Road, is not zoned for residential development. Another listed property was not vacant but marketed as an underutilized site with a small existing office building. It is located within the Downtown District of the Lincoln Avenue Specific Plan and could be suitable for mixed use development. The 23,500 square foot lot is listed for sale at \$2.2 million, or approximately \$4.1 million per acre. Additionally, the City sold a 13-acre property in 2020 for approximately \$14 million (or just under \$1.1 million per acre), that will be developed as a mixed use project. Due to limited land availability, most new residential development in Cypress will involve recycling properties with existing uses, which tends to add to the cost of land.

A density bonus is available to developers who provide affordable housing as part of their projects. Developers of affordable housing may also be granted regulatory concessions or development incentives. Density bonuses, together with the incentives and/or concessions, result in a lower average cost of land per dwelling unit thereby making the provision of affordable housing more feasible.

3.2.4.2. COST OF CONSTRUCTION (LABOR AND MATERIALS)

The cost of labor and building materials has a significant impact on the overall cost of new housing and can, therefore, be a constraint to affordable housing development. According to the National Association of Home Builders Construction Cost Survey, construction costs (including labor and materials) account for over 55 percent of the sales price of a new single family home. The Construction Cost Survey found that the average construction cost for a single family home was \$237,760. It should be noted that the Construction Cost Survey is a national survey and may not be completely representative of Cypress or Orange County; however, it does illustrate that construction costs comprise a significant proportion of the ultimate sales price of residential development. While significant, construction costs are consistent throughout the region and therefore would not specifically constrain housing development in Cypress when compared to other cities in the region.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the City's density bonus and inclusionary housing programs, the City allows affordable units to be smaller in size (maintaining the same number of bedrooms), and could also consider allowing less costly features and interior finishes, provided all project units were comparable in construction quality and exterior design. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale.

3.3. INFRASTRUCTURE CONSTRAINTS

The availability of public infrastructure and services for residential development is another potential constraint to the development of housing. The majority of Cypress is highly urbanized with most of the necessary infrastructure, streets,

⁴ Source: Realtytrac.com, accessed December 2020.

electrical lines, and water distribution already in place. This section provides an overview of potential utility service constraints in Cypress.

3.3.1. WATER

The City of Cypress is served by the West Orange County System of the Golden State Water Company (GSWC), a private water service provider. Water provided in the West Orange County System is a blend of groundwater from the Orange County Groundwater Basin and imported water. Imported water is transported via the Colorado River Aqueduct and State Water Project and distributed by the Metropolitan Water District of Southern California. GSWC purchases this imported water from the Metropolitan Water District of Orange County and also purchases a small amount of water from the City of Seal Beach. GSWC owns 17 wells in the Orange County Groundwater Basin which supply water to the System. Groundwater accounts for approximately 90 percent of the System's water supply.

According to GSWC's 2015 Urban Water Management Plan (UWMP) for the West Orange County System, the company delivered 13,441 acre feet of water to the service area in 2015. The total service demand was expected to increase to 16,442 acre feet by 2020 and projected to increase to 17,010 acre feet by 2035. According to the UWMP, the System is expected to have the ability to supply 17,510 acre feet of water in 2035, exceeding the projected demands. Therefore, adequate water supply is available to accommodate the RHNA during the Housing Element planning period.

Senate Bill 1087 (enacted in 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower-income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower income households, unless specific written findings are made. The City will provide a copy of the adopted Housing Element to the Golden State Water Company within 30 days of adoption. The City will continue to coordinate with the GSWC to ensure priority service provision to affordable housing developments.

3.3.2. WASTERWATER

Wastewater in the City of Cypress is collected, treated, and disposed of by the Orange County Sanitation District. The District serves a 479 square mile area in central and northwest Orange County, including Cypress, and operates two treatment plants. According to the District's 2020 Sewer System Management Plan, "OC San's CIP assures that older facilities are upgraded as needed to ensure adequate capacity through the system...OC San works under annual and long-range plans that have proven effective, and OC San is not currently experiencing capacity related problems. Indications of possible capacity problems seen by the Collections Facilities O&M Division are brought to the attention of the Engineering Department for further evaluation." Therefore, there are no constraints on the availability of wastewater disposal or treatment.

Senate Bill 1087 also mandates priority sewage collection and treatment service to housing developments providing units affordable to lower-income households. The City will provide a copy of the adopted Housing Element to the Orange County Sanitation District within 30 days of adoption. The City will continue to coordinate with the District to ensure priority service provision to affordable housing developments.

3.3.3. TRANSPORTATION INFRASTRUCTURE

In 1990, Orange County voters approved Measure M, the Revised Traffic Improvement and Growth Management Ordinance, which provides funding to Orange County for needed transportation improvements over a 20-year period through the imposition of a one-half cent retail transaction and use tax. In 2006, voters extended the tax through 2041. Cities such as Cypress can qualify for Measure M funds if they comply with the Countywide Growth Management Program component requirements and have an established policy framework for that Program. As part of the Program, Cypress implemented a development mitigation program establishing the following fees: 1) Citywide Traffic Fee related to needs in the General Plan circulation system, 2) Regional Traffic Fee providing proportionate share funding of

impacts to the regional roadway system, and 3) the Los Alamitos Settlement Agreement Traffic Fee to offset impacts of development around the race track. The City has established a Capital Improvement Program for the transportation systems improvements to effectively manage the system based on the Orange County Transportation Authority (OCTA) timetables. This is an on-going, consistently updated program in Cypress. While the fees may present a constraint to housing development, they are necessary to facilitate the ongoing maintenance of the City's and County's transportation infrastructure.

3.4. ENVIRONMENTAL CONSTRAINTS

A wide range of environmental factors may constrain the development of new housing in Cypress. Areas of special environmental significance, potential safety hazards, and development constraints will influence land use policy. The General Plan Safety Element identifies areas of Cypress subject to a number of environmental constraints, including flooding, seismic hazards, hazardous and toxic materials, urban fires, aircraft overflights from the Los Alamitos Armed Forces Reserve Center, and noise. The Cypress General Plan recognizes these hazards and identifies programs to minimize them.

3.4.1. FLOODING

The Federal Emergency Management Agency (FEMA) publishes maps that identify areas of the City subject to flooding in the event of a major storm. These Flood Insurance Rate Maps (FIRMs) indicate areas that may be inundated in the event of a 100-year or a 500-year storm. In addition, the maps indicate the base flood elevations at selected intervals of the floodway. The flood map contained in the Cypress Safety Element indicates the 100-year flood event would be contained within the Carbon Creek and Bolsa Chica storm drain channels. However, like most of Orange County, the projected 500-year flood may result in widespread flooding throughout the entire City.

Additional flood hazards include the potential for inundation from failure of the Prado, Carbon Canyon, and Whittier Narrows dams, all of which are located a significant distance from the City. The Prado Dam is located in Riverside County, the Carbon Canyon dam is located in Brea, and the Whittier Narrows Dam is located in Pico Rivera. The Prado Dam currently works in tandem with the Seven Oaks Dam, located approximately 40 miles upstream of the City on the Santa Ana River, to provide increased flood protection to Orange County. In addition, work is proceeding on the Santa Ana River Mainstem Project, involving improvement to the Prado Dam, Seven Oaks Dam, Mill Creek Levee, San Timoteo Creek, Oak Street Drain, Santiago Creek, and the lower Santa Ana River. This project is projected for completion in 2013, subject to continued funding. This project is supported by the City of Cypress and provides additional flood protection to the area.

Flood hazards in Cypress are less than significant. Areas designated for future residential development do not fall within the 100-year floodplain and are not subject to specialized flood construction requirements.

3.4.2. SEISMIC HAZARDS

As stated in the Safety Element, the entire planning area – as well as all of Southern California – is located within a seismically active region that has been subject to major earthquakes in the past. There are no known faults in Cypress. However, the Whittier-Elsinore, Newport-Inglewood, Norwalk, El Modena, and Elysian Park faults are located within close proximity to Cypress. The closest faults — El Modena and Norwalk — traverses approximately five to 10 miles north of Cypress. The San Andreas and San Jacinto faults are located much more distant. San Jacinto crosses the region approximately 40 miles south of Cypress. Although farther away, these faults have the potential to deliver larger magnitude earthquakes than the other five faults mentioned above. Other major faults may be buried under alluvium, or fault traces may have been obliterated due to natural weathering. Two of the most destructive earthquakes that occurred in California in recent years, the Coalinga and Whittier earthquakes, originated from previously unknown faults. The City of Cypress suffered no significant structural damage from these earthquakes.

Liquefaction is a subsidiary hazard associated with intense ground shaking, in which the soil can destabilize and if sufficient water is present in the soil, the soil and water can mix. The Safety Element states: "Cypress, like most of Orange County, has granular sandy soil with high water content. Areas with these conditions may experience liquefaction during extreme ground shaking."

3.4.3. URBAN FIRES

Materials and wind speeds can contribute to the spread of urban fires. According to the Cypress Disaster Plan, the community does not contain any large housing tracts with wood or shake roofs. However, a few apartment complexes in Cypress do have wood roofs and are at a greater fire risk. The City is subject to periodic high winds, including the hot, dry Santa Ana winds which can quicken the spread of fire. The separation and setback requirements in effect when most houses in Cypress were built help minimize the risk of spreading fire. In addition, the building code local amendments require fire sprinklers for new residential construction and fire retardant wood shingle and wood shake roofs.

3.4.4. AIRCRAFT OVERFLIGHTS

The Los Alamitos Armed Forces Reserve Center (AFRC) is located southwest of Cypress in the City of Los Alamitos. The AFRC is primarily used for helicopter training missions. A portion of Cypress lies in the prevailing approach path of the Army airfield located at AFRC. This portion of Cypress is primarily composed of business parks, but some residential areas south of Cerritos Avenue are within the High or Moderate Noise Impact Zone and the Approach Clearance Zone. Specific land use regulations consistent with the Federal Aviation Administration rules are in effect.

3.4.5. NOISE

Noise generated from mobile sources such as traffic and aircraft will continue to have the greatest potential impact on land use. The Noise Element describes the existing noise environment using maps that indicate high levels of noise in the planning area. The Noise Element also identifies noise sources and contains goals and policies that will be useful in reducing the effects of noise, if not the actual intensity of noise. Land use policy discourages the placement of noise-sensitive land uses in areas that are subject to high noise levels. The City requires new housing developments to provide an acoustic analysis and provide necessary mitigation, such as barriers or additional sound insulation, for projects located within the 65 CNEL noise contour zones, as identified in the Safety Element.

4. HOUSING RESOURCES

This section describes and analyzes resources available for the development, rehabilitation, and preservation of housing in the City of Cypress. This includes an evaluation of the adequacy of the City’s land resources to accommodate the City’s RHNA for the 2021-2029 planning period, financial resources available to support the provision of affordable housing, administrative resources available to assist in implementing the City’s housing programs, and resources for energy conservation.

4.1. LAND RESOURCES

Based on the California Department of Housing and Community Development’s (HCD) determination of the SCAG region’s “fair share” of the statewide forecasted growth through October 15, 2029, SCAG has allocated the projected housing need to each jurisdiction by income category. The RHNA represents the minimum number of housing units each community is required to plan for by providing “adequate sites” through the general plan and zoning. An important component of the Housing Element is the identification of adequate sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City’s share of regional housing needs (RHNA). For the 2021-2029 planning period, the City of Cypress was allocated a total of 3,936 units. Further, the City must plan for units affordable to all income levels as shown in Table 4- 1.

Table 4- 1: Cypress Regional Housing Needs Allocation (2021-2029)

Income Level	Percent of AMI ¹	Units	Percent of Total RHNA
Very Low ²	0-50%	1,150	29%
Low	51-80%	657	17%
Moderate	81-120%	623	16%
Above Moderate	120%+	1,506	38%
TOTAL		3,936	100%

Source: SCAG, 6th Cycle Final RHNA Allocation Plan, March 2021.

Notes:

1. AMI = Area Median Income
2. An estimated half of Cypress’ very low income housing needs (575 units) are for extremely low income households earning less than 30% AMI, pursuant to AB 2634.

4.1.1. CREDITS TOWARDS THE RHNA

The RHNA utilizes June 30, 2021 as the baseline for growth projections; therefore, jurisdictions may count the number of new units issued building permits or certificates of occupancy since June 30, 2021 toward their RHNA. This section describes credits towards the RHNA related to new construction as well as potential ADU development.

Table 4- 2 provides a summary of the City's RHNA credits and the remaining housing need through the end of the 6th Cycle planning period. With the City's entitled projects, projects under review, and projected ADU development, Cypress must accommodate a total remaining need of 3,432 units.

Table 4- 2: RHNA Credits and Remaining Need

Income Category	RHNA	Entitled	Under Review	ADU Potential	Remaining Need
Extremely Low/Very Low	1,150	-	-	5	1,145
Low	657	-	-	8	649
Moderate	623	-	50	6	567
Above Moderate	1,506	386	48	1	1,071
TOTAL	3,936	386	98	20	3,432

4.1.1.1. ADU POTENTIAL

State laws passed in recent years have greatly incentivized the development of ADUs by mandating that jurisdictions relax development standards and permitting procedures. For the period of 2013 through 2017, just one ADU was developed in Cypress. However, ADU development has increased in light of new state requirements, with a total of five ADUs constructed in 2018, one in 2019, and two in 2020. Based on ADU development since 2018, the City conservatively anticipates an average of 2.5 ADUs developed per year, for a total of 20 ADUs developed over the 2021-2029 planning period.

In order to assist local jurisdictions with the ADU projections, SCAG conducted a regional accessory dwelling unit affordability analysis to develop affordability assumptions that can be used to assign ADUs to income categories at the local level. The analysis examines current market rents for reasonably comparable rental properties using online platforms (i.e. Zillow) and key words to identify units that appear to be ADUs. The analysis utilizes data collected from a survey of rents for 150 ADUs between April and June 2020. Based on the results of SCAG’s analysis, the affordability assumptions for Orange County, along with the corresponding unit count for Cypress are included in Table 4- 3.

Table 4- 3: ADU Affordability Assumptions

Income Category	Affordability Assumptions for Orange County	Cypress Projected ADU Developments
Extremely Low	15%	3 units
Very Low	10%	2 units
Low	43%	8 units
Moderate	30%	6 units
Above Moderate	2%	1 unit
Total		20 units

Source: SCAG, Regional Accessory Dwelling Unit Affordability Analysis, 2021.

4.1.1.2. ACTIVE ENTITLEMENTS

Two projects totaling 386 units were entitled prior to July 1, 2021 that qualify to be counted towards Cypress’ RHNA. The Cypress City Center project is a mixed-use development which includes 251 market rate apartments. The Cypress Town Center Project located within the Cypress Town Center and Commons Specific Plan 2.0 contains 135 condominium units.

4.1.1.3. UNDER REVIEW

As of July 1, 2021, one project with a total of 98 condominium units is currently under review by the City. The Citrus Square Senior Community is proposed to include 48 market rate units and 50 units affordable to moderate income households.

4.1.2. RESIDENTIAL SITES INVENTORY

Pursuant to State Housing Element Law, a jurisdiction must demonstrate that there are suitable vacant and/or nonvacant sites within the community to accommodate the remaining RHNA identified in Table 4- 2. Additionally, the jurisdiction must show that the identified sites are suitable for residential development, including appropriate zoning and development standards. In order to accommodate the remaining RHNA for each income category, the City of Cypress has identified some sites for rezoning to higher density. The rezoning program is included in the Housing Program strategy in the Housing Element. Appendix A provides detailed data on each parcel included in the sites inventory.

In reviewing potential opportunity sites throughout the City and soliciting feedback from the public and City officials, the City determined that amending the Cypress Town Center and Commons Specific Plan 2.0 (CTCC) to allow higher densities in some districts has the greatest potential to result in meaningful production toward the City's RHNA during the 2021-2029 planning period. However, pursuant to the Cypress Municipal Code, any changes to the CTCC require voter approval. Therefore, to ensure that the City has a means to accommodate the RHNA in the event that an election to change the CTCC is not approved, the City has developed a second alternative which does not incorporate changes to the CTCC. A description of both alternatives is provided below.

4.1.2.1. ALTERNATIVE 1: LINCOLN AVENUE SPECIFIC PLAN AND CYPRESS TOWN CENTER AND COMMONS SPECIFIC PLAN 2.0

The primary alternative divides the RHNA between the Lincoln Avenue Specific Plan area and the yet-to-be redeveloped Cypress Town Center and Commons Specific Plan 2.0 (CTCC) area. A brief description of Alternative 1 is provided below and summarized in Table 4- 4. Detailed parcel data is provided in Table A- 1 in Appendix A.

Table 4- 4: Alternative 1 Sites Summary

Affordability Level and Zoning	Density (du/ac)	Site Count	Area (acres)	Average Parcel Size (acres)	Unit Capacity
Lower Income					
LASP ¹	30	41	57.4	1.4	1,273
CTCC ²	45-50	2	14.6	N/A	553
PBP ³	60	1	7.2	7.2	321
Lower Income Subtotal		44	79.2	-	2,147
Moderate/Above Moderate Income					
LASP ¹	30	72	19.8	0.3	417
CTCC ²	8-15	6	109.9	N/A	1,238
Moderate/Above Moderate Income Subtotal		78	129.7	-	1,655
Total		122	208.9	-	3,802

Notes:

1. LASP = Lincoln Avenue Specific Plan
2. CTCC = Cypress Town Center and Commons Specific Plan 2.0
3. PBP = Planned Business Park

Located on the Los Alamitos Race Course site, the CTCC currently allows the development of residential units throughout seven districts which range in density from 8 du/ac to approximately 17 du/ac. As currently approved, the CTCC utilizes maximum density requirements in various districts as well as a maximum unit cap of 1,250 units in the specific plan area.⁵ Under Alternative 1, approximately 7.6 acres within the Single Family Detached District would be

⁵ While the unit cap within the CTCC is 1,250 units, the City has approved the 135-unit Cypress Town Center project which has been included as an entitled project. Therefore, there are 1,115 remaining units that may be permitted within the CTCC as currently adopted.

rezoned to create a new High Density Residential District, allowing a density of 45 du/ac to accommodate an estimated 273 units. Additionally, the allowable density within the Town Center District would be increased to 50 du/ac to accommodate an estimated 280 new units. Due to the allowable density, these areas would be suitable for the development of housing affordable to lower income households. The allowable densities within the remaining Districts of the CTCC would remain unchanged, except that the unit cap would be removed to allow development within these Districts up to the existing maximum allowable density regardless of the number of units already developed within the CTCC area. With these proposed changes, an estimated 1,926 units could be accommodated within the CTCC area.

Alternative 1 also includes one opportunity site on Katella Avenue adjacent to the CTCC area (Site #115, 4955 Katella), which is proposed to be upzoned to 60 du/ac to accommodate an estimated 321 units. The primary building on the site is a big box type structure which accommodates two tenants. One half of the building is occupied by a gym and the other half of the building is currently vacant (formerly an Office Depot). Due to its location near the CTCC area and other recently entitled residential development, this site has high potential for redevelopment.

Under Alternative 1, the remaining RHNA sites would be accommodated within the Lincoln Avenue Specific Plan. The Lincoln Avenue Specific Plan currently allows for residential development at 30 du/ac within the RM-30 and Residential Mixed Use districts. Alternative 1 proposes to expand the maximum allowable density of 30 du/ac to the majority of the Specific Plan area. With these amendments, the Lincoln Avenue Specific Plan can accommodate approximately 1,690 units (1,273 lower income units and 417 moderate/above moderate income units).

Changes to the Lincoln Avenue Specific Plan as well as opportunity site #115 would be implemented through the City's typical public hearing process. However, as noted above, the City would be required to hold an election to implement changes to the CTCC. This process would involve the City Council taking a vote in Fall 2022 to place the proposed amendments on the ballot, conducting an impartial voter education plan in Winter 2022 through Spring 2023, and holding an election in Spring 2023. Therefore, the following Alternative 2 is presented as a potential back-up option to Alternative 1 should voter approval of the CTCC amendments fail.

4.1.2.2. ALTERNATIVE 2: LINCOLN AVENUE SPECIFIC PLAN MIXED DENSITY

Under Alternative 2, the CTCC would remain unchanged and would be able to accommodate a total of 1,115 units affordable to moderate and above moderate income households.

Rather than applying a density of 30 du/ac to the majority of the Lincoln Avenue Specific Plan area, Alternative 2 proposes to vary densities with the Specific Plan area between 30 du/ac and 60 du/ac. The highest density areas would be located on the east end of the Lincoln Avenue corridor, closest to Cypress College. With these changes, the Lincoln Avenue Specific Plan could accommodate the development of approximately 2,426 new units (1,885 lower income units and 541 moderate/above moderate income units).

Table 4- 5: Alternative 2 Sites Summary

Affordability Level and Zoning	Density (du/ac)	Site Count	Area (acres)	Average Parcel Size (acres)	Unit Capacity
Lower Income					
LASP	30	14	26.6	1.9	593
LASP	50	18	21.6	1.2	802
LASP	60	12	10.8	0.9	490
PBP	60	1	7.2	7.2	321
Lower Income Subtotal		45	66.2	1.5	2,206
Moderate/Above Moderate Income					
LASP	30	38	9.1	0.2	191
LASP	50	24	6.5	0.3	233
LASP	60	7	2.7	0.4	117
RM-20	20	1	2.1	2.1	30
CTCC	8-17.2	7	124.5	N/A	1,115
Moderate/Above Moderate Income Subtotal		74	144.8	-	1,686
Total		122	210.9	-	3,892

Notes:

1. LASP = Lincoln Avenue Specific Plan
2. CTCC = Cypress Town Center and Commons Specific Plan 2.0
3. PBP = Planned Business Park

Opportunity site #115 located on Katella Ave. in the PBP zone would also be included in Alternative 2 as described under Alternative 1. Alternative 2 also includes an opportunity site located on the southeast corner of Orange Ave. and Grindlay St. (Opportunity site #139, RM-20 zone). This 2.06-acre site currently includes an older office building and would be rezoned to RM-20 to accommodate 30 moderate/above moderate income units. Table 4- 5 provides a summary of Alternative 2.

If the City proceeds with Alternative 2, amendments to the Lincoln Avenue Specific Plan and the City's Zoning Ordinance would be undertaken through the normal public hearing process. Detailed parcel data for each opportunity site identified for Alternative 2 is provided in Table A- 2 in Appendix A.

Figure 4- 1: Alternative 1 Opportunity Sites

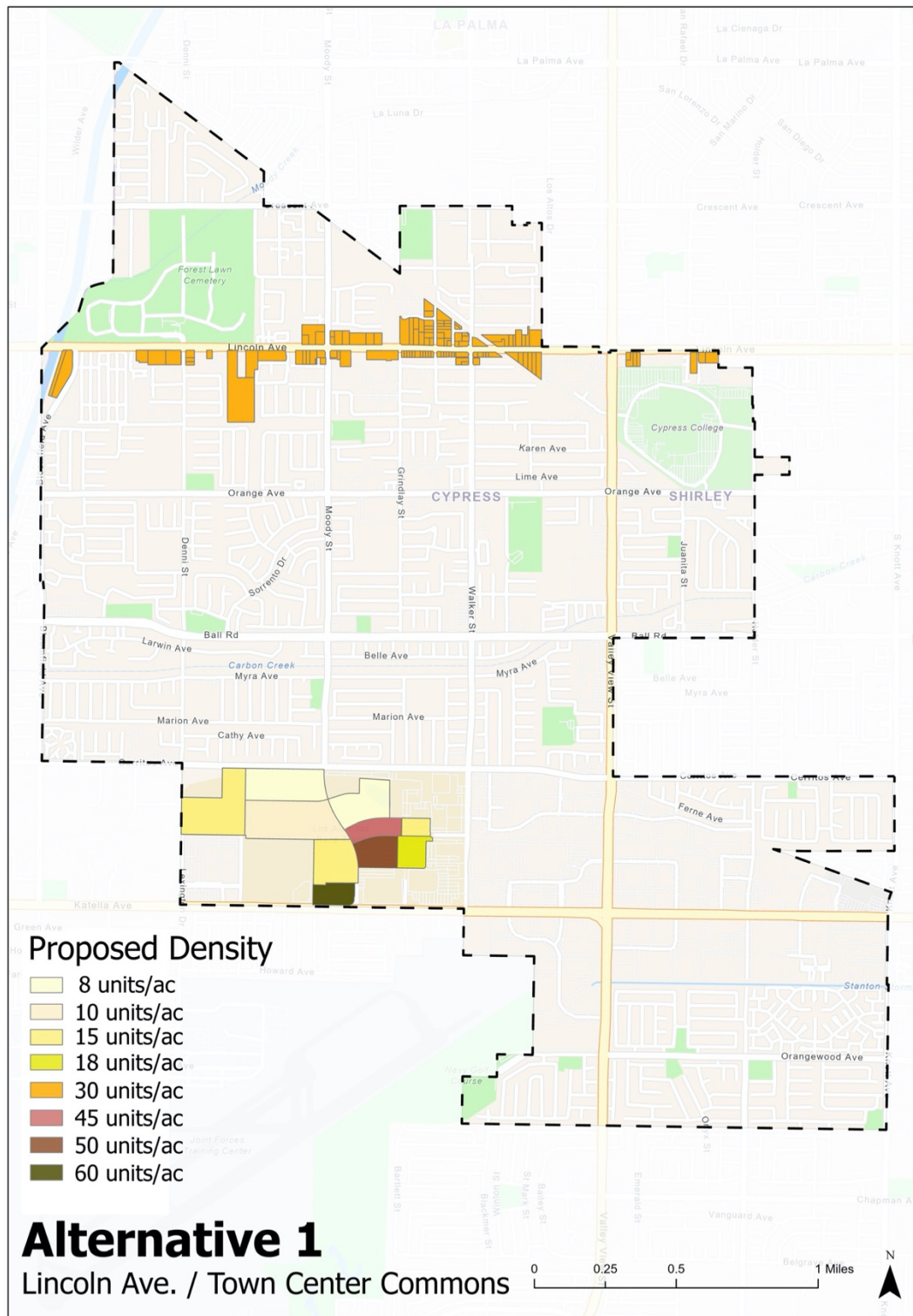
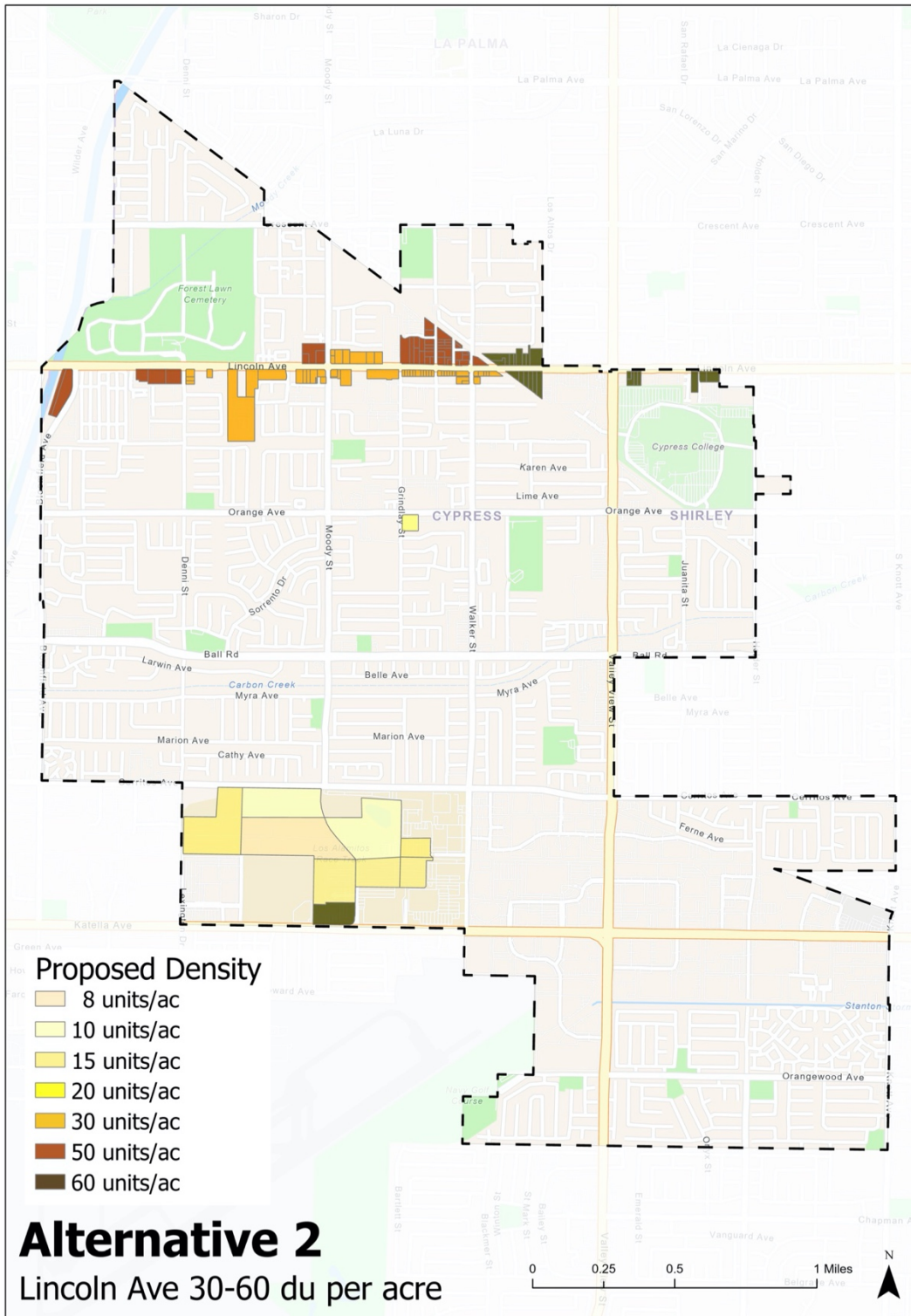


Figure 4-2: Alternative 2 Opportunity Sites



4.1.2.3. REALISTIC CAPACITY ASSUMPTIONS

In order to establish a realistic assumption for the capacity of the identified opportunity sites, past projects were utilized to provide context. Table 4- 6 provides the percent capacity achieved based on the maximum density allowed by the zoning code and the approved density for multi-family projects approved over the 2014-2021 planning period.

Table 4- 6: Density and Capacity Achieved on Past Projects

Project/Address	Zoning Designation/Specific Plan	Number of Units	Max. Allowable Density (du/ac)	Approved Density (du/ac)	Percent Capacity Achieved
Cypress City Center (5155 Katella)	PBP/CBPC ¹	251	19	18.9	100% ⁶
Cypress Town Center (W of Vessels Cir.)	PC/CTCC – TC ²	135	17.2	19.33	100% ³
4552 Lincoln Avenue ⁴	PC/LASP ⁵ - R30	67	30	37.9	126%
4620 Lincoln Avenue ⁴	PC/LASP - RM	67	30	36.8	123%
9191 Bloomfield St. ⁴	PC/LASP - CM	19	20	21.0	105%
9071-9091 Walker St. ⁴	PC/LASP - CM	19	20	23.4	117%
4604 Lincoln Avenue	PC/LASP - R30	57	30	21.3	71%
City Ventures townhomes (5300-5400 Orange Ave.)	OP/CC	52	20	14.17	71%
Flora Park/Ovation (Katella Ave. & Enterprise Dr.)	PBP/CBPC	244	20	8.75	44%
Average Capacity Achieved					95%

Source: City of Cypress, Planning Division.

Notes:

1. CBPC = Cypress Business and Professional Center Specific Plan
2. CTCC – TC = Cypress Town Center and Commons Specific Plan 2.0 (Town Center District)
3. The maximum allowable density for the CTCC – TC District is calculated by taking the unit cap (250 units) divided by the District area. There is no explicit maximum density regulation other than the unit cap; therefore, this project is listed as built at 100% of allowable density, the calculation of approved density divided by max. allowable density is actually greater than 100%.
4. Density bonus approved.
5. LASP = Lincoln Avenue Specific Plan. Districts are: R30 = Residential; RM = Residential Mixed Use; CM = Commercial Mixed Use
6. The CBPC has a density cap that applies over the entire specific plan area (19 du/ac) but not a max. allowable density that applies on an individual project basis. The density of new projects in the CBPC would be considered in relation to other existing/approved projects within the specific plan area and the density cap.

As shown in the Table, projects in Cypress are typically approved at or near the maximum density allowed by the Zoning Ordinance (or Specific Plan), with an average capacity of 95 percent. In order to provide conservative estimates within the sites inventory, a realistic capacity assumption of 75% has been utilized for all sites other than those within the CTCC Specific Plan area. For example, for sites within the Lincoln Avenue Specific Plan designated at 30 du/ac, the unit capacity has been calculated at 22.5 du/ac.

Due to the significantly larger site area with fewer existing improvements of the CTCC Specific Plan area, realistic capacity has been calculated at 85% for the areas with proposed increases in density in Alternative 1 (Opportunity Sites 142 and 144). As these Districts are both over 7 acres in area, and given that the sole project within the CTCC area was approved at 100 percent capacity, this is a conservative assumption. Areas of the CTCC where no change in density is proposed were calculated at 100 percent capacity. Again, due to the large site areas and existing use of the site, development of the site at 100 percent capacity in these Districts is highly realistic.

4.1.2.4. AFFORDABILITY, SUITABILITY, AND AVAILABILITY ASSUMPTIONS

Certain assumptions were utilized to determine the suitability and availability of opportunity sites for development within the 2021-2029 planning period as well as the affordability level of potential development.

Pursuant to CA Government Code Section 65583.2(c)(3)(B), jurisdictions may utilize a “default” numerical density to establish adequate zoning to accommodate lower income housing. For jurisdictions within metropolitan counties, including the City of Cypress, the default density for lower income housing is 30 du/ac. Therefore, all sites identified for lower income housing within both alternatives of the sites inventory have a minimum of 30 du/ac. Additionally, all sites identified for lower income housing are a minimum of one half acre in size.

Based on the analysis included in the Housing Needs Assessment of this Report, moderate income households can afford a range of rental housing within Cypress and as well as purchase of smaller sized condominiums. Sites with densities of 15 du/ac and above were considered feasible for moderate income development. For the sites inventory, moderate and above moderate sites were lumped together because the majority of these sites would be appropriate for either income level. In Alternative 1, over 60 percent of the moderate and above moderate income units are on sites with a density of 15 du/ac or greater. In Alternative 2, over 70 percent of the units designated for moderate and above moderate income households are on sites with a density of 15 du/ac or greater.

4.1.2.5. SUITABILITY OF NONVACANT SITES

Due to the built out nature of Cypress, vacant sites cannot accommodate the City's RHNA and the sites inventory relies on underutilized properties to demonstrate sufficient capacity. Factors that were used to determine whether a site is underutilized include the current use, the age of the structure, floor area ratio, and improvement ratio (improvement value to land value). Approximately 55 percent of sites identified have structures that are currently at least 50 years old and nearly 70 percent of the sites contains structures that will be at least 50 years old by the end of the planning period. Additionally, no sites contain structures that are younger than 30 years. The average floor area ratio of identified opportunity sites (excluding the CTCC area) is low at 0.2. Over half of sites (excluding the CTCC area) have an improvement ratio of less than 0.5.

Table 4- 3 depicts typical existing conditions of sites identified as underutilized in the sites inventory. Details for each parcel identified are included in Appendix A.

Feasibility for Development

After high level analysis and consideration of public input, the City focused on two opportunity areas for the sites inventory: the Lincoln Avenue corridor and the Cypress Town Center and Commons Specific Plan 2.0 area.

The Lincoln Avenue corridor, regulated by the Lincoln Avenue Specific Plan, has been a primary focus of the City's redevelopment efforts and several residential projects were constructed along the corridor during the last planning period. The sites inventory builds upon this momentum by expanding residential uses and increasing densities throughout the Specific Plan area. Lincoln Avenue is also the City's busiest transit corridor and future residential development would benefit from convenient access to transit. Additionally, the western half of the corridor is a high resource area according to the TCAC/HCD Opportunity Area Maps, and would, therefore, be competitive for affordable housing funding.

The Cypress Town Center and Commons Specific Plan 2.0 was identified for a number of reasons. The CTCC area encompasses the existing Los Alamitos Race Course site and the entire CTCC area is owned by a single entity. The approval of the the CTCC was initiated by the property owner; therefore indicating a desire to see the site redeveloped primarily with residential uses in the near term. The City has had several conversations with the property owner regarding potential changes to the CTCC to accommodate higher densities and received overall positive feedback. While changes to the CTCC require voter approval, due to the large size of the area, the City feels that it represents the greatest likelihood for meaningful production of housing. Even without voter approval of increased densities (Alternative 2), the CTCC area will accommodate 1,115 new units.

4.1.3. AVAILABILITY OF INFRASTRUCTURE AND PUBLIC SERVICES

Incorporated in 1956, Cypress is a generally younger suburban community with the necessary infrastructure in place to support future development. The City annexed one area in 1971 and two additional areas in the 1980s. In the older areas, generally along Lincoln Avenue and in the annexed areas, the infrastructure may need to be updated to accommodate higher intensity uses. These improvements will be included in the City's Capital Improvement Program as deemed necessary by the Public Works Department and the City Council.

Government Code Section 65589.7 requires local governments to provide a copy of the adopted housing element to water and sewer providers. In addition water and sewer providers are required to grant priority for service allocations to proposed developments that include units affordable to lower-income households. Pursuant to these statutes, upon adoption of its Housing Element, Cypress will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

4.1.4. RISK OF DISPLACEMENT

Nearly all of the sites identified in the sites inventory are nonvacant, underutilized properties. However, with the focus on commercial corridors, there are just five identified sites that contain existing single family residences. All of these residences are older than 50 years, with all but one older than 70 years. None of the identified sites contain existing multi-family residential uses. With the exception of the sites mentioned above, the nonvacant sites are underutilized commercial sites with low improvement ratios and older structures as discussed previously. Therefore, the risk of displacement is low in the City.

Figure 4-3: Typical Existing Conditions of Underutilized Sites



Sites 132-134: Existing strip mall development; Low improvement ratio; Adjacent to residential uses to the west and north; To be rezoned at 30 or 50 du/ac.



Sites 142 & 144: Portion of CTCC; Existing overflow parking for race track; Adjacent to entitled MF residential development; 10-15 du/ac under Alternative 2 or rezoned to 45-50 du/ac under Alternative 1.



Site 135: Existing strip commercial center; Low improvement ratio; Structure built prior to 1950. To be rezoned at 30 or 50 du/ac.



Sites 63-64: Existing nursery/RV storage; Low improvement ratio; Structures built prior to 1950. To be rezoned at 30 or 60 du/ac.

4.1.5. ADEQUACY OF SITES TO ACCOMMODATE RHNA

A summary of the sites inventory showing the City's ability to accommodate the total RHNA of 3,936 is provided in Table 4- 7.

Table 4- 7: Adequacy of Sites to Accommodate RHNA

Income Level	RHNA	Credits	Remaining RHNA	Alternative 1		Alternative 2	
				Sites Inventory Capacity	Surplus	Sites Inventory Capacity	Surplus
Very Low	1,150	5	1,145	2,147	353	2,206	412
Low	657	8	649				
Moderate	623	56	567	1,655	17	1,686	48
Above Moderate	1,506	435	1,071				
Total	3,936	504	3,432	3,802	370	3,892	460

4.2. FINANCIAL RESOURCES

A variety of potential funding sources are available to finance housing activities in Cypress. Due to both the high cost of developing and preserving housing, and limitations on both the amount and uses of funds, layering of funding sources may be required for affordable housing programs and projects. Table 4- 8 lists the potential funding sources that are available for housing activities. They are divided into five categories: federal, State, county, local, and private resources.

Table 4- 8: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs and Funding Sources		
Community Development Block Grant (CDBG)	The City applies to Orange County annually for CDBG grant funds. Historically, Cypress has received approximately \$100,000 each year. However, the County anticipates a decrease in CDBG funds and Cypress anticipates a reduction to \$75,000. The City uses CDBG funds for the ongoing HELP II single-family rehabilitation program.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Homeless Assistance Public Services
Home Investment Partnership (HOME)	Cypress does not receive HOME funds directly from the Federal government. However, Cypress can apply for HOME funds through the State of California's annual NOFA. Affordable rental housing projects in Cypress can apply for HOME funds through the County of Orange annual notice of funding availability (NOFA). HOME funds are used to assist low income (80% AMI) households.	New Construction Acquisition Rehabilitation Homebuyer Assistance Rental Assistance
Housing Choice Vouchers (formerly Section 8)	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. Administered by the Orange County Housing Authority.	Rental Assistance

Program Name	Description	Eligible Activities
Choice Neighborhoods Grants	Funds to address distressed neighborhoods and public and assisted projects to transform them into viable and sustainable mixed-income neighborhoods by linking housing improvements with appropriate services, schools, public assets, transportation, and access to jobs. Planning grants and implementation grants are available.	New Construction Acquisition Rehabilitation Economic Development Public Services
Section 202 Housing for Seniors	HUD provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable.	Acquisition Rehabilitation New Construction
Supportive Housing Program	Provides funding to develop supportive housing and services that will allow homeless persons to live as independently as possible. Grants under the Supportive Housing Program are awarded through a national competition held annually.	Homeless Assistance Public Services
Shelter Plus Care	Provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program.	
2. State Programs		
SB 2 Planning Grants	Formula-based grant funds to assist cities with policies/procedures that will accelerate housing production and streamline housing project approval.	General Plan/Zoning Code updates; Environmental analyses that eliminate need for project specific review; Local process improvements that streamline planning/permitting
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing. Tax credits are available between 4% and 9%.	New Construction
Building Equity and Growth in Neighborhoods (BEGIN)	Grants to cities to provide down payment assistance (up to \$30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions. One funding round annually.	Homebuyer Assistance
CalHome	Grants to cities and non-profit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects. One funding round annually.	Predevelopment Site development Site acquisition Rehabilitation Acquisition/Rehab Down payment assistance Mortgage financing Homebuyer counseling

Program Name	Description	Eligible Activities
Transit-Oriented Development Housing Program	Under the program, low-interest loans are available as gap financing for rental housing developments that include affordable units, and as mortgage assistance for homeownership developments. In addition, grants are available to cities, counties, and transit agencies for infrastructure improvements necessary for the development of specified housing developments, or to facilitate connections between these developments and the transit station.	Homebuyer Assistance Predevelopment Site development Infrastructure
Infill Infrastructure Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) to facilitate infill housing development. One funding round annually.	Construction/rehabilitation/preservation, etc. of infrastructure necessary or integral to the development of a qualifying infill project.
CalHFA FHA Loan Program	Low-interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Down Payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	Site acquisition Pre-development costs
CalHFA Homebuyer's Down payment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	Homebuyer Assistance
CalHFA Mental Health Services Act Funds	Jointly administered by the California Department of Mental Health and the California Housing Finance Agency on behalf of counties, the Program offers permanent financing and capitalized operating subsidies for the development of permanent supportive housing, including both rental and shared housing, to serve persons with serious mental illness and their families who are homeless or at risk of homelessness. MHSA Housing Program funds will be allocated for the development, acquisition, construction, and/or rehabilitation of permanent supportive housing.	New Construction Acquisition Rehabilitation Homeless Assistance Public Services Rental Assistance New
CalHFA New Issue Bond Program (NIBP)	Provides affordable housing bond funding to CalHFA and other housing finance agencies. This funding allows developers to secure a source of affordable financing in the marketplace which otherwise could not be obtained.	New Construction Acquisition Rehabilitation Preservation
Golden State Acquisition Fund (GSAF)	Affordable Housing Innovation Program (AHIP): provides loans for developers through a nonprofit fund manager to provide quick acquisition financing for the development or preservation of affordable housing.	New Construction Acquisition Rehabilitation Preservation
Emergency Housing and Assistance Program Operating Facility Grants (EHAP)	Provides operating facility grants for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families.	Homeless Assistance Public Services

Program Name	Description	Eligible Activities
Emergency Housing and Assistance Program Capital Development (EHAPCD)	Funds capital development activities for emergency shelters, transitional housing, and safe havens that provide shelter and supportive services for homeless individuals and families.	Homeless Assistance Public Services
Infill Infrastructure Grant Program (IIG)	Provides grants for infrastructure construction and rehabilitation to support higher-density affordable and mixed-income housing in infill locations.	Predevelopment Site development Infrastructure
Multifamily Housing Program	Provides funding for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing. Projects are not eligible if construction has commenced as of the application date, or if they are receiving 9% federal low income housing tax credits. Eligible costs include the cost of child care, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves.	Acquisition Rental Assistance Public Services Site development Infrastructure Development Fees
Predevelopment Loan Program (PDLP)	Provides predevelopment capital to finance the start of low income housing projects.	Predevelopment
3. County Programs		
Mortgage Assistance Program (MAP)	The County of Orange provides mortgage loans to first time homebuyers. The Affordable Housing Clearinghouse provides the homebuyer services for the County.	Homebuyer Assistance
Mortgage Credit Certificate (MCC)	The County of Orange offers the MCC program in partnership with Affordable Housing Applications. The MCC is a Federal Income Tax Credit program, effectively reducing the applicant's taxes and increasing their net earnings. Program currently on hold.	Homebuyer Assistance Income Tax Credit
4. Local Programs		
Tax Exempt Housing Revenue Bond	The City can support low-income housing by holding the required TEFRA hearing prior to enabling the issuance of housing mortgage revenue bonds. The bonds require the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	New Construction Rehabilitation Acquisition

4.3. ADMINISTRATIVE RESOURCES

Described below are non-profit agencies that are currently active and have completed projects in Orange County. These agencies serve as resources in meeting the housing needs of the City, and are integral in implementing activities for acquisition/rehabilitation, preservation of assisted housing, and development of affordable housing.

4.3.1. ORANGE COUNTY HOUSING AUTHORITY (OCHA)

OCHA administers federally funded housing programs on behalf of Orange County. The largest program administered by the OCHA is the Housing Choice Voucher Program. However, the OCHA also administers homeownership programs, Emergency Housing Vouchers, Veterans Affairs Supportive Housing, and Family Self Sufficiency programs, among others. Qualifying Cypress residents may participate in these various programs administered through the OCHA.

4.3.2. HABITAT FOR HUMANITY

Habitat is a non-profit, Christian organization that builds and repairs homes for sale to very low-income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. The local affiliate, Habitat for Humanity Orange County, has been active in Cypress, having built a total of 22 homes within the last two planning periods.

4.3.3. JAMBOREE HOUSING CORPORATION (JHC)

JHC is a non-profit developer that has developed and implemented numerous affordable housing projects throughout Southern California and the State. Jamboree has also established an in-house social services division to assist residents in maintaining self-sufficiency. "Housing with a HEART" (Helping Educate, Activate and Respond Together) now operates at most Jamboree-owned properties. Jamboree worked with the City of Cypress to develop a Neighborhood Improvement Plan for the Lemon-Lime neighborhood.

4.3.4. MERCY HOUSING CALIFORNIA

Mercy Housing has offices in Los Angeles, San Francisco, and Sacramento. Mercy Housing serves more than 10,000 people at about 100 properties. Residents range from families to people with special needs to seniors.

4.3.5. NATIONAL CORE

National CORE is a large affordable housing development and management company with properties in California, Texas, and Florida for a total of over 10,000 affordable units for families and seniors. National CORE has communities throughout Southern California, including six communities within Orange County. In addition to acquisition, project development, and property management, National CORE provides social services such as wellness programs, childcare programs, and family financial training.

4.4. OPPORTUNITIES FOR ENERGY CONSERVATION

As cities construct more housing to meet growing population demands, the consumption rate of energy becomes a significant issue. The primary uses of energy in urban areas are for transportation, lighting, water, heating and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban consumption. Interest in addressing these impacts at all levels of government has been growing. In 2004, the State of California adopted legislation requiring LEED (Leadership in Energy and Environmental Design) certification for new and renovated public buildings and in 2010 the State released an updated Green Building Code focusing on green building techniques. The City of Cypress has adopted the 2019 California Building Code which has built on the energy efficiency standards of the initial Green Building Code.

In addition to the sustainable practices required by the California Building Code, there are many opportunities for conserving energy in new and existing residential units. Typically, construction of energy efficient buildings does not lower the price of housing however, 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 of insulation; installation or retrofitting of more efficient

appliances, and mechanical or solar energy systems; and building design and orientation which incorporates energy conservation considerations. The City enforces all provisions of Title 24 of the California Building Code, which provides for energy conservation features in new residential construction.

Both the public and private sectors currently offer grants, refunds, and other funding for green building. In addition, developments built to green standards assist both the owners and tenants with energy and maintenance costs over time. The following presents a variety of ways in which Cypress can promote energy conservation:

- Advertise utility rebate programs and energy audits available through Edison and Southern California Gas, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for State sponsored energy and weatherization programs.
- Provide incentives, such as expedited plan check, for private developments that are building green.
- Support the elimination of contamination in older buildings (lead-based paint, asbestos, etc.) during rehabilitation and code inspections.
- Allow higher densities and mixed-use development within walking distance of commercial, thereby reducing vehicular trips and reducing greenhouse gas emissions.
- Promote funding opportunities for private green buildings, including available rebates and funding available through the California Energy Commission for installation of solar panels.
- Provide resource materials and training opportunities regarding green building and energy conservation.
- Apply green building criteria to rehabilitation of single and multi-family buildings.

4.4.1. SOUTHERN CALIFORNIA EDISON PROGRAMS

Southern California Edison (SCE) offers a variety of programs to assist households with energy conservation. These include:

- Rebate programs for energy efficient devices (i.e. appliances, thermostats, electric cars)
- Participation in the Residential Energy Efficiency Loan (REEL) Program: Provides financing options for energy efficiency upgrades to single-family homes and multi-family properties up to four units.
- Outreach materials and guides to assist households with increasing efficiency and lowering their bill.
- Participation in California Alternate Rates for Energy (CARE) and the Family Electric Rate Assistance (FERA) programs, which offer lower income customers a discount of 18% or more off their monthly electric bill.
- Energy Assistance Fund: Assists income qualified customers with their electric bill once in a 12 month period.
- Energy Savings Assistance Program: Provides funds to cover costs of new efficient appliances for eligible households.
- Participation in Low Income Home Energy Assistance Program, a federal program that assists lower income households that pay a high portion of their income to meet their energy needs.
- Affordable Multifamily Financing Program: Offers financing options to upgrade affordable housing properties to be more energy efficient.
- Solar on Multifamily Affordable Housing Program: Provides incentives for installation of solar on affordable housing properties.

4.4.2. SOUTHERN CALIFORNIA GAS COMPANY PROGRAMS

The Southern California Gas Company offers several energy efficiency programs and programs to assist lower income households with energy bills. These include:

- Rebate programs for efficient appliances.
- Residential Direct Install Program: Installation of energy saving improvements and devices for qualified households living in single or multi-family dwellings.

- Participation in the Residential Energy Efficiency Loan (REEL) Program: Provides financing options for energy efficiency upgrades to single-family homes and multi-family properties up to four units.
- Participation in California Alternate Rates for Energy (CARE), which offers lower income customers a discount of 20 percent off their monthly electric bill.
- Manufactured Home Program: Provides energy conservation evaluations and installations of energy and water saving devices and improvements for qualifying manufactured home customers.
- Energy Savings Assistance Program: Provides energy saving home improvements to qualified lower income households.
- Participation in Low Income Home Energy Assistance Program, a federal program that assists lower income households that pay a high portion of their income to meet their energy needs.
- One-Time Bill Assistance: Provides grants of up to \$100 in one-time assistance to pay a gas bill
- Medical Baseline Allowance: Households with a seriously disabled member, or person with life-threatening illness, may qualify for additional gas at a reduced rate schedule.

APPENDIX A – SITES INVENTORY

Table A- 1: Alternative 1 Sites Inventory

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
Lower Income Sites								
6	13402105 6262 Lincoln Ave.	PC	LASP	LASP / 30	1.12	25	Nonvacant	Underutilized site with existing motel built in 1947; FAR is 0.3; Close to Cypress College.
7	13402117 6326 Lincoln Ave.	PC	LASP	LASP / 30	1.1	24	Nonvacant	Underutilized site with existing strip mall built in 1979; FAR is 0.3; Close to Cypress College; Potential to consolidate Sites 7-8 for a total site area of 1.7 acres.
8	13402121 6300 Lincoln Ave.	PC	LASP	LASP / 30	0.59	13	Nonvacant	Underutilized site with existing strip mall; FAR is 0.4; Close to Cypress College. Potential to consolidate Sites 7-8 for a total site area of 1.7 acres.
17	24407109 5200 Lincoln Ave.	PC	LASP	LASP / 30	2.36	53	Nonvacant	Underutilized site with existing church and school facility built in 1936; FAR is 0.2; one of the larger parcels on the Lincoln Ave. corridor; located in a high resource area (TCAC/HCD opportunity map)
61	24447206 5682 Lincoln Ave.	PC	LASP	LASP / 30	0.58	13	Nonvacant	Underutilized site occupied by a motel built in 1963; FAR is 0.2; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership and Site 64 is City-owned.
62	24447207 5692 Lincoln Ave.	PC	LASP	LASP / 30	0.63	14	Nonvacant	Underutilized site occupied by light manufacturing/RV storage; FAR is 0.3; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership and Site 64 is City-owned.
63	24447208 5702 Lincoln Ave.	PC	LASP	LASP / 30	0.7	15	Nonvacant	Underutilized site occupied by RV storage business; structure built in 1946; FAR is less than 0.1; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership and Site 64 is City-owned.
64	24447209 5732 Lincoln Ave.	PC	LASP	LASP / 30	1.09	24	Nonvacant	City-owned site occupied by a small nursery/farm; no structures on site; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership
65	24447212 5640 Lincoln Ave.	PC	LASP	LASP / 30	0.55	12	Nonvacant	Underutilized site occupied by auto repair business; FAR is 0.2; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership and Site 64 is City-owned.

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
68	26235713 5031 Lincoln Ave.	PC	LASP	LASP / 30	0.88	19	Nonvacant	Underutilized site occupied by auto repair business; structure built in 1951; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map)
69	26235714 5051 Lincoln Ave.	PC	LASP	LASP / 30	0.8	18	Nonvacant	Underutilized site occupied by auto repair business; structure built in 1948; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map)
70	26235715 5081 Lincoln Ave.	PC	LASP	LASP / 30	1.58	35	Nonvacant	Underutilized site occupied by a self-storage facility built in 1973; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 70-72 for a total site area of 3.12 acres
71	26236143 5131 Lincoln Ave.	PC	LASP	LASP / 30	0.77	17	Nonvacant	Underutilized site occupied by an auto repair business; structure built in 1959; improvement value to land value ratio is less than 0.1; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 70-72 for a total site area of 3.12 acres
72	26236144 5171 Lincoln Ave.	PC	LASP	LASP / 30	0.77	17	Nonvacant	Underutilized site occupied by a strip mall built in 1962; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 70-72 for a total site area of 3.12 acres
74	26241201 8851 Watson St.	PC	LASP	LASP / 30	0.67	15	Nonvacant	Underutilized site occupied by light manufacturing uses; FAR is 0.4; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 74-75 for a total site area of 1.12 acres
83	26241214 5271 Lincoln Ave.	PC	LASP	LASP / 30	0.92	20	Nonvacant	Underutilized site occupied by a church built in 1941; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
84	26241218 5311 Lincoln Ave.	PC	LASP	LASP / 30	0.56	12	Nonvacant	Underutilized site occupied by a motel built in 1940; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
85	26241219 5312 Cypress St.	PC	LASP	LASP / 30	0.56	12	Nonvacant	Underutilized site occupied by an office building built in 1956; FAR is 0.2; improvement value to land value ratio is less than 0.1; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
86	26241220 5241 Lincoln Ave.	PC	LASP	LASP / 30	1.98	44	Nonvacant	Underutilized site occupied by commercial/light industrial building; FAR is 0.4; located in a high resource area

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
								(TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
87	26241223 5305 Lincoln Ave.	PC	LASP	LASP / 30	0.68	15	Nonvacant	Underutilized site occupied by a medical office building; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
92	26242307 8940 Electric St.	PC	LASP	LASP / 30	0.5	11	Nonvacant	Underutilized site occupied by light industrial uses; structure built in 1979; FAR is 0.4; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 90-95 for a total site area of 1.59 acres
96	26242401 8882 Watson St.	PC	LASP	LASP / 30	0.82	18	Nonvacant	Underutilized site occupied by a self-storage facility built; located in a high resource area (TCAC/HCD Opportunity Map)
101	26242407 8941 Electric St.	PC	LASP	LASP / 30	0.71	15	Nonvacant	Underutilized site occupied by a contractor's yard; structure built in 1965; FAR is 0.3; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
107	26247232 5601 Lincoln Ave.	PC	LASP	LASP / 30	1.4	31	Nonvacant	Underutilized site occupied by a motel built in 1978; FAR is 0.3; owner has expressed interested in selling/redeveloping the property; potential to consolidate Sites 107-110 for a total site area of 2.5 acres
111	26247236 5651 Lincoln Ave.	PC	LASP	LASP / 30	0.83	18	Nonvacant	Underutilized site occupied by a motel built in 1929; FAR is 0.2; owner has expressed interested in selling/redeveloping the property
114	26247241 5721 Lincoln Ave.	PC	LASP	LASP / 30	1.66	37	Nonvacant	Underutilized site improved with a strip mall; FAR is 0.4
115	24109138 4955 Katella Ave.	PBP	PBP	PBP / 60	7.15	321	Nonvacant	Underutilized site improved with a commercial center; FAR is 0.3; one half of the large big box building on the site is currently vacant (formerly an office supply store); adjacent to new residential projects currently under development.
117/118	24405105, 24405106 4942 Lincoln Ave.	PC	LASP	LASP / 30	0.79	17	Nonvacant	Sites 117-118 being considered together because they are occupied by the same building/use and have the same owner; Underutilized site occupied by an auto repair business; structure built in 1929; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 117-121 for total site area of 2.36 acres. Sites 117-118 are

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
								under the same ownership and Sites 119-120 are under the same ownership.
121	24405109 4872 Lincoln Ave.	PC	LASP	LASP / 30	0.79	17	Nonvacant	Underutilized site occupied by a contractor's yard; structure built in 1929; FAR is 0.2; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 117-121 for total site area of 2.36 acres. Sites 117-118 are under the same ownership and Sites 119-120 are under the same ownership.
122	24405129 4750 Lincoln Ave.	PC	LASP	LASP / 30	2.34	52	Nonvacant	Underutilized site occupied by a strip mall built in 1978; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map)
123	24435107 4502 Lincoln Ave.	PC	LASP	LASP / 30	0.52	11	Nonvacant	Underutilized site occupied by a strip mall built in 1976; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 123-125 for a total site area of 1.03 acres.
127	24436104 4656 Lincoln Ave.	PC	LASP	LASP / 30	11.63	261	Nonvacant	Underutilized site identified in the 5th cycle sites inventory; one of largest sites within the Lincoln Ave. corridor and adjacent to other residential uses; existing use is light manufacturing; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); zoning amendments will allow for by-right approval of projects with 20% or more affordable units
128	24436124 4674 Lincoln Ave.	PC	LASP	LASP / 30	2.39	53	Nonvacant	Underutilized site occupied by a strip mall; FAR is 0.4; located in a high resource area (TCAC/HCD Opportunity Map)
129/130	24456103, 24456104 4470-4480 Lincoln Ave.	PC	LASP	LASP / 30	3.86	86	Nonvacant	Sites 129-130 being considered together because they are occupied by the commercial center and have the same owner; owner has shown an interest in selling/redeveloping the properties; structure built in 1978; FAR is 0.3; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 129-131 for total site area of 4.98 acres.
131	24456303 4346 Lincoln Ave.	PC	LASP	LASP / 30	1.12	25	Nonvacant	Underutilized site with a strip mall built in 1973; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 129-131 for total site area of 4.98 acres.
132	26234163 4943 Lincoln Ave.	PC	LASP	LASP / 30	2.18	49	Nonvacant	Underutilized site with a strip mall; improvement value to land value ratio is less than 0.5; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 132-134 for total site area of 3.67 acres.

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
133	26234164 4991 Lincoln Ave.	PC	LASP	LASP / 30	0.96	21	Nonvacant	Underutilized site with a restaurant building built in 1978; improvement value to land value ratio is less than 0.5; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 132-134 for total site area of 3.67 acres.
134	26234165 4901 Lincoln Ave.	PC	LASP	LASP / 30	0.53	11	Nonvacant	Underutilized site with a drive thru restaurant built in 1978; improvement value to land value ratio is approximately 0.5; FAR is 0.1; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 132-134 for total site area of 3.67 acres.
135	26247302 8972 Walker St.	PC	LASP	LASP / 30	0.7	15	Nonvacant	Underutilized site with a strip mall built in 1928; improvement value to land value is less than 0.25
137/138	24434102, 24434109 9119 Bloomfield	PC	LASP	LASP / 30	4.84	108	Nonvacant	Sites 137-138 being considered together because they are occupied by the same uses and have the same owner; the property contains one single family house and is also used as a nursery; the house was built in 1963; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Total site area of the two parcels is 4.84 acres.
142	CTCC High Density Residential District	CTCC	CTCC – SF Detached Area B/ 8	CTCC – HDR / 45	7.6	273	Nonvacant	Proposed new High Density Residential District in the CTCC on the Los Alamitos Race Course (LARC) property. In addition to the Race Course area, a large portion of the LARC property contains ancillary uses such as stables and parking lots. The CTCC was initiated by the LARC owners to envision redevelopment leading up to and upon closure of the LARC. Creation of the HDR District would require voter approval.
144	CTCC Town Center District	CTCC	CTCC – Town Center / 17.2	CTCC – Town Center / 50	7	280	Nonvacant	Proposed upzoning of the Town Center District in the CTCC on the Los Alamitos Race Course (LARC) property. In addition to the Race Course area, a large portion of the LARC property contains ancillary uses such as stables and parking lots. The CTCC was initiated by the LARC owners to envision redevelopment leading up to and upon closure of the LARC. Upzoning of the TC District would require voter approval.
Lower Income Sites Subtotal					79.18	2,147		
Moderate/Above Moderate Income Sites								
3	13401154 6056 Lincoln Ave.	PC	PC – Lincoln Ave. Specific Plan (LASP)	LASP / 30	0.52	11	Nonvacant	Underutilized site with existing strip mall built in 1984; FAR is 0.2; Close to Cypress College. Potential to consolidate Sites 3-4 for a total site area of 0.79 acres.

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
4	13401155 6046 Lincoln Ave.	PC	LASP	LASP / 30	0.27	6	Nonvacant	Underutilized site with small retail building built in 1961; FAR is 0.1; improvement value to land value ratio is less than 0.5; Close to Cypress College. Potential to consolidate Sites 3-4 for a total site area of 0.79 acres.
14	24405135 4992 Lincoln Ave.	PC	LASP	LASP / 30	0.48	10	Nonvacant	Underutilized site with existing gas station; FAR is less than 0.5; located in high resource area (TCAC/HCD opportunity map).
15	24407101 5012 Lincoln Ave.	PC	LASP	LASP / 30	0.4	9	Nonvacant	Underutilized site with existing gas station built in 1962; Improvement value to land value ratio lower than 0.5; FAR less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 15-16 & 18 for total site area of 2.07 acres.
16	24407105 5032 Lincoln Ave.	PC	LASP	LASP / 30	1.38	31	Nonvacant	Underutilized site with existing auto repair center; FAR is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 15-16 & 18 for total site area of 2.07 acres.
18	24407111 5022 Lincoln Ave.	PC	LASP	LASP / 30	0.29	6	Nonvacant	Underutilized site with existing car wash; Improvement value to land value ratio of less than 0.2; FAR is 0.1; located in a high resource area (TCAC/HCD Opportunity Map); Owner has expressed interested in selling property; Potential to consolidate Sites 15-16 & 18 for total site area of 2.07 acres.
33	24446101 5242 Lincoln Ave.	PC	LASP	LASP / 30	0.14	3	Nonvacant	Underutilized site with existing office building built in 1941; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
34	24446102 5252 Lincoln Ave.	PC	LASP	LASP / 30	0.14	3	Nonvacant	Underutilized site with existing office building; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
35	24446103 5262 Lincoln Ave.	PC	LASP	LASP / 30	0.14	3	Nonvacant	Underutilized site with existing retail building built in 1942; FAR is 0.4; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
36/37/38	24446104, 24446105, 24446106	PC	LASP	LASP / 30	0.56	12	Nonvacant	Sites 36-38 being considered together because they are under the same ownership; Underutilized site formerly occupied by an equipment rental business; currently vacant and owner has expressed interest in selling the property; improvement value to

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
	5272-5302 Lincoln Ave.							land value is less than 0.25; structure on property built in 1924; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
39	24446107 5312 Lincoln Ave.	PC	LASP	LASP / 30	0.14	3	Nonvacant	Underutilized site occupied by a small office building built in 1926; Improvement value to land value ratio is less than 0.1; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
40	24446108 5322 Lincoln Ave.	PC	LASP	LASP / 30	0.14	3	Nonvacant	Underutilized site occupied by a small office building built in 1914; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
41	24446109 5332 Lincoln Ave.	PC	LASP	LASP / 30	0.14	3	Nonvacant	Underutilized site occupied by a single family residence built in 1923; Improvement value to land value ratio is 0.1; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
42	24446110 5342 Lincoln Ave.	PC	LASP	LASP / 30	0.14	3	Nonvacant	Underutilized site occupied by a small retail building (currently window tinting business) built in 1952; Improvement value to land value ratio is less than 0.25; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
43	24446111 5352 Lincoln Ave.	PC	LASP	LASP / 30	0.13	2	Nonvacant	Underutilized site occupied by an office building (currently dental office) built in 1923; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
44	24446201 5361 Lincoln Ave.	PC	LASP	LASP / 30	0.18	4	Nonvacant	Underutilized site occupied by a retail building (currently liquor store) built in 1968; improvement value to land value ratio is less than 0.5; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
								44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
45	24446202 5376 Lincoln Ave.	PC	LASP	LASP / 30	0.11	2	Nonvacant	Underutilized site occupied by an auto repair shop; structure built in 1964; improvement value to land value ratio is less than 0.25; FAR is 0.4; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
46	24446203 5388 Lincoln Ave.	PC	LASP	LASP / 30	0.11	2	Nonvacant	Underutilized site occupied by an auto repair shop; structure built in 1984; improvement value to land value ratio is less than 0.25; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
47	24446204 5396 Lincoln Ave.	PC	LASP	LASP / 30	0.11	2	Nonvacant	Underutilized site occupied by a small office building built in 1962; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
48	24446205 5406 Lincoln Ave.	PC	LASP	LASP / 30	0.11	2	Nonvacant	Underutilized site occupied by a small office building built in 1923; improvement value to land value ratio less than 0.25; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
49/50	24446206, 24446207 5422 Lincoln Ave.	PC	LASP	LASP / 30	0.17	3	Nonvacant	Sites 49-50 being considered together because they are occupied by the same building/use and have the same owner; Underutilized site occupied by an animal hospital built in 1968; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
51	24446211 9051 Walker St.	PC	LASP	LASP / 30	0.18	4	Nonvacant	Underutilized site occupied by a preschool; structure built in 1938; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 51-52 for total site area of 0.73 acres.

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
52	24446212 5417 Bishop St.	PC	LASP	LASP / 30	0.55	12	Nonvacant	Underutilized site occupied by a preschool; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 51-52 for total site area of 0.73 acres.
53	24446220 5490 Lincoln Ave.	PC	LASP	LASP / 30	0.5	11	Nonvacant	Underutilized site occupied by a strip mall; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map)
54	24447102 5552 Lincoln Ave.	PC	LASP	LASP / 30	0.11	2	Nonvacant	Underutilized site occupied by a retail store built in 1964; FAR is 0.2; potential to consolidate Sites 54-57 and 59 for a total site area of 1.05 acres.
55	24447103	PC	LASP	LASP / 30	0.11	2	Vacant	Vacant site; potential to consolidate Sites 54-57 and 59 for a total site area of 1.05 acres.
56	24447106 5500 Lincoln Ave.	PC	LASP	LASP / 30	0.19	4	Nonvacant	Underutilized site occupied by a drive thru restaurant built in 1968; FAR is 0.1; potential to consolidate Sites 54-57 and 59 for a total site area of 1.05 acres.
57	24447119 5530 Lincoln Ave.	PC	LASP	LASP / 30	0.22	4	Nonvacant	Underutilized site occupied by a retail store; structure built in 1968; FAR is 0.4; potential to consolidate Sites 54-57 and 59 for a total site area of 1.05 acres.
58	24447125 9052 Walker St.	PC	LASP	LASP / 30	0.36	8	Nonvacant	Underutilized site occupied by an auto repair business; structure built in 1973; FAR is 0.3.
59	24447126 5592 Lincoln Ave.	PC	LASP	LASP / 30	0.42	9	Nonvacant	Underutilized site occupied by an auto repair business; improvement value to land value ratio is less than 0.5; FAR is 0.2; potential to consolidate Sites 54-57 and 59 for a total site area of 1.05 acres.
60	24447205 5662 Lincoln Ave.	PC	LASP	LASP / 30	0.46	10	Nonvacant	Underutilized site occupied by a motel built in 1961; FAR is 0.4; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership and Site 64 is City-owned.
66	26235711 89880 Moody St.	PC	LASP	LASP / 30	0.22	4	Nonvacant	Underutilized site occupied by an auto repair business; structure built in 1973; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 66-67 for total site area of 0.5 acres.
67	26235712 5011 Lincoln Ave.	PC	LASP	LASP / 30	0.28	6	Nonvacant	Underutilized site occupied by drive thru restaurant built in 1964; FAR is 0.2; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 66-67 for total site area of 0.5 acres.
75	26241202 8865 Watson St.	PC	LASP	LASP / 30	0.45	10	Nonvacant	Underutilized site occupied by truck/trailer storage; structure built in 1959; FAR is 0.1; improvement value to land value ratio is less than 0.1; located in a high resource area (TCAC/HCD

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
								Opportunity Map); potential to consolidate Sites 74-75 for a total site area of 1.12 acres
76	26241205 8891 Watson St.	PC	LASP	LASP / 30	0.45	10	Nonvacant	Underutilized site with an office building built in 1920; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
77	26241206 8811 Watson St.	PC	LASP	LASP / 30	0.24	5	Nonvacant	Underutilized site occupied by a contractor's yard; structure built in 1946; FAR is 0.3; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
78	26241207 8921 Watson St.	PC	LASP	LASP / 30	0.24	5	Nonvacant	Underutilized site occupied by a contractor's yard; structure built in 1941; FAR is 0.1; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
79	26241208 8931 Watson St.	PC	LASP	LASP / 30	0.41	9	Nonvacant	Underutilized site with an office building built in 1947; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
80	26241209 5351 Lincoln Ave.	PC	LASP	LASP / 30	0.25	5	Nonvacant	Underutilized site occupied by an auto tire shop; structure built in 1945; FAR is 0.4; improvement value to land value ratio is less than 0.1; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
81	26241210 5331 Lincoln Ave.	PC	LASP	LASP / 30	0.32	7	Nonvacant	Underutilized site with an office building built in 1955; FAR is 0.2; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
82	26241212 5300 Cypress	PC	LASP	LASP / 30	0.49	11	Nonvacant	Underutilized site with light manufacturing building; improvement value to land value ratio is approximately 0.5; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
88	26242201	PC	LASP	LASP / 30	0.15	3	Nonvacant	Underutilized site occupied by a contractor's yard; no structures on the site; owned by the Orange County Local Transportation Authority; located in a high resource area (TCAC/HCD

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
								Opportunity Map); potential to consolidate Sites 88-89 for a total site area of 0.29 acres
89	26242202 5421 Philo Ave.	PC	LASP	LASP / 30	0.14	3	Nonvacant	Underutilized site occupied by a contractor's yard; no structures on the site; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 88-89 for a total site area of 0.29 acres
91	26242306 5431 Lincoln Ave.	PC	LASP	LASP / 30	0.19	4	Nonvacant	Underutilized site occupied by an auto repair business; structures built in 1966; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 90-95 for a total site area of 1.59 acres
93	26242308 5471 Lincoln Ave.	PC	LASP	LASP / 30	0.4	9	Nonvacant	Underutilized site occupied by auto-related retail; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 90-95 for a total site area of 1.59 acres
94	26242309 8951 Walker St.	PC	LASP	LASP / 30	0.31	6	Nonvacant	Underutilized site occupied by auto-related retail; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 90-95 for a total site area of 1.59 acres
90/95	26242310 8931 Walker St.	PC	LASP	LASP / 30	0.19	4	Nonvacant	Underutilized site occupied by a contractor's yard in conjunction with Site 90; improvement value to land value ratio less than 0.5; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 90-95 for a total site area of 1.59 acres
97	26242402 8891 Electric St.	PC	LASP	LASP / 30	0.17	3	Nonvacant	Underutilized site occupied by a contractor's yard; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
98	26242403 8892 Watson St.	PC	LASP	LASP / 30	0.17	3	Nonvacant	Underutilized site improved with an office building built in 1950; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
99	26242404 8902 Watson St.	PC	LASP	LASP / 30	0.17	3	Nonvacant	Underutilized site occupied by a contractor's yard; structure built in 1934; FAR is 0.3; improvement value to land value ratio is less than 0.1; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
100	26242406 8912 Watson St.	PC	LASP	LASP / 30	0.33	7	Nonvacant	Underutilized site occupied by a contractor's yard; no structure on site; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
102	26242408 8932 Watson St.	PC	LASP	LASP / 30	0.33	7	Nonvacant	Underutilized site occupied by a contractor's yard; no structure on site; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
103	26242409 5371 Watson St.	PC	LASP	LASP / 30	0.44	9	Nonvacant	Underutilized site improved with a strip mall built in 1963; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 103-105 for a total site area of 0.9 acres
104	26242410 5381 Lincoln Ave.	PC	LASP	LASP / 30	0.26	5	Nonvacant	Underutilized site with a vacant retail building built in 1970; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 103-105 for a total site area of 0.9 acres
105	26242411 5391 Lincoln Ave.	PC	LASP	LASP / 30	0.2	4	Nonvacant	Underutilized site with a commercial building utilized for an animal hospital and built in 1965; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 103-105 for a total site area of 0.9 acres
106	26242413 8921 Electric St.	PC	LASP	LASP / 30	0.17	3	Nonvacant	Underutilized site occupied by a contractor's yard; FAR is 0.1; improvement value to land value ratio is less than 0.1; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
108	26247233 5591 Lincoln Ave.	PC	LASP	LASP / 30	0.47	10	Nonvacant	Underutilized site occupied by a small restaurant building built in 1968; FAR is 0.1; improvement value to land value ratio is less than 0.25; potential to consolidate Sites 107-110 for a total site area of 2.5 acres
109	26247234 5631 Lincoln Ave.	PC	LASP	LASP / 30	0.41	9	Nonvacant	Underutilized site occupied by a dental office; structure built in 1941; FAR is 0.2; potential to consolidate Sites 107-110 for a total site area of 2.5 acres
110	26247235 5641 Lincoln Ave.	PC	LASP	LASP / 30	0.23	5	Nonvacant	Underutilized site occupied by a dental office; structure built in 1971; FAR is 0.2; potential to consolidate Sites 107-110 for a total site area of 2.5 acres
112	26247237 5661 Lincoln Ave.	PC	LASP	LASP / 30	0.36	8	Nonvacant	Underutilized site occupied by a single family residence built in 1948; FAR is 0.2; improvement value to land value ratio is less

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
								than 0.5; potential to consolidate Sites 112-113 for a total site area of 0.82 acres.
113	26247238 5671 Lincoln Ave.	PC	LASP	LASP / 30	0.46	10	Nonvacant	Underutilized site occupied by a motel built in 1949; FAR is 0.3; potential to consolidate Sites 112-113 for a total site area of 0.82 acres.
119/120	24405107, 24405108 4902 Lincoln Ave.	PC	LASP	LASP / 30	0.78	16	Nonvacant	Sites 119-120 being considered together because they are occupied by the same building/use and have the same owner; Underutilized site occupied by a used car dealership; structure built in 1931; FAR is 0.1; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 117-121 for total site area of 2.36 acres. Sites 117-118 are under the same ownership and Sites 119-120 are under the same ownership.
124	24435108 9032 Denni St.	PC	LASP	LASP / 30	0.28	6	Nonvacant	Underutilized site with a single family residence built in 1947; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 123-125 for a total site area of 1.03 acres.
125	24435109 9052 Denni St.	PC	LASP	LASP / 30	0.23	5	Nonvacant	Underutilized site with a single family residence built in 1947; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 123-125 for a total site area of 1.03 acres.
126	24435127	PC	LASP	LASP / 30	0.38	8	Nonvacant	Underutilized site occupied by an auto repair business; FAR is 0.2; adjacent to new residential development to the east and west; located in a high resource area (TCAC/HCD Opportunity Map)
136	24405138 9041 Moody St.	PC	LASP	LASP / 30	0.3	6	Nonvacant	Underutilized site occupied by a dental office; structure built in 1949; improvement value to land value is approximately 0.5; FAR is 0.1; located in a high resource area (TCAC/HCD Opportunity Map)
145	CTCC Single Family Detached Area A	CTCC	CTCC – SF Detached / 8	CTCC – SF Detached / 8	20.2	161	Nonvacant	Existing Districts of the CTCC on the Los Alamitos Race Course (LARC) property. In addition to the Race Course area, a large portion of the LARC property contains ancillary uses such as stables and parking lots. The CTCC was initiated by the LARC owners to envision redevelopment leading up to and upon closure of the LARC. The only proposed changes to these districts is removal of the total unit cap of 1,250 to allow for development up to the maximum density already allowed in each district. Removal of the cap would require voter approval.
146	CTCC Single Family Detached Area B	CTCC	CTCC – SF Detached / 8	CTCC – SF Detached / 8	18	144	Nonvacant	
147	CTCC Single Family Attached	CTCC	CTCC – SF Attached / 10	CTCC – SF Attached / 10	28.3	283	Nonvacant	
148	CTCC Senior/Medium Density Residential	CTCC	CTCC – Senior/MDR / 15	CTCC – Senior/MDR / 15	24.1	361	Nonvacant	

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
149	CTCC Mixed Use (TC/MDR)	CTCC	CTCC – Mixed Use (TC/MDR) / 15	CTCC – Mixed Use (TC/MDR) / 15	15.1	226	Nonvacant	
150	CTCC Mixed Use (TC/SFR/MDR)	CTCC	CTCC – Mixed Use (TC/SFR/MDR) / 15	CTCC – Mixed Use (TC/SFR/MDR) / 15	4.2	63	Nonvacant	
Moderate/Above Moderate Income Sites Subtotal					129.7	1,655		
Alternative 1 Sites Total					208.9	3,802		

Table A- 2: Alternative 2 Sites Inventory

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
Lower Income Sites								
3	13401154 6056 Lincoln Ave.	PC	PC – Lincoln Ave. Specific Plan (LASP)	LASP / 60	0.52	23	Nonvacant	Underutilized site with existing strip mall built in 1984; FAR is 0.2; Close to Cypress College. Potential to consolidate Sites 3-4 for a total site area of 0.79 acres.
6	13402105 6262 Lincoln Ave.	PC	LASP	LASP / 60	1.12	60	Nonvacant	Underutilized site with existing motel built in 1947; FAR is 0.3; Close to Cypress College.
7	13402117 6326 Lincoln Ave.	PC	LASP	LASP / 60	1.1	49	Nonvacant	Underutilized site with existing strip mall built in 1979; FAR is 0.3; Close to Cypress College; Potential to consolidate Sites 7-8 for a total site area of 1.7 acres.
8	13402121 6300 Lincoln Ave.	PC	LASP	LASP / 60	0.59	26	Nonvacant	Underutilized site with existing strip mall; FAR is 0.4; Close to Cypress College. Potential to consolidate Sites 7-8 for a total site area of 1.7 acres.
17	24407109 5200 Lincoln Ave.	PC	LASP	LASP / 30	2.36	53	Nonvacant	Underutilized site with existing church and school facility built in 1936; FAR is 0.2; one of the larger parcels on the Lincoln Ave. corridor; located in a high resource area (TCAC/HCD opportunity map)
52	24446212 5417 Bishop St.	PC	LASP	LASP / 30	0.55	12	Nonvacant	Underutilized site occupied by a preschool; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 51-52 for total site area of 0.73 acres.
53	24446220 5490 Lincoln Ave.	PC	LASP	LASP / 30	0.5	11	Nonvacant	Underutilized site occupied by a strip mall; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map)
61	24447206 5682 Lincoln Ave.	PC	LASP	LASP / 60	0.58	26	Nonvacant	Underutilized site occupied by a motel built in 1963; FAR is 0.2; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership and Site 64 is City-owned.
62	24447207 5692 Lincoln Ave.	PC	LASP	LASP / 60	0.63	28	Nonvacant	Underutilized site occupied by light manufacturing/RV storage; FAR is 0.3; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership and Site 64 is City-owned.
63	24447208 5702 Lincoln Ave.	PC	LASP	LASP / 60	0.7	31	Nonvacant	Underutilized site occupied by RV storage business; structure built in 1946; FAR is less than 0.1; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership and Site 64 is City-owned.
64	24447209 5732 Lincoln Ave.	PC	LASP	LASP / 60	1.09	49	Nonvacant	City-owned site occupied by a small nursery/farm; no structures on site; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
65	24447212 5640 Lincoln Ave.	PC	LASP	LASP / 60	0.55	24	Nonvacant	Underutilized site occupied by auto repair business; FAR is 0.2; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership and Site 64 is City-owned.
68	26235713 5031 Lincoln Ave.	PC	LASP	LASP / 30	0.88	19	Nonvacant	Underutilized site occupied by auto repair business; structure built in 1951; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map)
69	26235714 5051 Lincoln Ave.	PC	LASP	LASP / 30	0.8	18	Nonvacant	Underutilized site occupied by auto repair business; structure built in 1948; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map)
70	26235715 5081 Lincoln Ave.	PC	LASP	LASP / 30	1.58	35	Nonvacant	Underutilized site occupied by a self-storage facility built in 1973; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 70-72 for a total site area of 3.12 acres
71	26236143 5131 Lincoln Ave.	PC	LASP	LASP / 30	0.77	17	Nonvacant	Underutilized site occupied by an auto repair business; structure built in 1959; improvement value to land value ratio is less than 0.1; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 70-72 for a total site area of 3.12 acres
72	26236144 5171 Lincoln Ave.	PC	LASP	LASP / 30	0.77	17	Nonvacant	Underutilized site occupied by a strip mall built in 1962; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 70-72 for a total site area of 3.12 acres
74	26241201 8851 Watson St.	PC	LASP	LASP / 50	0.67	25	Nonvacant	Underutilized site occupied by light manufacturing uses; FAR is 0.4; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 74-75 for a total site area of 1.12 acres
83	26241214 5271 Lincoln Ave.	PC	LASP	LASP / 50	0.92	34	Nonvacant	Underutilized site occupied by a church built in 1941; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
84	26241218 5311 Lincoln Ave.	PC	LASP	LASP / 50	0.56	21	Nonvacant	Underutilized site occupied by a motel built in 1940; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
85	26241219 5312 Cypress St.	PC	LASP	LASP / 50	0.56	21	Nonvacant	Underutilized site occupied by an office building built in 1956; FAR is 0.2; improvement value to land value ratio is less than 0.1; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
86	26241220 5241 Lincoln Ave.	PC	LASP	LASP / 50	1.98	74	Nonvacant	Underutilized site occupied by commercial/light industrial building; FAR is 0.4; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
87	26241223 5305 Lincoln Ave.	PC	LASP	LASP / 50	0.68	25	Nonvacant	Underutilized site occupied by a medical office building; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
92	26242307 8940 Electric St.	PC	LASP	LASP / 50	0.5	18	Nonvacant	Underutilized site occupied by light industrial uses; structure built in 1979; FAR is 0.4; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 90-95 for a total site area of 1.59 acres
96	26242401 8882 Watson St.	PC	LASP	LASP / 50	0.82	30	Nonvacant	Underutilized site occupied by a self-storage facility built; located in a high resource area (TCAC/HCD Opportunity Map)
101	26242407 8941 Electric St.	PC	LASP	LASP / 50	0.71	26	Nonvacant	Underutilized site occupied by a contractor's yard; structure built in 1965; FAR is 0.3; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
107	26247232 5601 Lincoln Ave.	PC	LASP	LASP / 60	1.4	63	Nonvacant	Underutilized site occupied by a motel built in 1978; FAR is 0.3; owner has expressed interested in selling/redeveloping the property; potential to consolidate Sites 107-110 for a total site area of 2.5 acres
111	26247236 5651 Lincoln Ave.	PC	LASP	LASP / 60	0.83	37	Nonvacant	Underutilized site occupied by a motel built in 1929; FAR is 0.2; owner has expressed interested in selling/redeveloping the property
114	26247241 5721 Lincoln Ave.	PC	LASP	LASP / 60	1.66	74	Nonvacant	Underutilized site improved with a strip mall; FAR is 0.4
115	24109138 4955 Katella Ave.	PBP	PBP	PBP / 60	7.15	321	Nonvacant	Underutilized site improved with a commercial center; FAR is 0.3; one half of the large big box building on the site is currently vacant (formerly an office supply store); adjacent to new residential projects currently under development.
118	24405106 4942 Lincoln Ave.	PC	LASP	LASP / 30	0.76	17	Nonvacant	Sites 117-118 being considered together because they are occupied by the same building/use and have the same owner; Underutilized site occupied by an auto repair business; structure built in 1929; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 117-121 for total site area of 2.36 acres. Sites 117-118

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
								are under the same ownership and Sites 119-120 are under the same ownership.
121	24405109 4872 Lincoln Ave.	PC	LASP	LASP / 30	0.79	17	Nonvacant	Underutilized site occupied by a contractor's yard; structure built in 1929; FAR is 0.2; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 117-121 for total site area of 2.36 acres. Sites 117-118 are under the same ownership and Sites 119-120 are under the same ownership.
122	24405129 4750 Lincoln Ave.	PC	LASP	LASP / 30	2.34	52	Nonvacant	Underutilized site occupied by a strip mall built in 1978; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map)
123	24435107 4502 Lincoln Ave.	PC	LASP	LASP / 30	0.52	11	Nonvacant	Underutilized site occupied by a strip mall built in 1976; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 123-125 for a total site area of 1.03 acres.
127	24436104 4656 Lincoln Ave.	PC	LASP	LASP / 30	11.63	261	Nonvacant	Underutilized site identified in the 5th cycle sites inventory; one of largest sites within the Lincoln Ave. corridor and adjacent to other residential uses; existing use is light manufacturing; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); zoning amendments will allow for by-right approval of projects with 20% or more affordable units
128	24436124 4674 Lincoln Ave.	PC	LASP	LASP / 30	2.39	53	Nonvacant	Underutilized site occupied by a strip mall; FAR is 0.4; located in a high resource area (TCAC/HCD Opportunity Map)
129/130	24456103, 24456104 4470-4480 Lincoln Ave.	PC	LASP	LASP / 30	3.86	86	Nonvacant	Sites 129-130 being considered together because they are occupied by the commercial center and have the same owner; owner has shown an interest in selling/redeveloping the properties; structure built in 1978; FAR is 0.3; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 129-131 for total site area of 4.98 acres.
131	24456303 4346 Lincoln Ave.	PC	LASP	LASP / 50	1.12	42	Nonvacant	Underutilized site with a strip mall built in 1973; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 129-131 for total site area of 4.98 acres.
132	26234163 4943 Lincoln Ave.	PC	LASP	LASP / 50	2.18	81	Nonvacant	Underutilized site with a strip mall; improvement value to land value ratio is less than 0.5; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 132-134 for total site area of 3.67 acres.
133	26234164 4991 Lincoln Ave.	PC	LASP	LASP / 50	0.96	36	Nonvacant	Underutilized site with a restaurant building built in 1978; improvement value to land value ratio is less than 0.5; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
								Map); Potential to consolidate Sites 132-134 for total site area of 3.67 acres.
134	26234165 4901 Lincoln Ave.	PC	LASP	LASP / 50	0.53	19	Nonvacant	Underutilized site with a drive thru restaurant built in 1978; improvement value to land value ratio is approximately 0.5; FAR is 0.1; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 132-134 for total site area of 3.67 acres.
135	26247302 8972 Walker St.	PC	LASP	LASP / 50	0.7	26	Nonvacant	Underutilized site with a strip mall built in 1928; improvement value to land value is less than 0.25
137/138	24434102, 24434109 9119 Bloomfield	PC	LASP	LASP / 30	4.84	108	Nonvacant	Sites 137-138 being considered together because they are occupied by the same uses and have the same owner; the property contains one single family house and is also used as a nursery; the house was built in 1963; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Total site area of the two parcels is 4.84 acres.
Lower Income Sites Subtotal					66.2	2,206		
Moderate/Above Moderate Income Sites								
4	13401155 6046 Lincoln Ave.	PC	LASP	LASP / 60	0.27	12	Nonvacant	Underutilized site with small retail building built in 1961; FAR is 0.1; improvement value to land value ratio is less than 0.5; Close to Cypress College. Potential to consolidate Sites 3-4 for a total site area of 0.79 acres.
14	24405135 4992 Lincoln Ave.	PC	LASP	LASP / 30	0.48	10	Nonvacant	Underutilized site with existing gas station; FAR is less than 0.5; located in high resource area (TCAC/HCD opportunity map).
15	24407101 5012 Lincoln Ave.	PC	LASP	LASP / 30	0.4	9	Nonvacant	Underutilized site with existing gas station built in 1962; Improvement value to land value ratio lower than 0.5; FAR less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 15-16 & 18 for total site area of 2.07 acres.
16	24407105 5032 Lincoln Ave.	PC	LASP	LASP / 30	1.38	31	Nonvacant	Underutilized site with existing auto repair center; FAR is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 15-16 & 18 for total site area of 2.07 acres.
18	24407111 5022 Lincoln Ave.	PC	LASP	LASP / 30	0.29	6	Nonvacant	Underutilized site with existing car wash; Improvement value to land value ratio of less than 0.2; FAR is 0.1; located in a high resource area (TCAC/HCD Opportunity Map); Owner has expressed interested in selling property; Potential to consolidate Sites 15-16 & 18 for total site area of 2.07 acres.
33	24446101 5242 Lincoln Ave.	PC	LASP	LASP / 30	0.14	3	Nonvacant	Underutilized site with existing office building built in 1941; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
								1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
34	24446102 5252 Lincoln Ave.	PC	LASP	LASP / 30	0.14	3	Nonvacant	Underutilized site with existing office building; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
35	24446103 5262 Lincoln Ave.	PC	LASP	LASP / 30	0.14	3	Nonvacant	Underutilized site with existing retail building built in 1942; FAR is 0.4; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
36/37/38	24446104, 24446105, 24446106 5272-5302 Lincoln Ave.	PC	LASP	LASP / 30	0.56	12	Nonvacant	Sites 36-38 being considered together because they are under the same ownership; Underutilized site formerly occupied by an equipment rental business; currently vacant and owner has expressed interest in selling the property; improvement value to land value is less than 0.25; structure on property built in 1924; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
39	24446107 5312 Lincoln Ave.	PC	LASP	LASP / 30	0.14	3	Nonvacant	Underutilized site occupied by a small office building built in 1926; Improvement value to land value ratio is less than 0.1; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
40	24446108 5322 Lincoln Ave.	PC	LASP	LASP / 30	0.14	3	Nonvacant	Underutilized site occupied by a small office building built in 1914; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
41	24446109 5332 Lincoln Ave.	PC	LASP	LASP / 30	0.14	3	Nonvacant	Underutilized site occupied by a single family residence built in 1923; Improvement value to land value ratio is 0.1; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
42	24446110 5342 Lincoln Ave.	PC	LASP	LASP / 30	0.14	3	Nonvacant	Underutilized site occupied by a small retail building (currently window tinting business) built in 1952; Improvement value to land value ratio is less than 0.25; FAR is 0.2; located in a high

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
								resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
43	24446111 5352 Lincoln Ave.	PC	LASP	LASP / 30	0.13	2	Nonvacant	Underutilized site occupied by an office building (currently dental office) built in 1923; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 33-43 for total site area of 1.67 acres. Sites 36-38 are under the same ownership and Sites 42-43 are under the same ownership.
44	24446201 5361 Lincoln Ave.	PC	LASP	LASP / 30	0.18	4	Nonvacant	Underutilized site occupied by a retail building (currently liquor store) built in 1968; improvement value to land value ratio is less than 0.5; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
45	24446202 5376 Lincoln Ave.	PC	LASP	LASP / 30	0.11	2	Nonvacant	Underutilized site occupied by an auto repair shop; structure built in 1964; improvement value to land value ratio is less than 0.25; FAR is 0.4; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
46	24446203 5388 Lincoln Ave.	PC	LASP	LASP / 30	0.11	2	Nonvacant	Underutilized site occupied by an auto repair shop; structure built in 1984; improvement value to land value ratio is less than 0.25; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
47	24446204 5396 Lincoln Ave.	PC	LASP	LASP / 30	0.11	2	Nonvacant	Underutilized site occupied by a small office building built in 1962; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
48	24446205 5406 Lincoln Ave.	PC	LASP	LASP / 30	0.11	2	Nonvacant	Underutilized site occupied by a small office building built in 1923; improvement value to land value ratio less than 0.25; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
49	24446206, 24446207 5422 Lincoln Ave.	PC	LASP	LASP / 30	0.17	3	Nonvacant	Sites 49-50 being considered together because they are occupied by the same building/use and have the same owner; Underutilized site occupied by an animal hospital built in 1968; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 44-50 for total site area of 0.79 acres. Sites 45-46 are under the same ownership and Sites 49-50 are under the same ownership.
51	24446211 9051 Walker St.	PC	LASP	LASP / 30	0.18	4	Nonvacant	Underutilized site occupied by a preschool; structure built in 1938; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 51-52 for total site area of 0.73 acres.
54	24447102 5552 Lincoln Ave.	PC	LASP	LASP / 30	0.11	2	Nonvacant	Underutilized site occupied by a retail store built in 1964; FAR is 0.2; potential to consolidate Sites 54-57 and 59 for a total site area of 1.05 acres.
55	24447103	PC	LASP	LASP / 30	0.11	2	Vacant	Vacant site; potential to consolidate Sites 54-57 and 59 for a total site area of 1.05 acres.
56	24447106 5500 Lincoln Ave.	PC	LASP	LASP / 30	0.19	4	Nonvacant	Underutilized site occupied by a drive thru restaurant built in 1968; FAR is 0.1; potential to consolidate Sites 54-57 and 59 for a total site area of 1.05 acres.
57	24447119 5530 Lincoln Ave.	PC	LASP	LASP / 30	0.22	4	Nonvacant	Underutilized site occupied by a retail store; structure built in 1968; FAR is 0.4; potential to consolidate Sites 54-57 and 59 for a total site area of 1.05 acres.
58	24447125 9052 Walker St.	PC	LASP	LASP / 30	0.36	8	Nonvacant	Underutilized site occupied by an auto repair business; structure built in 1973; FAR is 0.3.
59	24447126 5592 Lincoln Ave.	PC	LASP	LASP / 30	0.42	9	Nonvacant	Underutilized site occupied by an auto repair business; improvement value to land value ratio is less than 0.5; FAR is 0.2; potential to consolidate Sites 54-57 and 59 for a total site area of 1.05 acres.
60	24447205 5662 Lincoln Ave.	PC	LASP	LASP / 60	0.46	20	Nonvacant	Underutilized site occupied by a motel built in 1961; FAR is 0.4; potential to consolidate Sites 60-65 for a total site area of 4.01 acres. Sites 62-63 are under the same ownership and Site 64 is City-owned.
66	26235711 89880 Moody St.	PC	LASP	LASP / 30	0.22	4	Nonvacant	Underutilized site occupied by an auto repair business; structure built in 1973; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 66-67 for total site area of 0.5 acres.
67	26235712 5011 Lincoln Ave.	PC	LASP	LASP / 30	0.28	6	Nonvacant	Underutilized site occupied by drive thru restaurant built in 1964; FAR is 0.2; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 66-67 for total site area of 0.5 acres.

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
75	26241202 8865 Watson St.	PC	LASP	LASP / 50	0.45	16	Nonvacant	Underutilized site occupied by truck/trailer storage; structure built in 1959; FAR is 0.1; improvement value to land value ratio is less than 0.1; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 74-75 for a total site area of 1.12 acres
76	26241205 8891 Watson St.	PC	LASP	LASP / 50	0.45	16	Nonvacant	Underutilized site with an office building built in 1920; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
77	26241206 8811 Watson St.	PC	LASP	LASP / 50	0.24	9	Nonvacant	Underutilized site occupied by a contractor's yard; structure built in 1946; FAR is 0.3; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
78	26241207 8921 Watson St.	PC	LASP	LASP / 50	0.24	9	Nonvacant	Underutilized site occupied by a contractor's yard; structure built in 1941; FAR is 0.1; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
79	26241208 8931 Watson St.	PC	LASP	LASP / 50	0.41	15	Nonvacant	Underutilized site with an office building built in 1947; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
80	26241209 5351 Lincoln Ave.	PC	LASP	LASP / 50	0.25	9	Nonvacant	Underutilized site occupied by an auto tire shop; structure built in 1945; FAR is 0.4; improvement value to land value ratio is less than 0.1; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
81	26241210 5331 Lincoln Ave.	PC	LASP	LASP / 50	0.32	12	Nonvacant	Underutilized site with an office building built in 1955; FAR is 0.2; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 76-81 for a total site area of 1.6 acres, sites 80-81 are under one ownership
82	26241212 5300 Cypress	PC	LASP	LASP / 50	0.49	18	Nonvacant	Underutilized site with light manufacturing building; improvement value to land value ratio is approximately 0.5; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 82-87 for a total site area of 5.19 acres
88	26242201	PC	LASP	LASP / 50	0.15	5	Nonvacant	Underutilized site occupied by a contractor's yard; no structures on the site; owned by the Orange County Local Transportation Authority; located in a high resource area (TCAC/HCD

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
								Opportunity Map); potential to consolidate Sites 88-89 for a total site area of 0.29 acres
89	26242202 5421 Philo Ave.	PC	LASP	LASP / 50	0.14	5	Nonvacant	Underutilized site occupied by a contractor's yard; no structures on the site; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 88-89 for a total site area of 0.29 acres
91	26242306 5431 Lincoln Ave.	PC	LASP	LASP / 50	0.19	7	Nonvacant	Underutilized site occupied by an auto repair business; structures built in 1966; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 90-95 for a total site area of 1.59 acres
93	26242308 5471 Lincoln Ave.	PC	LASP	LASP / 50	0.4	15	Nonvacant	Underutilized site occupied by auto-related retail; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 90-95 for a total site area of 1.59 acres
94	26242309 8951 Walker St.	PC	LASP	LASP / 50	0.31	11	Nonvacant	Underutilized site occupied by auto-related retail; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 90-95 for a total site area of 1.59 acres
90/95	26242301, 26242310 8931 Walker St.	PC	LASP	LASP / 30	0.19	4	Nonvacant	Underutilized site occupied by a contractor's yard in conjunction with Site 90; improvement value to land value ratio less than 0.5; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 90-95 for a total site area of 1.59 acres
97	26242402 8891 Electric St.	PC	LASP	LASP / 50	0.17	6	Nonvacant	Underutilized site occupied by a contractor's yard; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
98	26242403 8892 Watson St.	PC	LASP	LASP / 50	0.17	6	Nonvacant	Underutilized site improved with an office building built in 1950; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
99	26242404 8902 Watson St.	PC	LASP	LASP / 50	0.17	6	Nonvacant	Underutilized site occupied by a contractor's yard; structure built in 1934; FAR is 0.3; improvement value to land value ratio is less than 0.1; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
100	26242406 8912 Watson St.	PC	LASP	LASP / 50	0.33	12	Nonvacant	Underutilized site occupied by a contractor's yard; no structure on site; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
								for a total site area of 2.05 acres, sites 99-101 are under one ownership
102	26242408 8932 Watson St.	PC	LASP	LASP / 50	0.33	12	Nonvacant	Underutilized site occupied by a contractor's yard; no structure on site; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
103	26242409 5371 Watson St.	PC	LASP	LASP / 50	0.44	16	Nonvacant	Underutilized site improved with a strip mall built in 1963; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 103-105 for a total site area of 0.9 acres
104	26242410 5381 Lincoln Ave.	PC	LASP	LASP / 50	0.26	9	Nonvacant	Underutilized site with a vacant retail building built in 1970; FAR is 0.3; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 103-105 for a total site area of 0.9 acres
105	26242411 5391 Lincoln Ave.	PC	LASP	LASP / 50	0.2	7	Nonvacant	Underutilized site with a commercial building utilized for an animal hospital and built in 1965; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 103-105 for a total site area of 0.9 acres
106	26242413 8921 Electric St.	PC	LASP	LASP / 50	0.17	6	Nonvacant	Underutilized site occupied by a contractor's yard; FAR is 0.1; improvement value to land value ratio is less than 0.1; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 97-102 and 106 for a total site area of 2.05 acres, sites 99-101 are under one ownership
108	26247233 5591 Lincoln Ave.	PC	LASP	LASP / 60	0.47	21	Nonvacant	Underutilized site occupied by a small restaurant building built in 1968; FAR is 0.1; improvement value to land value ratio is less than 0.25; potential to consolidate Sites 107-110 for a total site area of 2.5 acres
109	26247234 5631 Lincoln Ave.	PC	LASP	LASP / 60	0.41	18	Nonvacant	Underutilized site occupied by a dental office; structure built in 1941; FAR is 0.2; potential to consolidate Sites 107-110 for a total site area of 2.5 acres
110	26247235 5641 Lincoln Ave.	PC	LASP	LASP / 60	0.23	10	Nonvacant	Underutilized site occupied by a dental office; structure built in 1971; FAR is 0.2; potential to consolidate Sites 107-110 for a total site area of 2.5 acres
112	26247237 5661 Lincoln Ave.	PC	LASP	LASP / 60	0.36	16	Nonvacant	Underutilized site occupied by a single family residence built in 1948; FAR is 0.2; improvement value to land value ratio is less than 0.5; potential to consolidate Sites 112-113 for a total site area of 0.82 acres.

Map ID #	APN/Address	GP Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation/ Density (du/ac)	Lot Size (Acres)	Capacity	Status	Description
113	26247238 5671 Lincoln Ave.	PC	LASP	LASP / 60	0.46	20	Nonvacant	Underutilized site occupied by a motel built in 1949; FAR is 0.3; potential to consolidate Sites 112-113 for a total site area of 0.82 acres.
119/120	24405107, 24405108 4902 Lincoln Ave.	PC	LASP	LASP / 30	0.78	16	Nonvacant	Sites 119-120 being considered together because they are occupied by the same building/use and have the same owner; Underutilized site occupied by a used car dealership; structure built in 1931; FAR is 0.1; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); Potential to consolidate Sites 117-121 for total site area of 2.36 acres. Sites 117-118 are under the same ownership and Sites 119-120 are under the same ownership.
124	24435108 9032 Denni St.	PC	LASP	LASP / 30	0.28	6	Nonvacant	Underutilized site with a single family residence built in 1947; improvement value to land value ratio is less than 0.5; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 123-125 for a total site area of 1.03 acres.
125	24435109 9052 Denni St.	PC	LASP	LASP / 30	0.23	5	Nonvacant	Underutilized site with a single family residence built in 1947; improvement value to land value ratio is less than 0.25; located in a high resource area (TCAC/HCD Opportunity Map); potential to consolidate Sites 123-125 for a total site area of 1.03 acres.
126	24435127	PC	LASP	LASP / 30	0.38	8	Nonvacant	Underutilized site occupied by an auto repair business; FAR is 0.2; adjacent to new residential development to the east and west; located in a high resource area (TCAC/HCD Opportunity Map)
136	24405138 9041 Moody St.	PC	LASP	LASP / 30	0.3	6	Nonvacant	Underutilized site occupied by a dental office; structure built in 1949; improvement value to land value is approximately 0.5; FAR is 0.1; located in a high resource area (TCAC/HCD Opportunity Map)
139	24430120 5252 Orange Ave.	GNC	OP-CC	RM-20 / 20	2.06	30	Nonvacant	Underutilized site occupied by an office building built in 1982; FAR is 0.2; located in a high resource area (TCAC/HCD Opportunity Map)
CTCC – All districts	CTCC	CTCC – All districts	CTCC – All districts	CTCC – All districts / 8-17	132	1,115	Nonvacant	Existing Districts of the CTCC on the Los Alamitos Race Course (LARC) property. In addition to the Race Course area, a large portion of the LARC property contains ancillary uses such as stables and parking lots. The CTCC was initiated by the LARC owners to envision redevelopment leading up to and upon closure of the LARC. Alternative 2 proposes no changes to the CTCC.
Moderate/Above Moderate Income Sites Subtotal					144.8	1,686		
Alternative 2 Sites Total					210.9	3,892		

APPENDIX B - AFFIRMATIVELY FURTHERING FAIR HOUSING

B.1. INTRODUCTION

Effective January 2019, AB 686 requires jurisdictions to include an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to affirmatively further fair housing. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The assessment of fair housing required by AB 686 must include the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

B.2. ASSESSMENT OF FAIR HOUSING ISSUES

B.3.1. FAIR HOUSING ENFORCEMENT AND OUTREACH

Orange County is served by several regional organizations providing fair housing services: the Orange County Fair Housing Council, the Fair Housing Foundation, and Community Legal Aid SoCal. Services provided by the Orange County Fair Housing Council include community outreach and education, homebuyer education, mortgage default counseling, landlord-tenant mediation, and limited low-cost advocacy. The Council provides services in English, Spanish, and Vietnamese. The Fair Housing Foundation provides landlord-tenant mediation, rental housing counseling, and community outreach and education. The Foundation provides services to a portion of Los Angeles County as well as a portion of Orange County; however, it does not provide services within the City of Cypress. Community Legal Aid SoCal provides direct legal representation and policy advocacy.

As a non-entitlement jurisdiction (population less than 50,000), Cypress participates in CDBG as part of the Orange County program. Through the County, the City is served by Orange County Fair Housing Council (OCFHC) for fair housing services within the City. Unfortunately, no City specific data on fair housing complaints within Cypress is available from OCFHC and all available data is aggregate for the County. This lack of data to assess fair housing conditions has been identified as a contributing factor as it limits the City’s knowledge of local fair housing issues. Therefore, as a meaningful action, the City will petition both the County and OCFHC for better City-level data in the future.

Cypress advertises the fair housing program through placement of fair housing services brochures at public facilities including City Hall, the Cypress Community Center, and the library; contact information on the City’s website; and through the City’s quarterly newsletter.

According to the HCD AFFH Data Viewer, the HUD Office of Fair Housing and Equal Opportunity received a total of 10 inquiries from Cypress residents between 2103 and March 2021, equating to 0.20 fair housing inquiries per 1,000 residents. However, half of the inquiries were found to have no valid basis or issues and the other half where either non timely filed or the client did not respond after the initial inquiry. As previously discussed, there is no additional discrimination complaint or case data available for the City of Cypress.

B.3.2. INTEGRATION AND SEGREGATION

RACE/ETHNICITY

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility. As illustrated in Table B- 1, the largest proportion of Cypress residents are White and Cypress has a larger proportion of white residents than the County and the majority of neighboring communities. Only Los Alamitos has a larger proportion of white residents. Cypress also has a larger proportion of Asian residents than the County as a whole; however, it is similar to other neighboring cities in this regard. When compared to Orange County as a whole and neighboring communities, Cypress has a significantly lower proportion of Hispanic/Latino residents. Cypress’ proportion of Black residents is higher than that of the County.

Table B- 1: Racial and Ethnic Composition (2018)

Jurisdiction	Hispanic/ Latino (of any race)	Not Hispanic or Latino						
		White	Black	American Indian/ Alaskan	Asian	Hawaiian/ Pacific Islands	Other	Two or More
Buena Park	38.4%	24.4%	3.0%	0.2%	31.0%	0.8%	0.1%	2.1%
Cypress	19.5%	37.9%	3.8%	0.2%	34.1%	0.4%	0.4%	3.9%
Los Alamitos	26.0%	46.6%	5.7%	0.0%	14.6%	0.2%	0.2%	6.7%
Garden Grove	37.0%	19.8%	0.9%	0.3%	40.4%	0.2%	0.1%	1.4%
Stanton	49.2%	19.2%	1.4%	0.6%	26.6%	0.9%	0.3%	1.8%
Orange County	34.1%	41.0%	1.6%	0.2%	19.9%	0.3%	0.2%	2.8%

Source: U.S. Census Bureau, American Community Survey (ACS), 2014-2018 (5-year estimates).

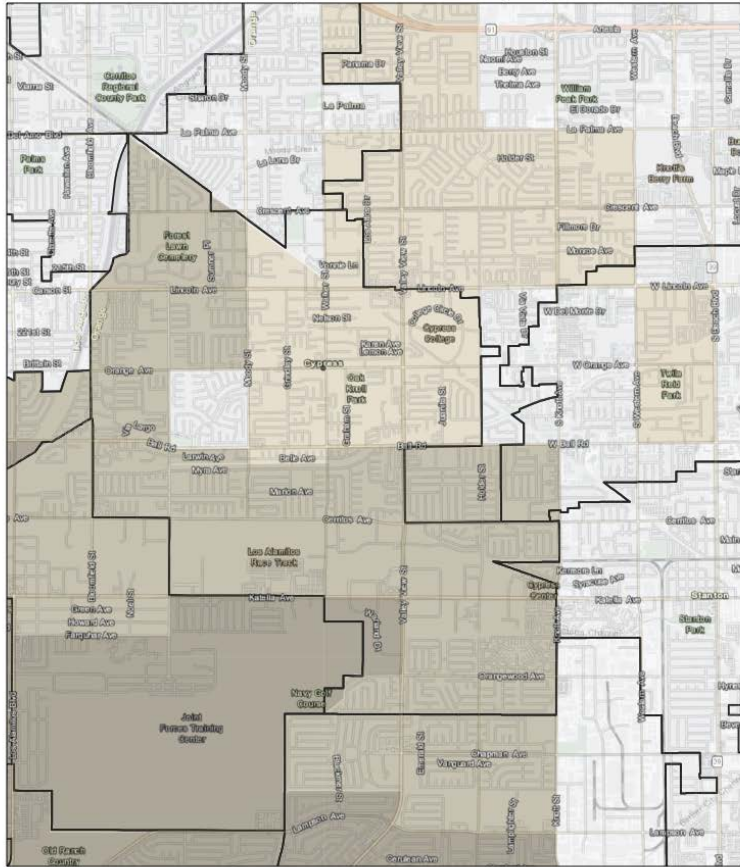
The AFFH Mapping and Data Resources developed by HCD provides a spatial analysis of non-white population (i.e. minority and mixed-race population) across the City. In the majority of the City, minority concentration (or the percent of the population that is non-White) ranges between 40 to 80 percent in Cypress. As shown in Figure B- 1, the areas of highest minority concentration are north of Lincoln Ave. between Walker St. and Moody St. (block group 060591101.043) and south of Lincoln Ave., west of Denni St. (block group 060591101.173). In both these areas, the proportion of the population that is non-White is over 80 percent. Table B- 2 provides a breakdown of RHNA units by percent minority concentration for both sites inventory alternatives. As illustrated in the table, for Alternative 1 about 71 percent of RHNA units are located in tracts with a minority concentration of 61 to 80 percent, including all of the above moderate income RHNA units and 82 percent of moderate income units. For Alternative 2, about 62 percent of RHNA units are located in tracts with a minority concentration of 61 to 80 percent, including the majority of moderate and above moderate units. Lower income units are more evenly distributed in areas of varying minority concentrations, as shown in the table.

Table B- 2: RHNA Unit Distribution by Percent Minority Concentration

Percent Minority Concentration	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
Alternative 1				
< 20%	0.0%	0.0%	0.0%	0.0%
21-40%	0.0%	0.0%	0.0%	0.0%
41-60%	24.2%	4.8%	0.0%	15.0%
61-80%	58.2%	81.6%	100.0%	71.2%
> 81%	17.7%	13.6%	0.0%	13.8%
Total Units	2,147	1,067	588	3,802
Alternative 2				
< 20%	0.0%	0.0%	0.0%	0.0%
21-40%	0.0%	0.0%	0.0%	0.0%
41-60%	26.8%	4.3%	6.1%	17.3%
61-80%	47.6%	75.2%	93.9%	61.9%
> 81%	25.7%	20.5%	0.0%	20.8%
Total Units	2,206	1,191	495	3,892

The AFFH Tool also provides maps of predominant races by tract, showing tracts where a race dominates and the percent by which it dominates over other races. Figure B-2 illustrates the predominance of the White population within the City. As shown, White is the predominant race by a gap of 10 to 50 percent in the majority of the City. However, in a large area in the northeast part of the City, the gap is less than 10 percent.

Figure B- 2: White Majority Tracts (Cypress)



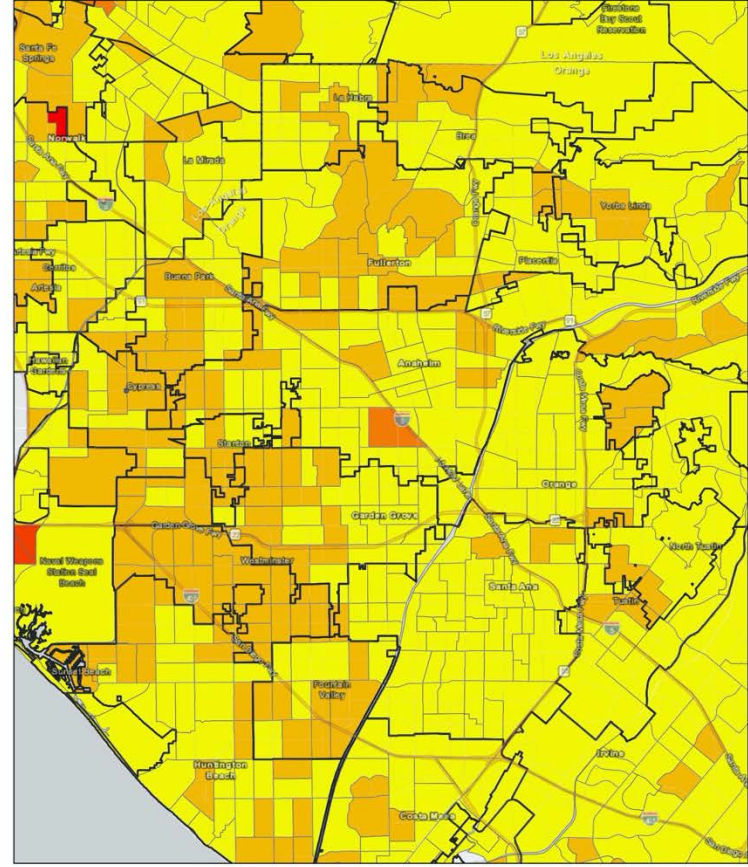
8/3/2021, 2:22:42 PM
 City/Town Boundaries
 (R) Predominant Population - White Majority Tracts
 Slim (gap < 10%)
 Sizeable (gap 10% - 50%)
 Predominant (gap > 50%)

1:36,112
 0 0.33 0.65 1.3 mi
 0 0.5 1 2 km

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

Figure B- 3: Percent of Population with a Disability (Region)



8/19/2021, 3:03:57 PM
 City/Town Boundaries
 (R) Population with a Disability (ACS, 2015 - 2019) - Tract
 < 10%
 10% - 20%
 20% - 30%
 30% - 40%
 > 40%

1:144,448
 0 1.25 2.5 5 mi
 0 2 4 8 km

Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community
 City of Anaheim, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS

CA HCD

PERSONS WITH DISABILITES

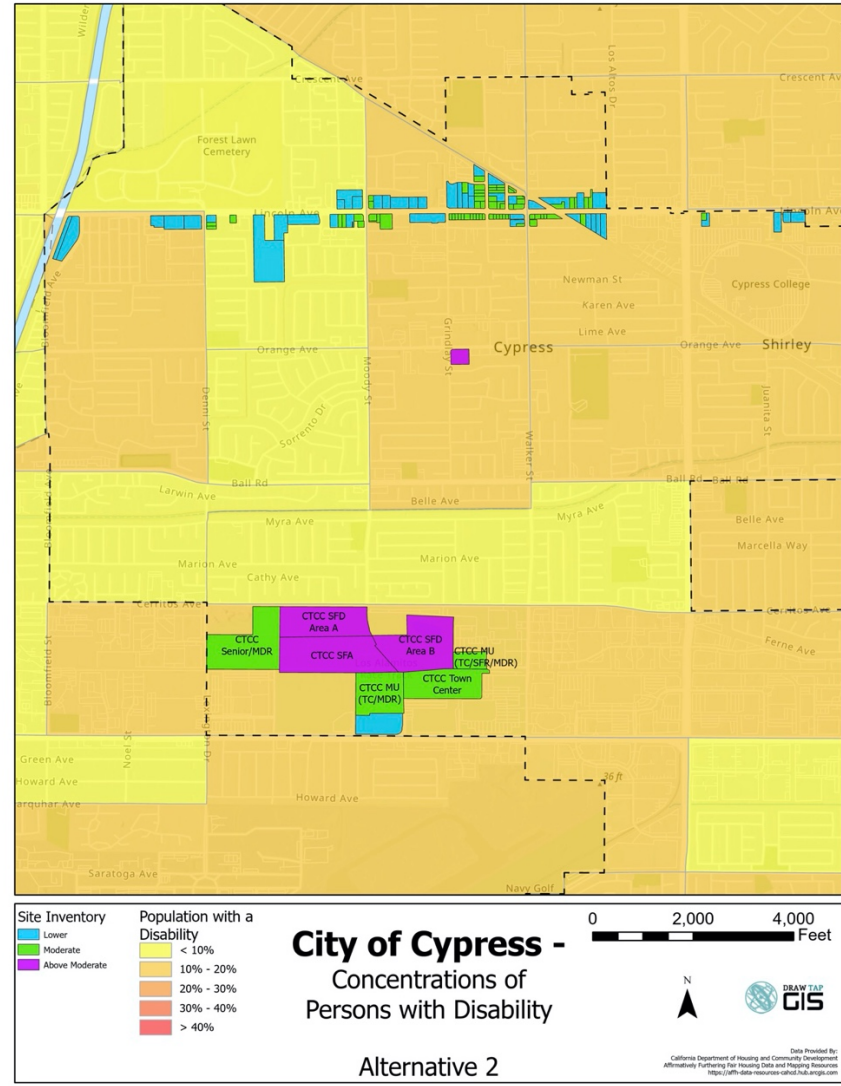
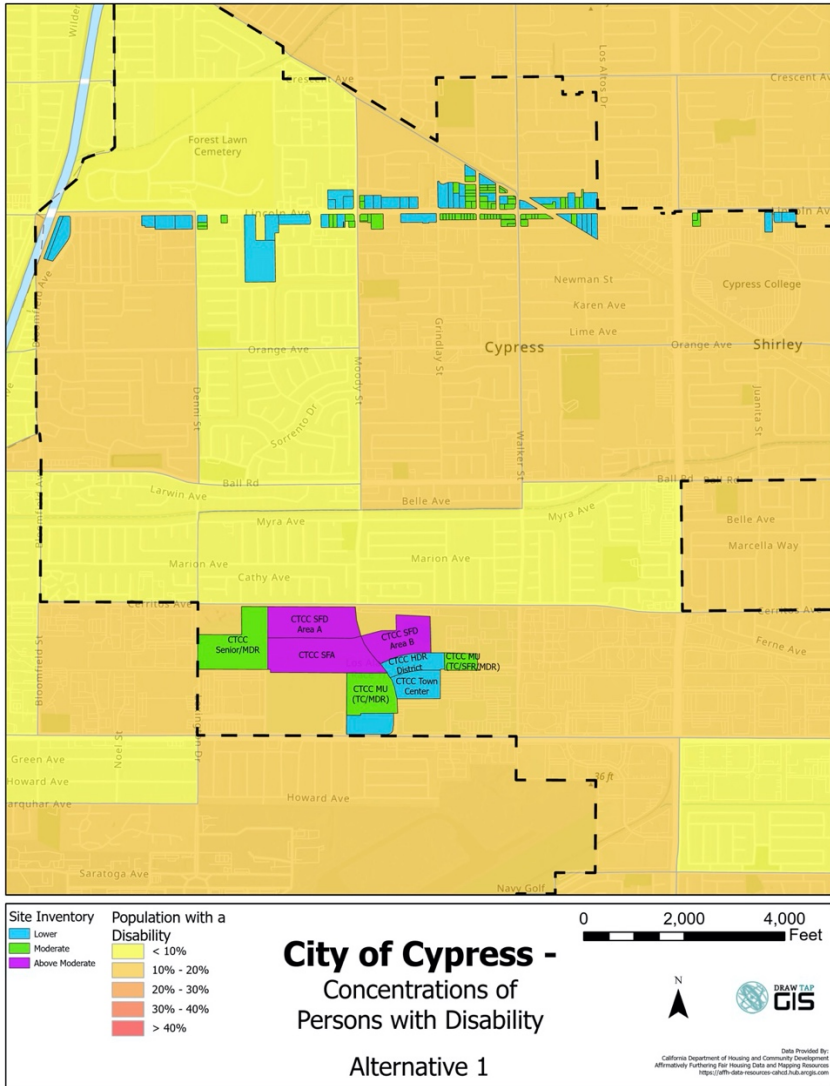
As previously discussed in the Housing Needs Assessment, persons living with one or more disabilities make up approximately 10 percent of Cypress' population. This is slightly higher or similar to Orange County as a whole (9 percent) and the neighboring communities of Buena Park (9 percent), Garden Grove (10 percent), Los Alamitos (9 percent) and Stanton (10 percent). Figure B- 3 shows the concentration of persons with disabilities throughout the region. Consistent with data presented above, the concentrations in Cypress and neighboring communities are similar. Southern and eastern parts of the County tend to have lower concentrations of persons with disabilities.

Figure B- 4 and Table B- 3 present the distribution of RHNA units compared to the proportion of the population with a disability for both Alternative 1 and Alternative 2. The majority of RHNA units for both alternatives are located in tracts where 10 to 20 percent of the population has a disability. This is consistent with the City's overall demographics. In Alternative 1, 23 percent of lower income units and five percent of moderate income units are located in tracts where less than 10 percent of the population has a disability. In Alternative 2, 25 percent of lower income units and four percent of moderate income units are located in tracts where less than 10 percent of the population has a disability. Therefore, the RHNA units are not disproportionately concentrated in areas with a higher concentration of persons with disabilities.

Table B- 3: RHNA Unit Distribution by Percent Population with a Disability

Percent Persons with a Disability	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
Alternative 1				
< 10%	22.9%	4.8%	0.0%	14.3%
10-20%	77.1%	95.2%	100.0%	85.7%
20-30%	0.0%	0.0%	0.0%	0.0%
30-40%	0.0%	0.0%	0.0%	0.0%
> 40%	0.0%	0.0%	0.0%	0.0%
Total Units	2,147	1,067	588	3,802
Alternative 2				
< 10%	24.8%	4.3%	0.0%	15.4%
10-20%	75.2%	95.7%	100.0%	84.6%
20-30%	0.0%	0.0%	0.0%	0.0%
30-40%	0.0%	0.0%	0.0%	0.0%
> 40%	0.0%	0.0%	0.0%	0.0%
Total Units	2,206	1,191	495	3,892

Figure B- 4: Population with a Disability and Distribution of RHNA Units



FAMILIAL STATUS

Familial status refers to the marital status of the head of household, whether there are children in the household, and whether they are biologically related to the head of household. According to the AFFH Tool (Figure B- 5), there is no concentration of households consisting of adults living alone within the City of Cypress. The highest concentration of adults living with their spouse is in the Tract bounded by Orange Ave., Ball Road, Moody St., and Denni St. in the center of the City, where 65 percent of the population lives with a spouse. Throughout the majority of the City, the percent of the population that lives with a spouse ranges from 40 to 60 percent.

Families with children may face discrimination in housing based on a number of factors. Some apartment complexes may limit the number of persons or children allowed to live in a unit based on the units size. In some cases, a landlord may be culturally biased against the number of children, particularly those of the opposite sex, sharing a bedroom, or fear that children tend to cause more extensive property damage. According to the 2014-2018 American Community Survey, 39 percent of Cypress households have at least one person under age 18. When compared to neighboring communities, Garden Grove and Buena Park were most similar (40 percent and 41 percent of households include children, respectively); however, Cypress has more households with children than Orange County as a whole and Los Alamitos (both 35 percent). According to the ACS, 27 percent of Cypress households are married couple families with children. According to the AFFH Tool, (Figure B- 6) children living in married couple households are most concentrated in central Cypress, where the population of children living in married couple households is greater than 80 percent. Throughout the majority of the rest of the City, the percent of children living in married couple households ranges between 60 to 80 percent. Table B- 4 summarizes the distribution of RHNA units for both Alternative 1 and Alternative 2 in relation to the percent of children living in married-couple households. Consistent with the rates described above, for Alternative 1, about 85 percent of the RHNA units are in tracts where 60 to 80 percent of children live in married-couple households and about 16 percent of units are in tracts where over 80 percent of children live in married-couple households. For Alternative 2, approximately 79 percent of RHNA units are in tracts where 60 to 80 percent of children live in married-couple households, and 21 percent of units are in tracts with more than 80 percent.

Female-headed households with children, tend to have a greater need for affordable housing and access to supportive services such as daycare and healthcare and therefore, require special consideration. According to the 2014-2018 ACS, female-headed households with children make up 6.2 percent of Cypress' households. The County's proportion of female-headed households with children is lower at 5 percent; however, the neighboring cities all had similar or higher proportions (Buena Park, 7 percent; Garden Grove, 6 percent; Los Alamitos, 9 percent; Stanton, 9 percent). As shown in Figure B- 7, the northwest and southeast corners of the City have the greatest proportion of the children living in a single female-headed household. In these areas, the proportion is 20 to 40 percent. In other areas of the City, less than 20 percent of children live in single female-headed households. Table B- 5 summarizes the affordability of RHNA units in relation to the concentration of children living in single female-headed households. For Alternative 1, 80 percent of RHNA units were located in tracts where less than 20 percent of children live in female-headed households. For Alternative 2, 75 percent of RHNA units were located in tracts with less than 20 percent of children residing in female-headed households.

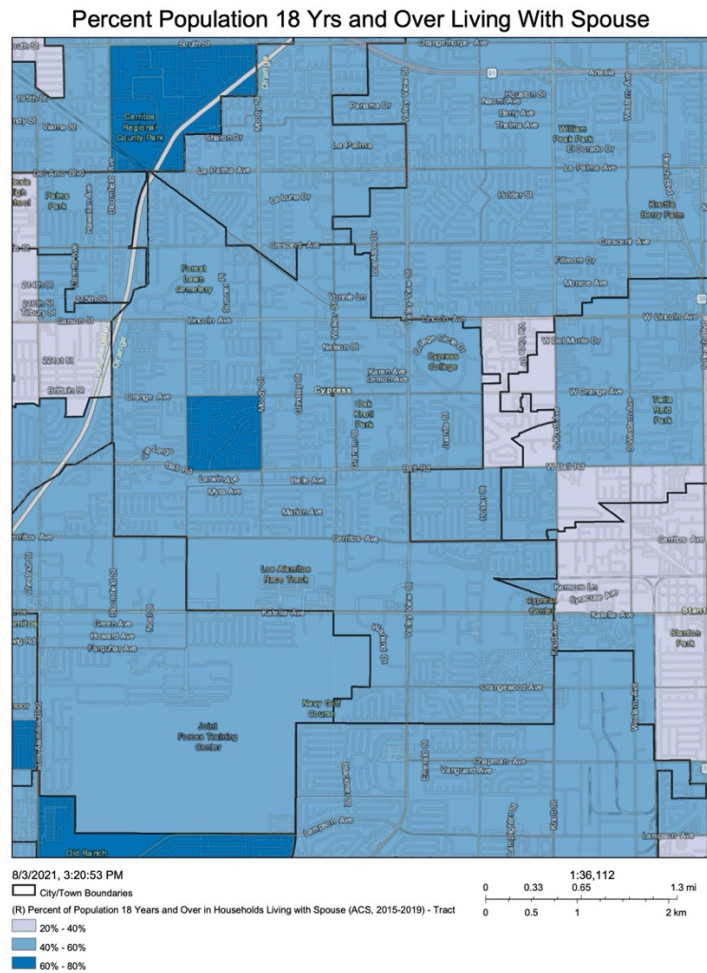
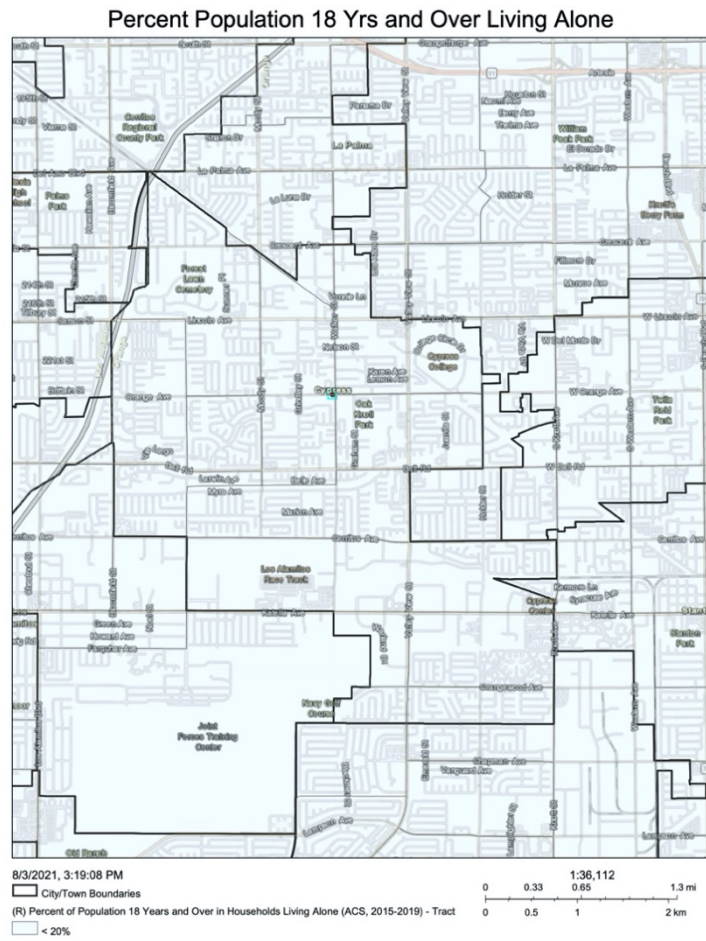
Table B- 4: RHNA Unit Distribution by Percent Children Living in Married-Couple Households

Percent Children in Married-Couple Households	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
Alternative 1				
< 20%	0.0%	0.0%	0.0%	0.0%
20-40%	0.0%	0.0%	0.0%	0.0%
40-60%	0.0%	0.0%	0.0%	0.0%
60-80%	85.0%	74.9%	100.0%	84.5%
> 80%	15.0%	25.1%	0.0%	15.5%
Total Units	2,147	1,067	588	3,802
Alternative 2				
< 20%	0.0%	0.0%	0.0%	0.0%
20-40%	0.0%	0.0%	0.0%	0.0%
40-60%	0.0%	0.0%	0.0%	0.0%
60-80%	79.3%	71.1%	93.9%	78.7%
> 80%	20.7%	28.9%	6.1%	21.3%
Total Units	2,206	1,191	495	3,892

Table B- 5: RHNA Unit Distribution by Percent Children Living in Female-Headed Households

Percent Children in Female-Headed Households	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
Alternative 1				
< 20%	66.9%	95.2%	100.0%	80.0%
20-40%	33.1%	4.8%	0.0%	20.0%
40-60%	0.0%	0.0%	0.0%	0.0%
60-80%	0.0%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%	0.0%
Total Units	2,147	1,067	588	3,802
Alternative 2				
< 20%	58.6%	95.7%	100.0%	75.2%
20-40%	41.4%	4.3%	0.0%	24.8%
40-60%	0.0%	0.0%	0.0%	0.0%
60-80%	0.0%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%	0.0%
Total Units	2,206	1,191	495	3,892

Figure B- 5: Proportion of Adult Population Living Alone and Living with a Spouse



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

Figure B- 6: Children living in Married Couple Households and Distribution of RHNA Units

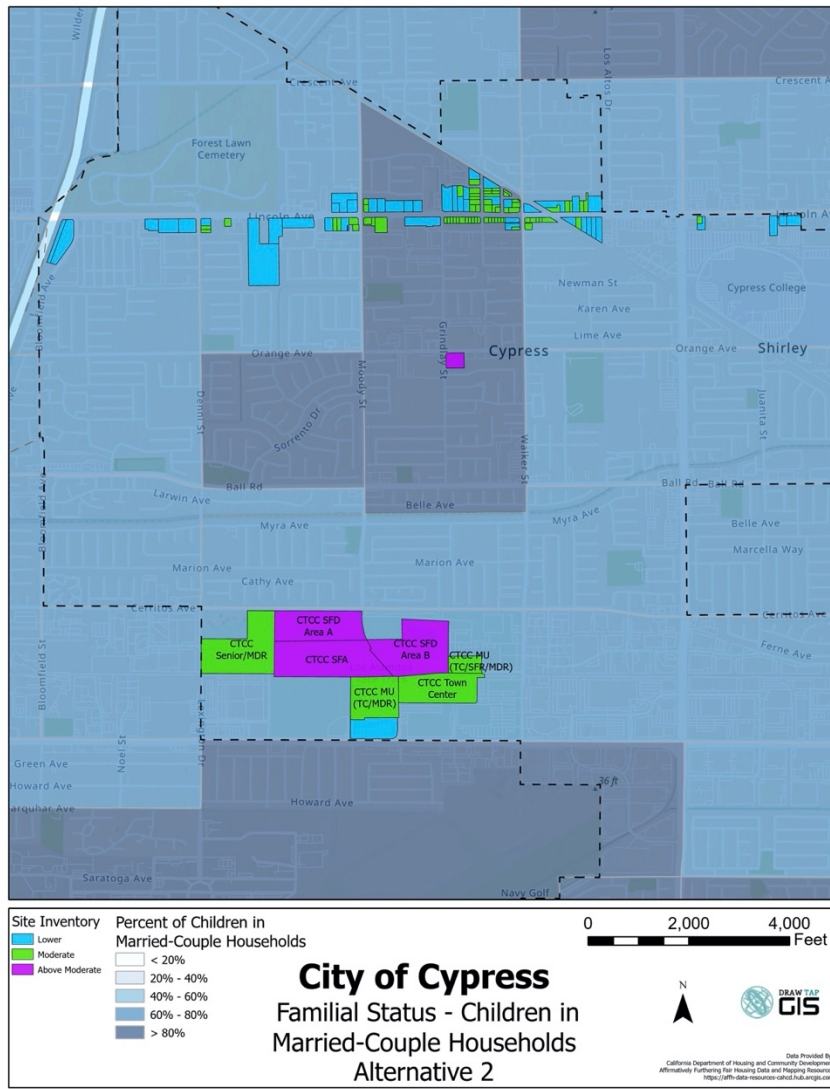
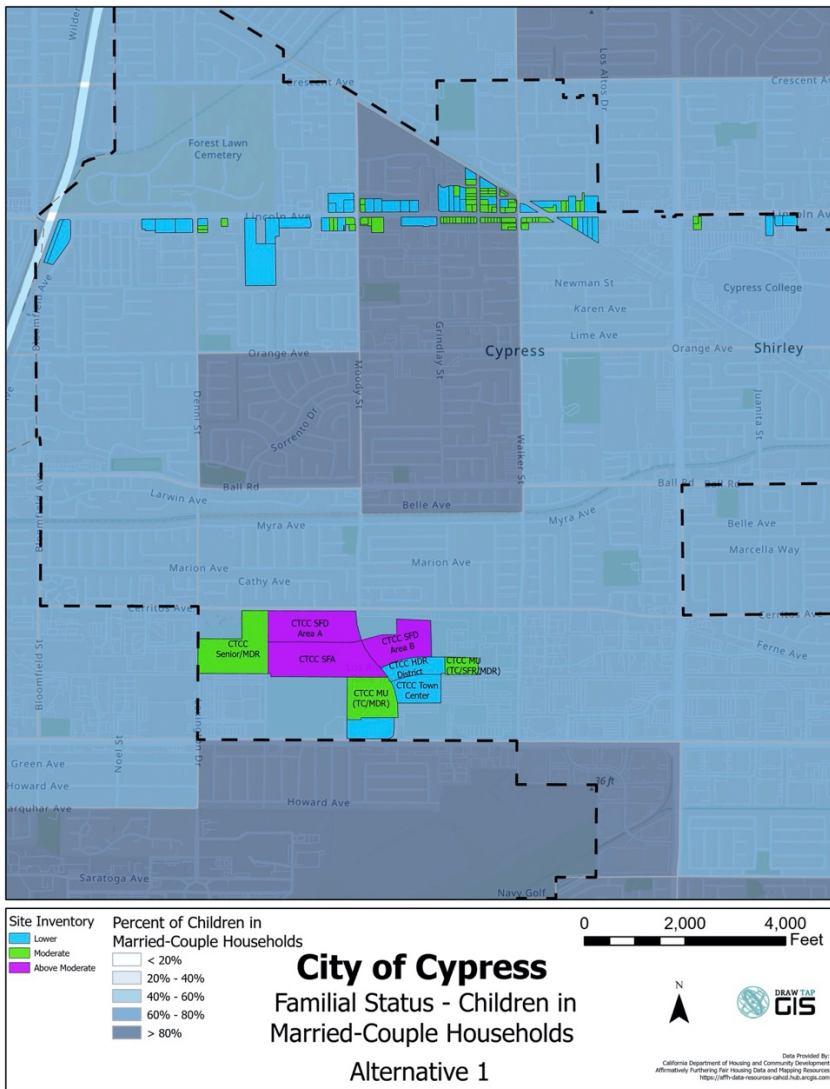
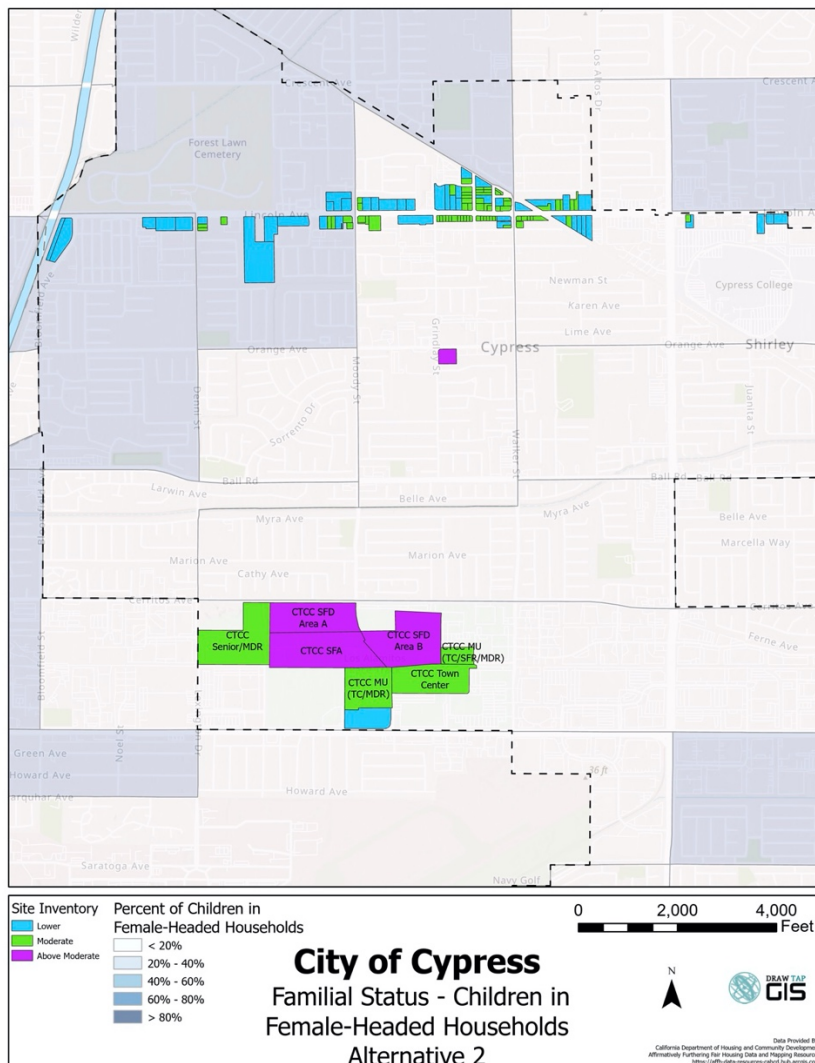
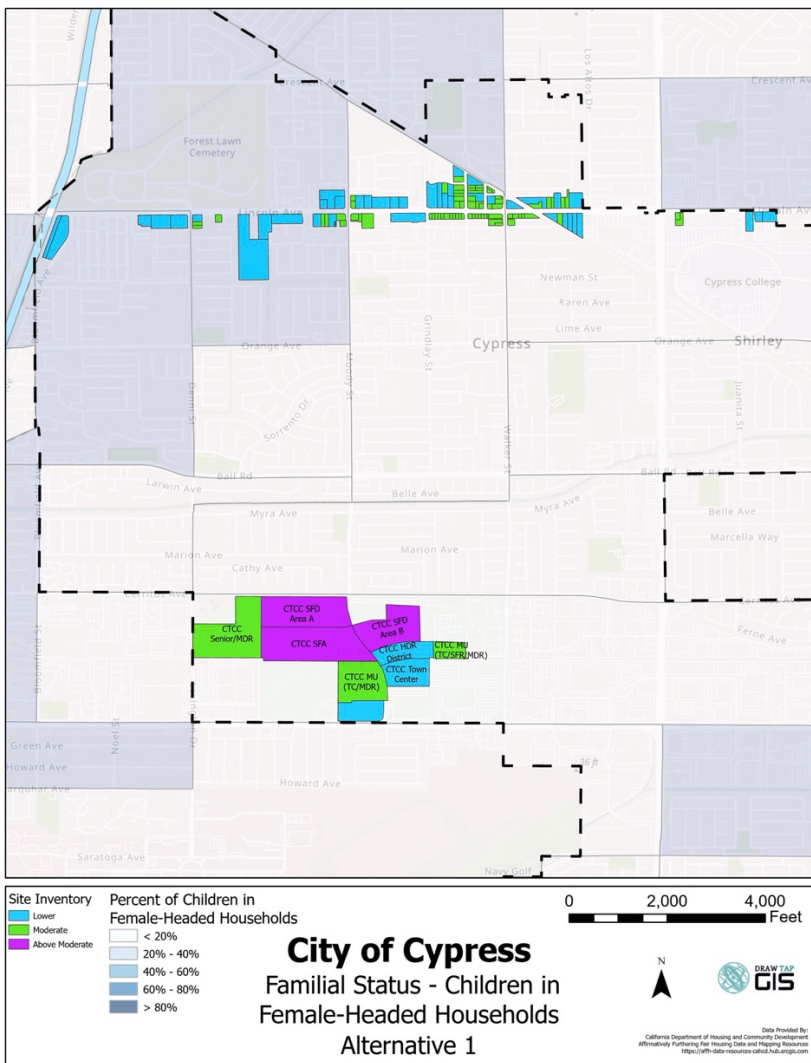


Figure B- 7: Children in Female-Headed Households and Distribution of RHNA Units



INCOME LEVEL

Identifying geographic concentrations of low or moderate income households is important in overcoming patterns of segregation. City-wide, approximately 54 percent of Cypress households are categorized as lower or moderate income, compared to 59 percent County-wide. HUD defines a Lower and Moderate Income (LMI) area as a Census tract or block group where over 51 percent of the population is LMI.⁶ Figure B- 8 shows LMI areas in the region by Census block group. LMI areas are generally concentrated to the east of Cypress, within the cities of Stanton, Anaheim, Garden Grove, and Westminster, as well as directly west in the City of Hawaiian Gardens. As shown in Figure B- 9, the majority of the City of Cypress has a concentration of LMI households ranging from 25 to 50 percent. One tract in central Cypress has an LMI household concentration of less than 25 percent. The northeast portion of the City has the highest concentration of LMI households, ranging from 50 to 75 percent.

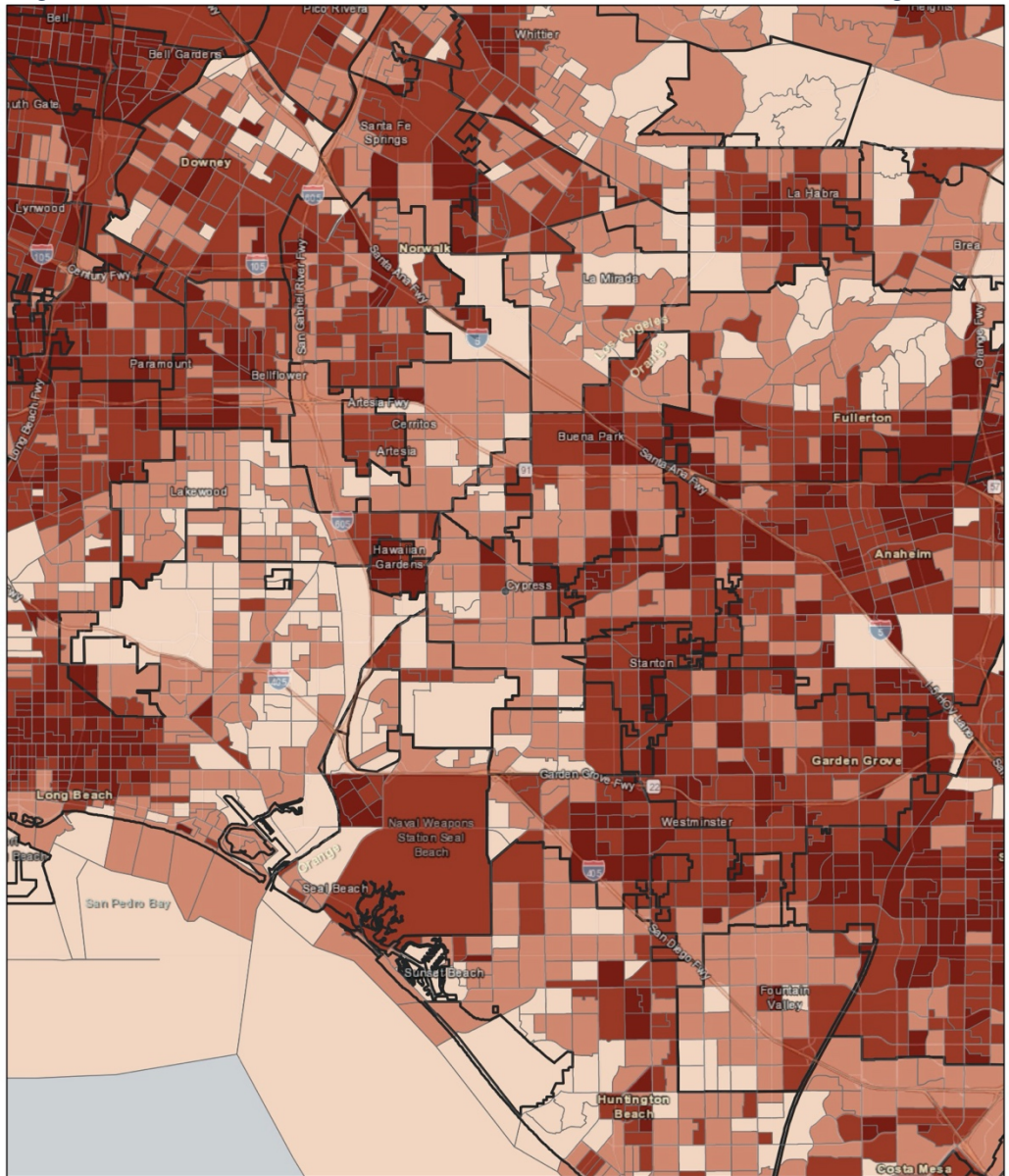
As shown in Table B- 6, 91 percent of RHNA units under Alternative 1 are located in tracts with an LMI household concentration of 25 to 50 percent while 9 percent are located in tracts with 50 to 75 percent LMI households. For Alternative 2, 83 percent of RHNA units have been identified in tracts with an LMI concentration ranging from 25 to 50 percent and 17 percent of units are located in tracts with an LMI concentration of 50 to 75 percent. It is important to note that the location of Cypress College in the northeast portion of the City was an important consideration in deciding where to located RHNA units as the City would like to provide more affordable housing for local students. Therefore, units were located in this area intentionally, to meet the needs of students, who often have lower incomes.

Table B- 6: RHNA Unit Distribution by Percent LMI Households

Percent LMI Households	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
Alternative 1				
< 25%	0.0%	0.0%	0.0%	0.0%
25-50%	88.8%	90.8%	100.0%	91.1%
50-75%	11.2%	9.2%	0.0%	8.9%
75-100%	0.0%	0.0%	0.0%	0.0%
Total Units	2,147	1,067	100%	3,802
Alternative 2				
< 25%	0.0%	0.0%	0.0%	0.0%
25-50%	76.6%	87.7%	100.0%	83.0%
50-75%	23.4%	12.3%	0.0%	17.0%
75-100%	0.0%	0.0%	0.0%	0.0%
Total Units	2,206	1,191	495	3,892

⁶ HUD defines LMI as up to 80 percent of the AMI.

Figure B- 8: Concentration of Low and Moderate Income Households in the Region

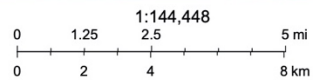


8/23/2021, 2:13:04 PM

City/Town Boundaries

(A) Low to Moderate Income Population (HUD) - Block Group

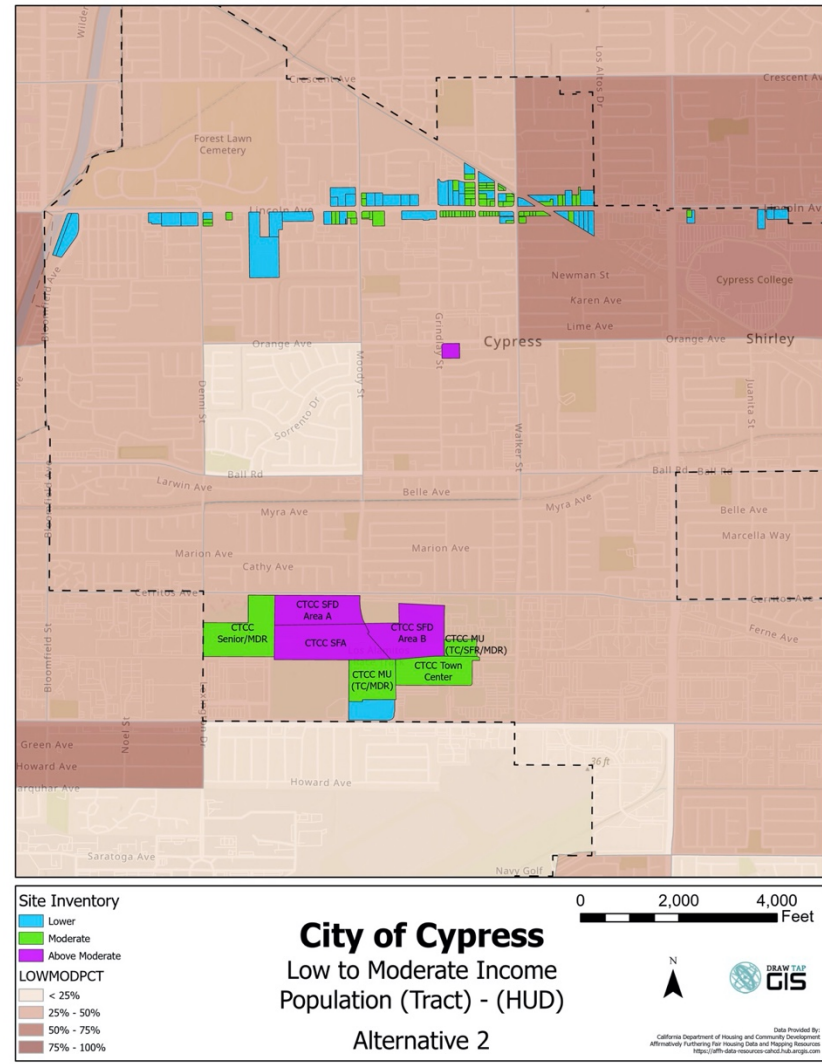
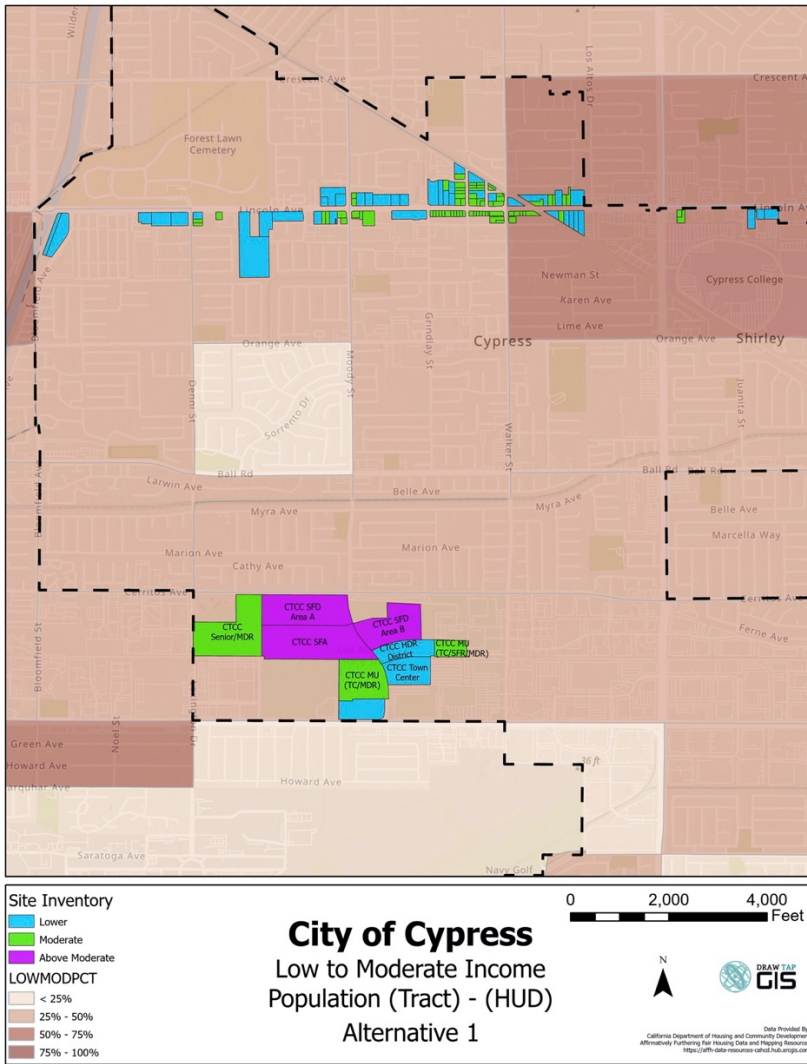
- < 25%
- 25% - 50%
- 50% - 75%
- 75% - 100%



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS
 Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

Figure B- 9: Low and Moderate Income Household Concentration and RHNA Unit Distribution

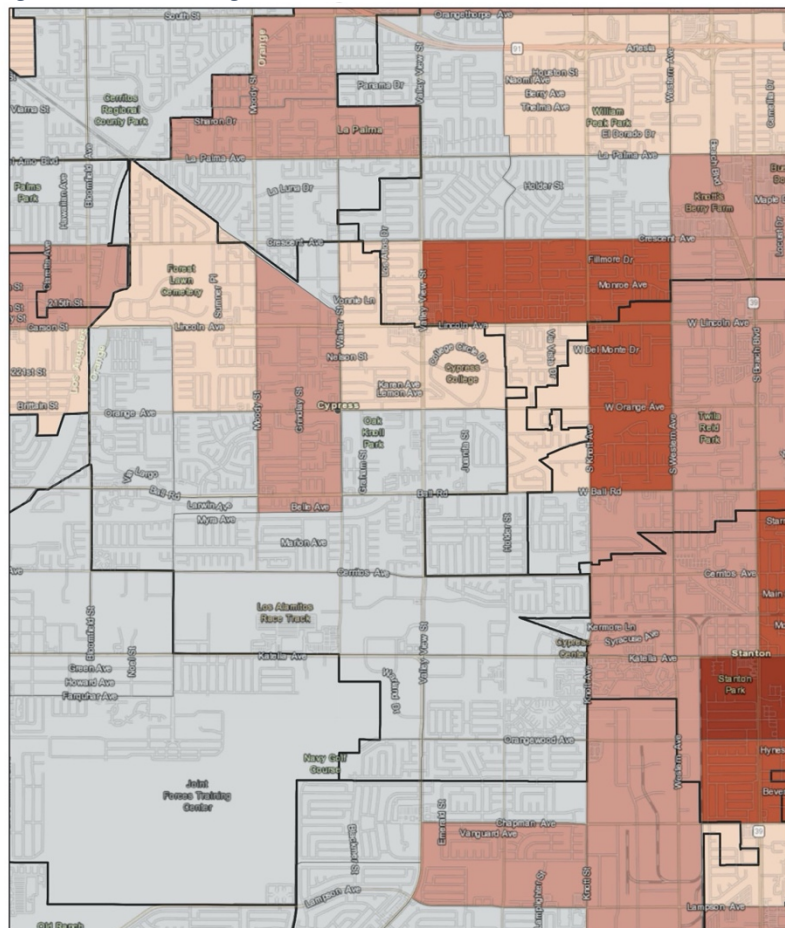


HOUSING CHOICE VOUCHERS

Trends related to housing choice vouchers (HCV) can also indicate patterns of concentration and segregation. Within Cypress, Census tract 1101.04 has the highest concentration of HCV use, with about 9 percent of renter occupied units utilizing a housing choice voucher (see Figure B- 10). This tract is also an area of the City with a higher concentration of racial and ethnic minorities, as shown in Figure B- 1.

Overall, HCV use in the City is low. Within the three tracts identified with HCVs in use in the AFFH Data Viewer, there are a total of 111 HCVs. However, the number of HCVs in use within Cypress is likely actually lower since one of the tracts includes a portion of a neighboring jurisdiction.

Figure B- 10: Housing Choice Voucher Concentration



8/23/2021, 2:56:33 PM

City/Town Boundaries

(R) Housing Choice Vouchers - Tract

- No Data
- > 0 - 5%
- > 5% - 15%
- > 15% - 30%
- > 30% - 60%

1:36,112
0 0.33 0.65 1.3 mi
0 0.5 1 2 km

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CAHCD

B.3.3. RACIALLY AND ETHNICALLY CONCENTRATED AREAS

RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY

Racially and ethnically concentrated areas of poverty (R/ECAPs) are identified as census tracts with a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. As shown in Error! Reference source not found., there are no R/ECAPs within the City of Cypress. The closest R/ECAPs in the region are located within the cities of Long Beach and Santa Ana. Therefore, Cypress has identified no RHNA units within R/ECAPs. As discussed in the next section, while Cypress has a significant racial and ethnic minority population (see Table B- 1), it is made up of primarily high resource areas (Table B- 10).

RACIALLY CONCENTRATED AREAS OF AFFLUENCE

While R/ECAPs are often the focus of fair housing policies, it is also important to analyze racially concentrated areas of affluence (RCAAs) to ensure that housing is integrated in high opportunity areas, a key fair housing choice. According to a policy paper published by HUD, Whites are the most racially segregated group in the Country and in the same way that neighborhood disadvantage is associated with concentrated poverty and high concentration of people of color, distinct advantages are associated with residence in affluent, predominantly White communities. Therefore, according to HUD, a RCAA is defined as an affluent, White community.

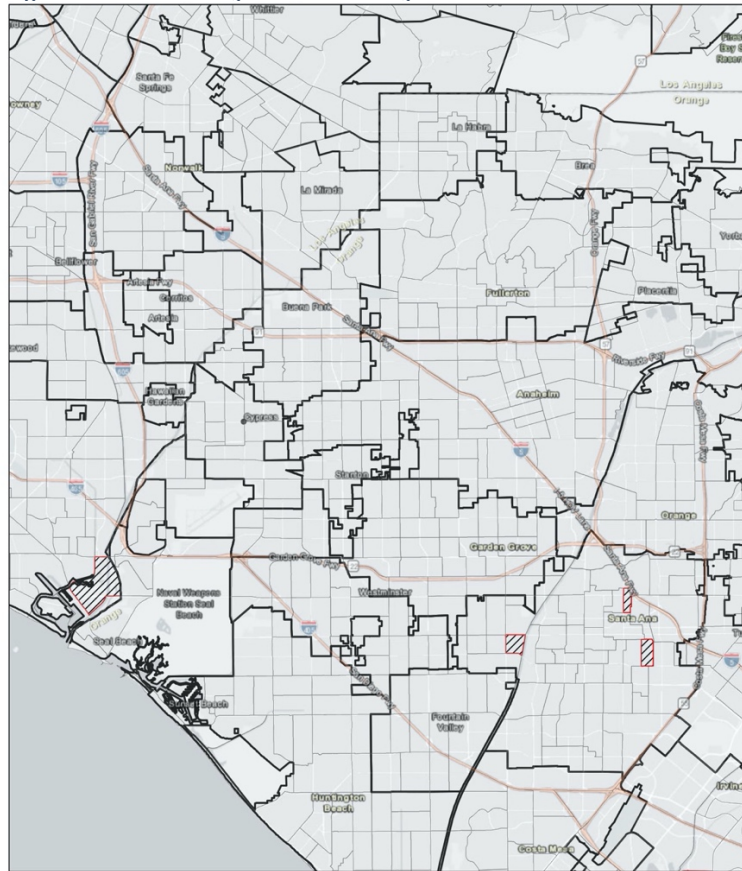
HCD has developed its own metric for RCAAs; however, it was not available on the AFFH Tool at the time of writing this analysis. Therefore, the definition of RCAAs used is that which was developed by scholars at the University of Minnesota Humphrey School of Public Affairs (cited in HCD’s memo): “RCAAs are defined as census tracts where, 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016)”. Using this definition, there are no RCAAs within the City of Cypress. As shown in Table B- 7, there are no Census tracts within Cypress where 80 percent or more of the population is non-Hispanic White. Figure B- 12 illustrates the median household income by Census block group in Cypress. There are four block groups in Cypress where median income is greater than \$125,000. These block groups are within Census tracts 1101.04 and 1101.18, where non-Hispanic Whites make up 40 percent and 34 percent of the population, respectively. Therefore, there does not appear to be a correlation between higher median income and higher concentration of White population.

Table B- 7: Percent White Population by Census Tract

Census Tract	Percent White Population
1101.11	41.8
1101.10	33.9
1101.04	40.3
1101.17	43.3
1101.06	53.1
1101.18	34.1
1101.14	55.9
1101.13	44.0
1100.11	58.1
1100.01	63.6
1100.15	72.3
1101.09	39.5
1101.02	34.8
1100.10	54.9

Source: HCD AFFH Data Viewer

Figure B- 11: Racially and Ethnically Concentrated Areas of Poverty

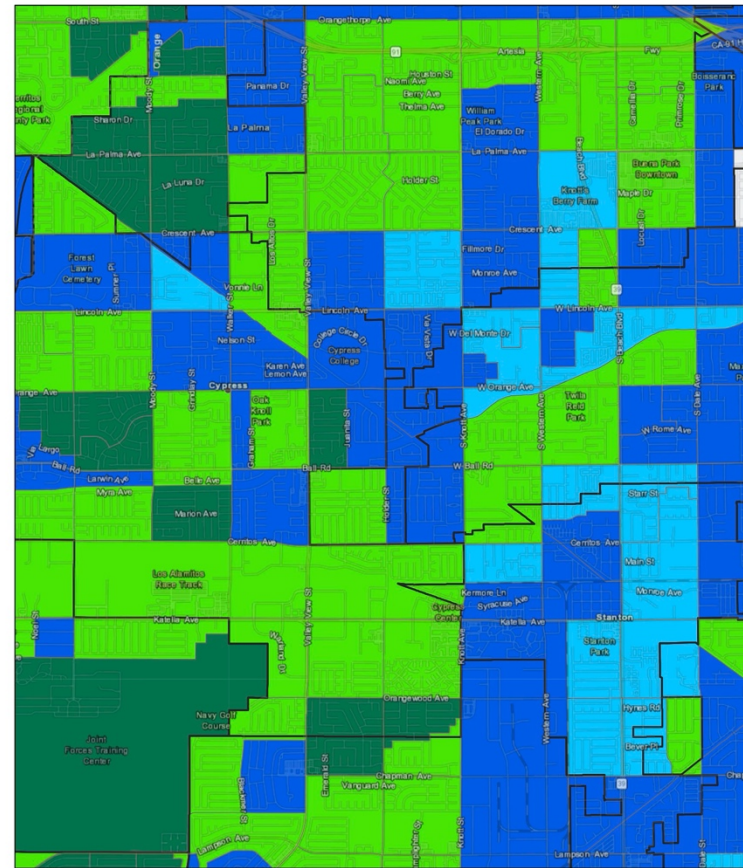


8/3/2021, 2:50:57 PM
 1:144,448
 City/Town Boundaries
 (R) Racially or Ethnically Concentrated Areas of Poverty "RECAPs" (HUD, 2009 - 2013) - Tract
 0 - Not a RECAP
 1 - RECAP

Eri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community
 City of Anaheim, County of Los Angeles, Bureau of Land Management, Eri, HERE, Garmin, USGS, EPA, NPS

CA HCD

Figure B- 12: Median Income (2015-2019)



8/24/2021, 8:41:33 AM
 1:36,112
 City/Town Boundaries
 (R) Median Income (ACS, 2015-2019) - Block Group
 < \$55,000
 < \$87,100 (HCD 2020 State Median Income)
 < \$125,000
 Greater than \$125,000

Eri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community
 City of Anaheim, County of Los Angeles, Bureau of Land Management, Eri, HERE, Garmin, INCREMENT P, USGS, EPA

CA HCD

B.3.4. ACCESS TO OPPORTUNITIES

Significant disparities in access to opportunity are defined as “substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing”, according to the HCD AFFH Guidelines. To assist in the analysis of access to opportunities, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force has created Opportunity Maps to identify resource levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Table B- 8 shows the full list of indicators. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. The criteria for these filters are:

- Poverty: Tracts with at least 30 percent of the population under the federal poverty line.
- Racial Segregation: Tracts with a location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County.

Table B- 8: Domains and Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2021

According to the 2021 TCAC/HCD opportunity maps, there are no areas of high racial segregation and poverty in Cypress (see Figure B- 14). Within the region, the areas closest to Cypress that have been identified as areas of high segregation and poverty are located in Long Beach, Anaheim, and Garden Grove (Figure B- 13). Cypress is made up primarily of High Resource tracts. The City includes one tract that is designated Moderate Resource (tract 1101.13). This tract is generally bounded by Cerritos Ave. to the north, Katella Ave. to the south, and the city limits to the east and west and includes the Los Alamitos Race Course property. Additionally, the City contains one tract designated Moderate Resource (Rapidly Changing) (tract 1101.10). Tracts that have been identified as “moderate resource (rapidly changing)” are areas that are Moderate Resource but may soon become High Resource, based on recent trends.⁷ This tract is located in the northeast portion of the City and includes the Cypress College campus. Table B- 9 shows the TCAC/HCD Resource Category and minority concentration for Census tracts within Cypress. There does not appear to be a correlation between minority concentration and resource categories.

⁷ California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2021

Table B- 9: Minority Concentration and 2021 TCAC/HCD Resource Category

Census Tract	Minority Concentration (%)	TCAC/HCD Resource Category
1101.11	58.2	High Resource
1101.10	66.1	Moderate Resource (Rapidly Changing)
1101.04	59.7	High Resource
1101.17	56.7	High Resource
1101.06	46.9	High Resource
1101.18	65.9	Highest Resource
1101.14	44.1	Highest Resource
1101.13	56.0	Moderate Resource
1100.11	41.9	High Resource
1100.01	36.4	High Resource
1100.15	27.7	High Resource
1101.09	60.5	High Resource
1101.02	65.2	High Resource
1100.10	45.1	High Resource

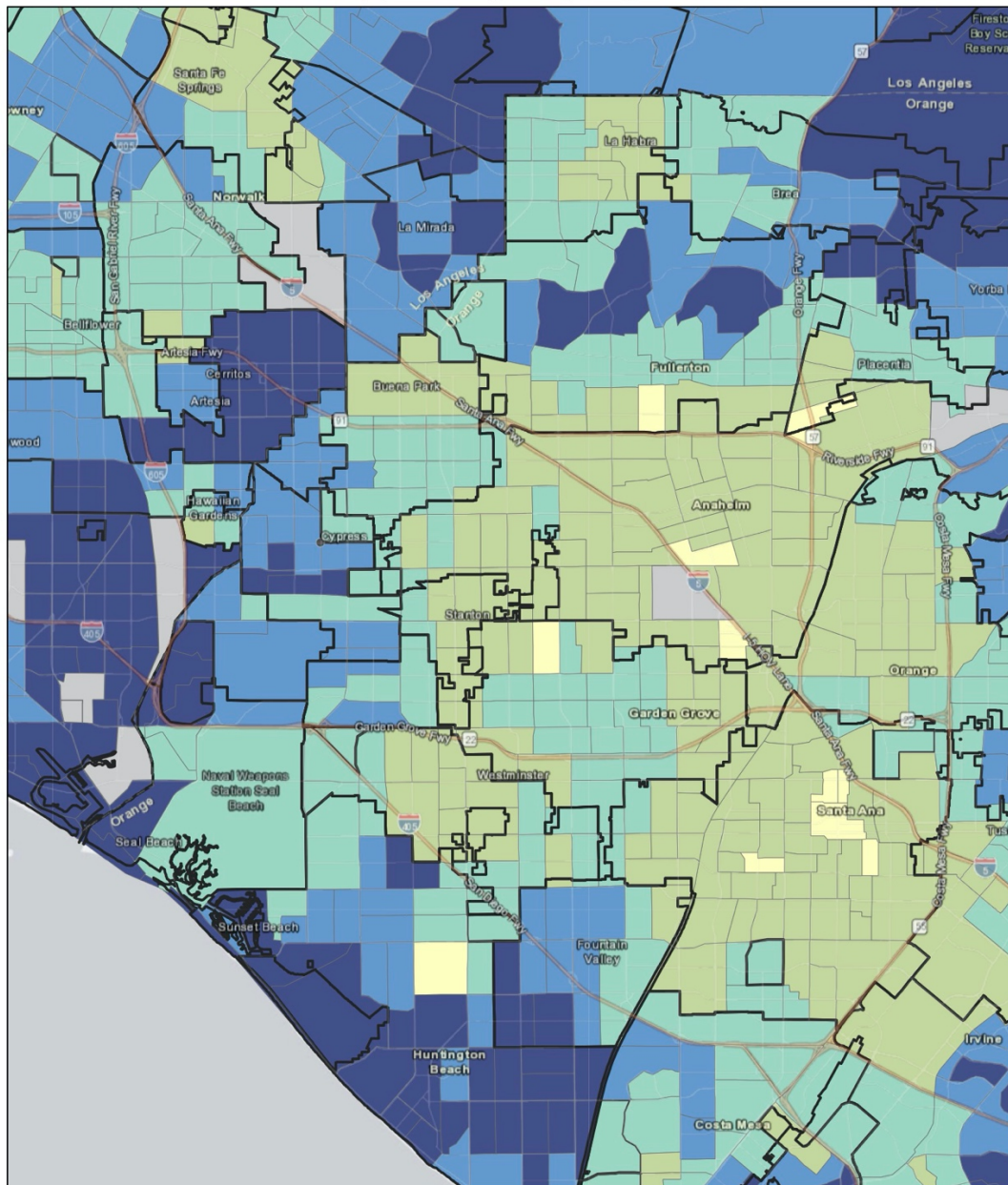
Source: HCD AFFH Data Viewer: 2021 TCAC/HCD Opportunity Maps Statewide Summary Table

Table B- 10 provides the distribution of RHNA units for Alternative 1 and Alternative 2 by TCAC/HCD Resource Category. For Alternative 1, about 64 percent of units would be located in Moderate Resource or Moderate Resource (Rapidly Changing) tracts, with the remaining units located in High Resource tracts (36 percent). However, 48 percent of lower income units would be located in High Resource areas. For Alternative 2, 54 percent of units would be located in Moderate Resource or Moderate Resource (Rapidly Changing) tracts, with the remaining 46 percent located in High Resource tracts. About 62 percent of lower income units are identified in High Resource tracts.

Table B- 10: RHNA Unit Distribution by TCAC Opportunity Areas

Opportunity Area	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
Alternative 1				
Moderate Resource (rapidly changing)	11.2%	9.2%	0.0%	8.9%
Moderate Resource	40.7%	60.9%	100.0%	55.5%
High Resource	48.1%	29.9%	0.0%	35.5%
Total Units	2,147	1,067	588	3,802
Alternative 2				
Moderate Resource (rapidly changing)	23.4%	12.3%	0.0%	17.0%
Moderate Resource	14.6%	54.6%	93.9%	36.9%
High Resource	62.1%	33.2%	6.1%	46.1%
Total Units	2,206	1,191	495	3,892

Figure B- 13: TCAC Opportunity Areas (Region)



8/24/2021, 9:46:28 AM

City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Composite Score - Tract

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

1:144,448
 0 1.25 2.5 5 mi
 0 2 4 8 km

Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community
 City of Anaheim, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS

CA HCD

Figure B- 14: TCAC Opportunity Areas and RHNA Unit Distribution

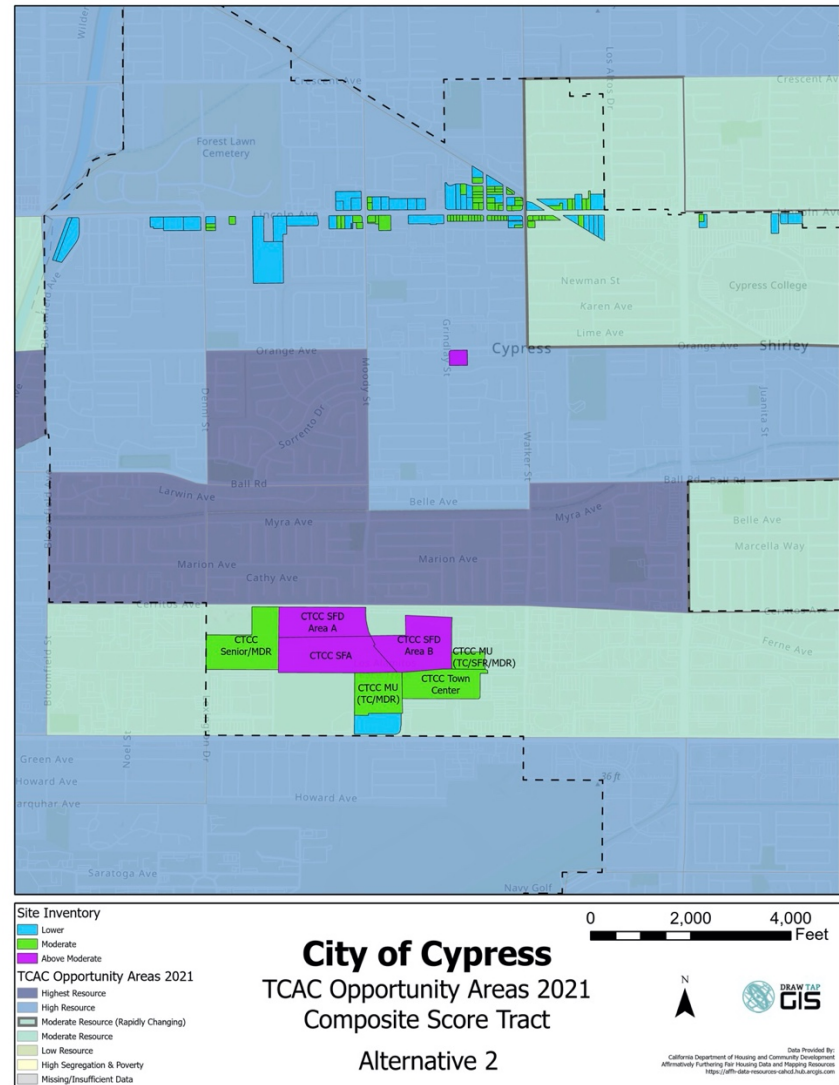
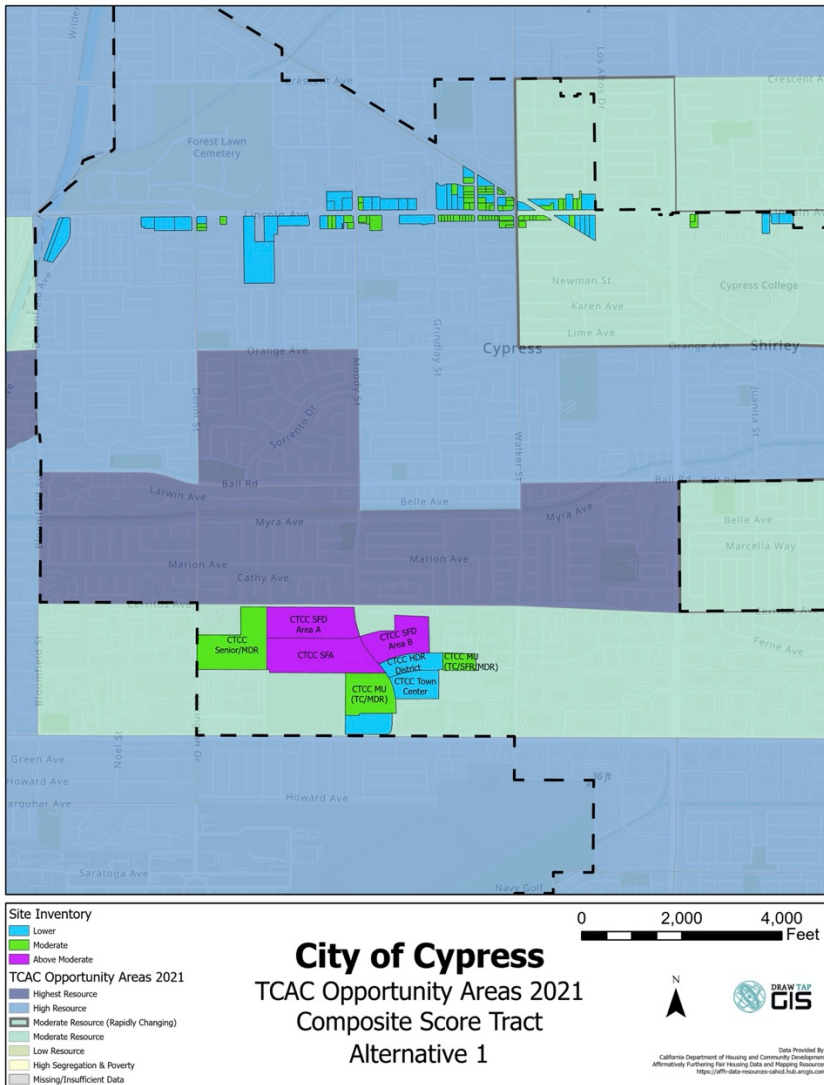


Table B- 11 provides the composite score and scores for each domain from the 2021 TCAC/HCD Opportunity Maps. The following section provides further information on each domain and related indicators.

Table B- 11: Opportunity Map Scores and Categorization (2021)

Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
06059110111	0.692	0.603	0.794	0.41	High Resource
06059110110	0.555	0.879	0.456	0.163	Moderate Resource (Rapidly Changing)
06059110104	0.497	0.86	0.66	0.336	High Resource
06059110117	0.445	0.581	0.733	0.282	High Resource
06059110106	0.445	0.581	0.733	0.282	High Resource
06059110118	0.931	0.818	0.894	0.682	Highest Resource
06059110114	0.641	0.858	0.91	0.549	Highest Resource
06059110113	0.79	0.324	0.435	0.06	Moderate Resource
06059110011	0.825	0.544	0.626	0.336	High Resource
06059110001	0.582	0.568	0.783	0.358	High Resource
06059110015	0.735	0.097	0.988	0.381	High Resource
06059110109	0.773	0.908	0.56	0.381	High Resource
06059110102	0.764	0.704	0.709	0.401	High Resource
06059110010	0.731	0.416	0.828	0.4	High Resource

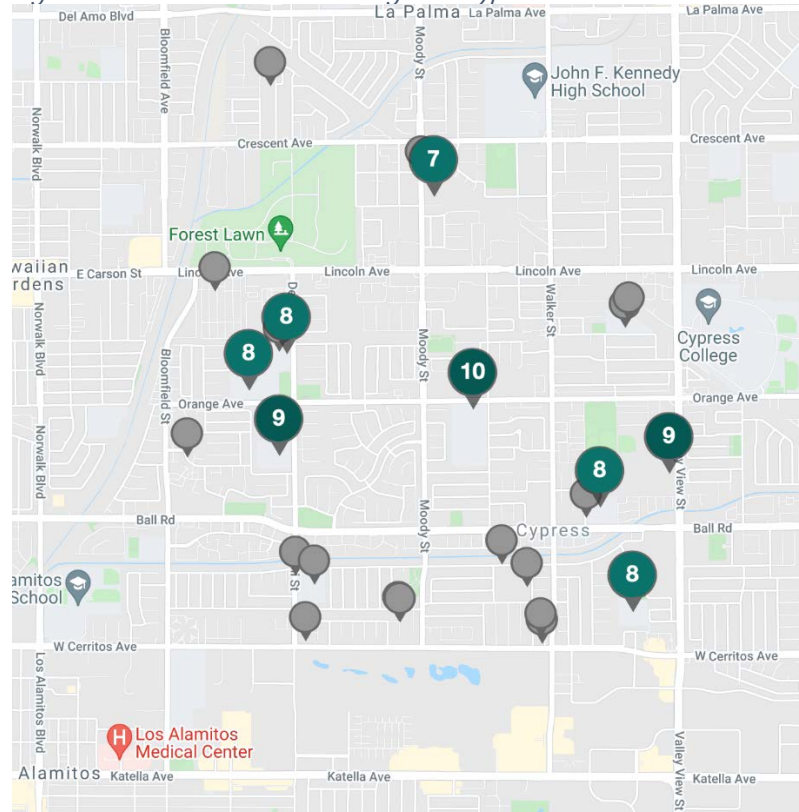
Source: California Fair Housing Task Force, TCAC/HCD Opportunity Maps, 2021 Statewide Summary Table

EDUCATION

School proficiency scores are indicators of school system quality. As one of the domains assessed as part of the TCAC/HCD Opportunity Maps, education scores are a composite of several indicators, including math proficiency, reading proficiency, high school graduation rates, and student poverty rates. Figure B- 16 illustrates the TCAC Education Score for the Census tracts within Cypress, where a score of 1 is the most positive education outcome. For the majority of the City, tracts scored greater than 0.5, with several scoring greater than 0.75. However, the areas previously described as designated Moderate Resource and Moderate Resource (Rapidly Changing) have Education Scores between 0.25 and 0.50.

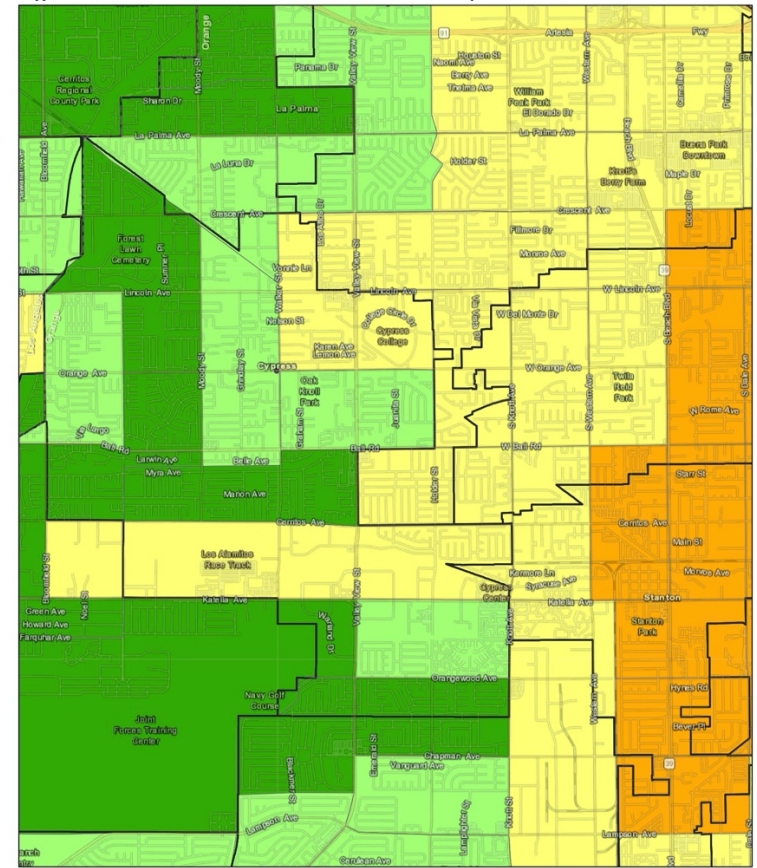
Greatschools.org is a nonprofit organization that rates schools throughout the Country. The Great Schools Summary Rating calculation is based on the following four ratings: 1) Student Progress or Academic Progress Rating; 2) College Readiness Rating; 3) Equity Rating; and 4) Test Score Rating. A rating of 4 or lower indicates that a school is “below average”, 5 to 6 indicates “average”, and schools rated 7 to 10 are considered “above average”. Figure B- 15 shows the Great Schools Summary Rating for schools within Cypress. All schools within the City are rated “above average”, with scores ranging from 8 to 10.

Figure B- 15: GreatSchools Ratings for Cypress Schools



Source: GreatSchools.org, accessed August 2021.

Figure B- 16: TCAC Education Score Map



8/24/2021, 11:05:43 AM
 City/Town Boundaries
 (R) TCAC Opportunity Areas (2021) - Education Score -Tract
 < 0.25 (Less Positive Education Outcomes)
 0.25 - 0.50
 0.50 - 0.75
 > 0.75 (More Positive Education Outcomes)

1:36,112
 0 0.33 0.65 1.3 mi
 0 0.5 1 2 km

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

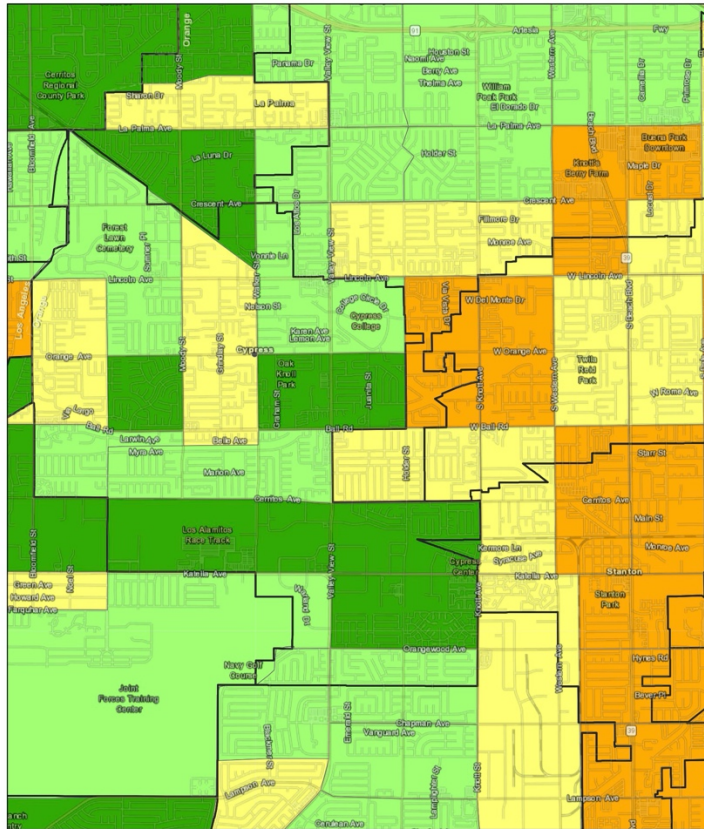
CA HCD

ECONOMIC DEVELOPMENT

The Economic Domain utilized as part of the HCD/TCAC Opportunity Map scoring utilizes a variety of indicators, including poverty, adult education, employment, job proximity, and median home value. Figure B- 17 indicates the TCAC Economic Score for the Census tracts within Cypress, where a score of 1 is the most positive economic outcome. The majority of Cypress scored greater than 0.5, with several areas of the City scoring greater than 0.75. Census tract 1101.17 on the west side of the City and tract 1101.04 in central Cypress had the lowest scores, 0.45 and 0.50, respectively.

The Jobs Proximity Index is a measure of the accessibility of a neighborhood to jobs in a region. A higher jobs proximity score would indicate better access to jobs for residents of that area. Figure B- 18 illustrates jobs proximity scores for the region. As shown, the jobs proximity score varies widely within the City of Cypress. The northern portion of the City received a score of less than 20, indicating a less proximity to jobs, while the southern portion of the City has scores ranging from 60 to 80. Regionally, the lowest jobs proximity index scores are located east of Cypress, primarily in the cities of Anaheim, Garden Grove, and Stanton.

Figure B- 17: TCAC Economic Score



8/24/2021, 11:58:42 AM

City/Town Boundaries

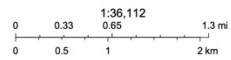
(R) TCAC Opportunity Areas (2021) - Economic Score - Tract

< 0.25 (Less Positive Economic Outcome)

0.25 - 0.50

0.50 - 0.75

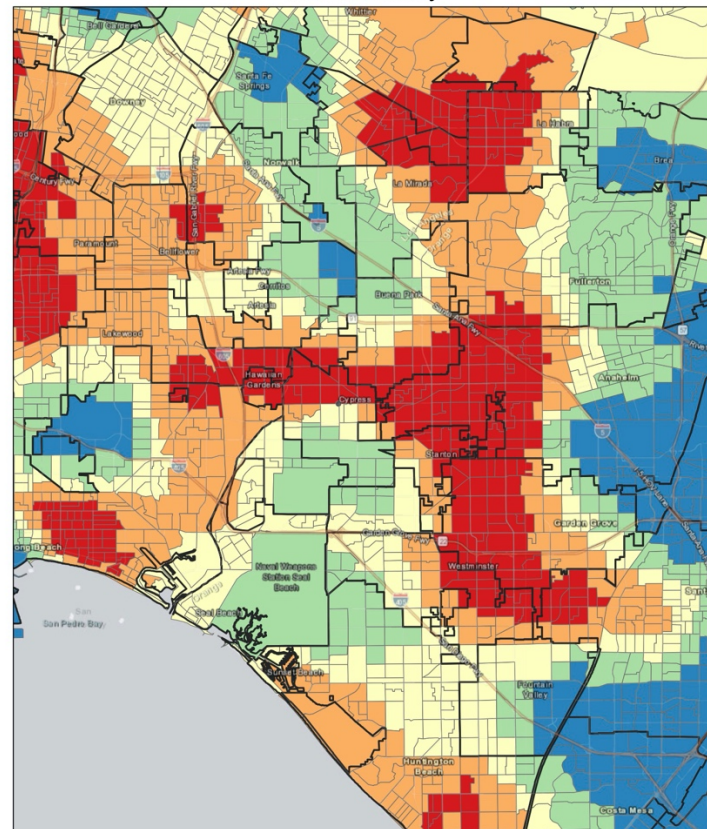
> 0.75 (More Positive Economic Outcome)



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

Figure B- 18: Jobs Proximity Index (Region)



8/24/2021, 12:00:15 PM

City/Town Boundaries

(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group

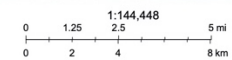
< 20 (Furthest Proximity)

20 - 40

40 - 60

60 - 80

> 80 (Closest Proximity)



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

ENVIRONMENT

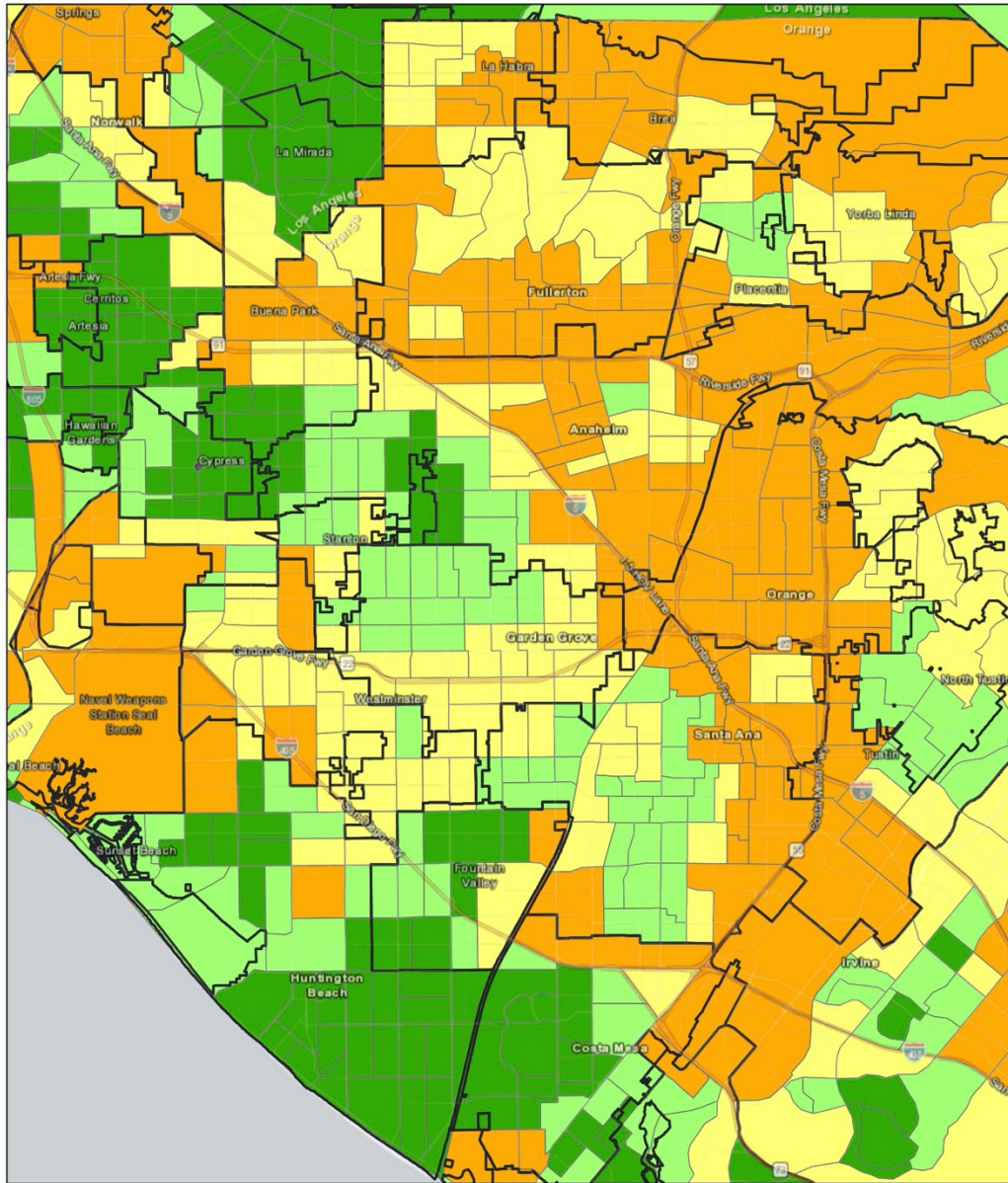
The 2021 TCAC Environmental Score is based on the CalEnviroScreen 3.0 score. The California Office of Environmental Health Hazard Assessment (OEHHA) developed CalEnviroScreen and compiles scores to help identify communities that are disproportionately burdened by multiple sources of pollution. CalEnviroScreen takes into account environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure), sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), and socioeconomic factors (educational attainment, linguistic isolation, poverty, and unemployment). Figure B- 19 illustrates the range of TCAC Environmental Scores for Cypress and surrounding communities. The northern portion of the City tends to have higher scores, ranging from 0.50 to 1.0, with the majority scoring over 0.75. Some areas in the southern portion of the City have lower scores, particularly tract 1101.13 (score of 0.32), tract 1100.15 (score of 0.10), and tract 1100.10 (score of 0.42). There are no RHNA units located within tracts 1100.15 or 1100.10.

CalEnviroScreen was updated in February 2021; therefore, Figure B- 20 and Table B- 12 show CalEnviroScreen 4.0 scores in relation to RHNA unit distribution for both of the City's sites inventory alternatives. CalEnviroScreen 4.0 scores are generally consistent with the TCAC Environmental Scores listed above. As shown in Table B- 12, the majority of units in Alternative 1 are located in tracts with a CalEnviroScreen score of 50 to 60 percent. However, the majority of lower income units are found in tracts with more positive environmental outcomes. For Alternative 2, units are spread more evenly across tracts with scores ranging between 30 to 60 percent.

Table B- 12: RHNA Unit Distribution by CalEnviroScreen 4.0 Score

CalEnviroScreen Score	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
Alternative 1				
< 10% (More Positive Outcomes)	0.0%	0.0%	0.0%	0.0%
10-20%	0.0%	0.0%	0.0%	0.0%
20-30%	0.0%	0.0%	0.0%	0.0%
30-40%	15.0%	25.1%	0.0%	15.5%
40-50%	44.3%	14.0%	0.0%	29.0%
50-60%	40.7%	60.9%	100.0%	55.5%
60-70%	0.0%	0.0%	0.0%	0.0%
70-80%	0.0%	0.0%	0.0%	0.0%
80-90%	0.0%	0.0%	0.0%	0.0%
90-100% (Less Positive Outcomes)	0.0%	0.0%	0.0%	0.0%
Total Units	2,147	1,067	588	3,802
Alternative 2				
< 10% (More Positive Outcomes)	0.0%	0.0%	0.0%	0.0%
10-20%	0.0%	0.0%	0.0%	0.0%
20-30%	0.0%	0.0%	0.0%	0.0%
30-40%	20.7%	28.9%	6.1%	21.3%
40-50%	64.8%	16.5%	0.0%	41.8%
50-60%	14.6%	54.6%	93.9%	36.9%
60-70%	0.0%	0.0%	0.0%	0.0%
70-80%	0.0%	0.0%	0.0%	0.0%
80-90%	0.0%	0.0%	0.0%	0.0%
90-100% (More Positive Outcomes)	0.0%	0.0%	0.0%	0.0%
Total Units	2,206	1,191	495	3,892

Figure B- 19: TCAC Environment Score (Region)



8/24/2021, 1:11:23 PM

City/Town Boundaries

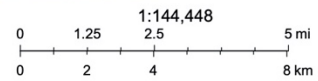
(R) TCAC Opportunity Areas (2021) - Environmental Score -Tract

< .25 (Less Positive Environmental Outcomes)

.25 - .50

.50 - .75

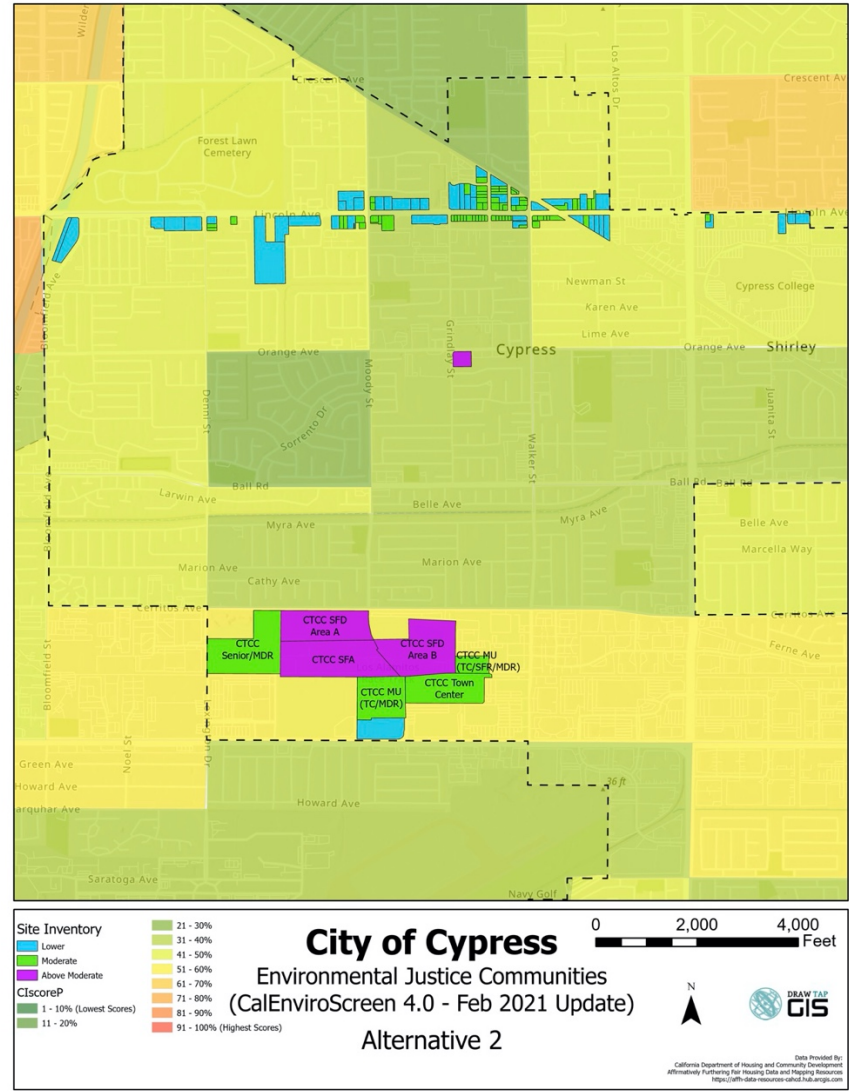
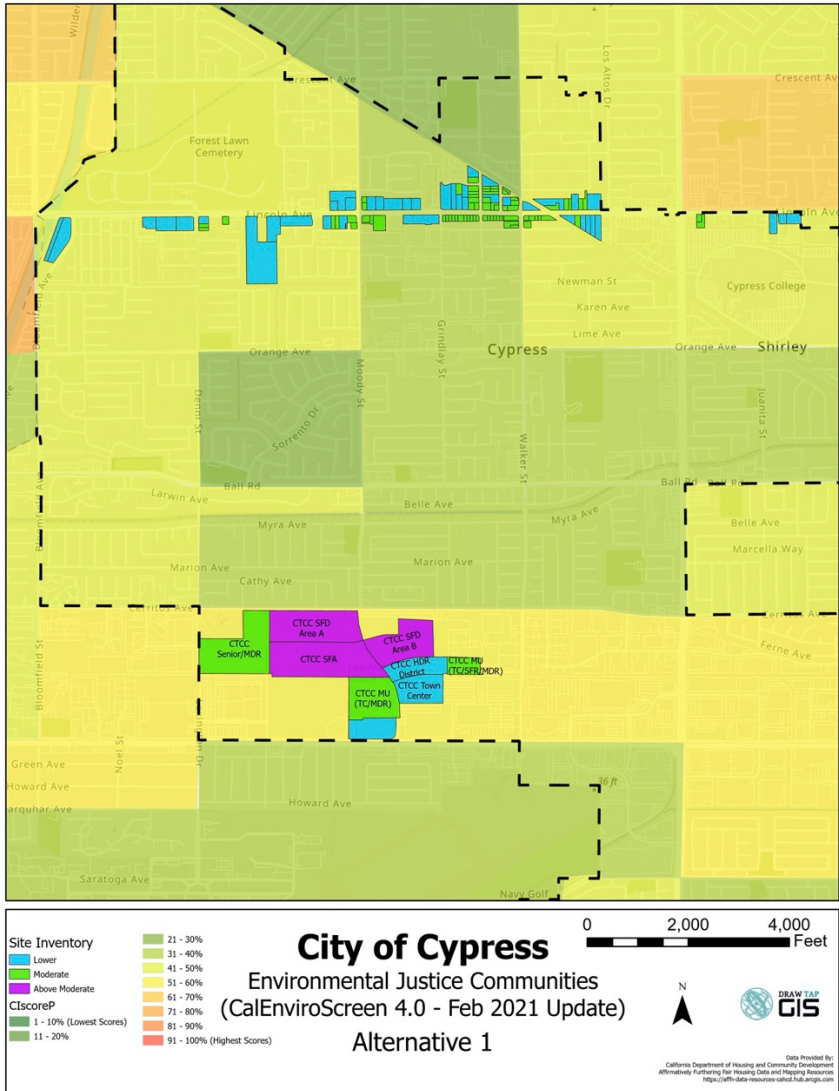
.75 - 1 (More Positive Environmental Outcomes)



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

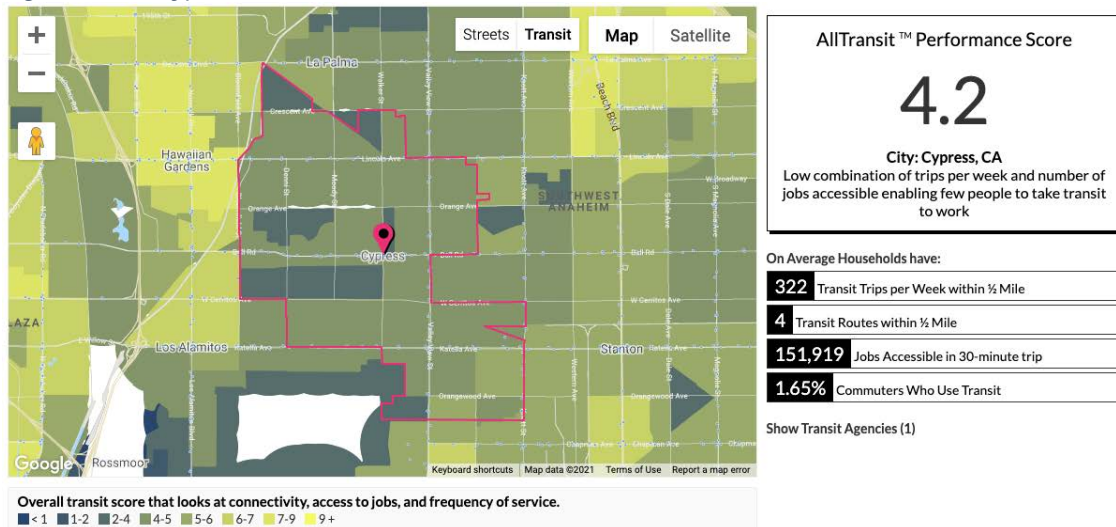
Figure B- 20: CalEnviroScreen 4.0 Scores and RHNA Unit Distribution



TRANSPORTATION

Although transportation is not a component of the TCAC/HCD Opportunity Map score, transportation factors can be an important indicator of access to opportunity. Accessibility to an efficient and extensive public transportation network allows for greater access to jobs. Additionally, transportation costs can be high for households with limited access to public transportation and the need to commute a great distance by car. AllTransit is an online data resource which compiles data related to the social and economic impacts of transit. Specifically, the AllTransit Performance Score includes metrics for connectivity, access to jobs, and frequency of service to generate a score between 1 and 10 (with 10 being the best). The AllTransit Performance Score for Cypress is 4.2. As shown in Figure B- 21, transit usage is low in the City with just 1.65% of commuters using transit. However, over 150,000 jobs are accessible within a 30-minute trip, indicating a high potential for increased transit use.

Figure B- 21: Cypress AllTransit Performance Score



Source: AllTransit, alltransit.cnt.org, accessed August 2021.

B.3.5. DISPROPORTIONATE HOUSING NEEDS

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of member of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (24 C.F.R. § 5.152). The following analysis of disproportionate housing needs assesses cost burden, severe cost burden, overcrowding, and substandard housing.

COST BURDEN

The Comprehensive Housing Affordability Strategy (CHAS) dataset developed by the Census Bureau for HUD provides detailed information on housing needs by income level for different household types. Housing problems considered in the CHAS dataset include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom)

Table B- 13 provides information on housing problems and cost burden by race/ethnicity for Cypress and Orange County. Overall, Cypress residents have overpayment and other housing problems at a lower rate than the County.

However, the rates of overpayment for renter households are higher in Cypress compared to the county (59 percent versus 53 percent). Independent of race, renter households in Cypress experiencing housing problems and cost burden at significantly higher rates than owner households. When considering housing problems and cost burden by race/ethnicity, the data does not suggest any strong trends suggesting that one group is disproportionately burdened compared to others. For example, 100 percent of Pacific Islander renter householders are cost burdened; however, just 17 percent of Pacific Islander owner households are cost burdened, the lowest of all groups.

Table B- 13: Housing Problems by Race/Ethnicity (Cypress and Orange County)

	White	Black	Asian	American Indian	Pacific Islander	Hispanic	Other	All
Cypress								
With One or More Housing Problem								
Owner	27%	40%	34%	20%	17%	36%	23%	30%
Renter	43%	39%	59%	75%	100%	53%	33%	50%
All Households	31%	40%	43%	57%	29%	43%	26%	37%
With Cost Burden (>30%)								
Owner	26%	24%	30%	20%	17%	34%	23%	28%
Renter	79%	38%	52%	75%	100%	44%	38%	59%
All Households	39%	33%	38%	57%	29%	38%	28%	38%
Orange County								
With One or More Housing Problem								
Owner	30%	36%	37%	29%	27%	46%	34%	34%
Renter	51%	53%	58%	61%	60%	73%	56%	60%
All Households	38%	48%	45%	45%	47%	62%	45%	45%
With Cost Burden (>30%)								
Owner	30%	34%	33%	23%	28%	36%	32%	31%
Renter	49%	48%	51%	54%	52%	60%	51%	53%
All Households	36%	44%	40%	39%	42%	51%	41%	41%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017 ACS, 2020.

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of household in need of assistance rather than on precise numbers.

Elderly and large households may also be subject to disproportionate housing problems. As shown in Table B- 14, in Cypress large renter households are significantly more likely to be cost burdened compared to all renter households (79 percent versus 59 percent). The rate of overpayment for large renter households was also significantly higher in the City when compared to the County. This suggests a greater need for more affordable rental units big enough to accommodate large households. Elderly owner households appear to be disproportionately impacted by overpayment with 41 percent of elderly households cost burdened, compared to 28 percent of all owner households. Conversely, in the County elderly renter households are more impacted than elderly owner households.

Table B- 14: Cost Burden by Household Type (Cypress and Orange County)

	Renter Households			Owner Households		
	Elderly Households	Large Households	All Renter Households	Elderly Households	Large Households	All Owner Households
Cypress						
With Cost Burden (>30%)	48%	79%	59%	41%	29%	28%
Orange County						
With Cost Burden (>30%)	62%	57%	53%	33%	30%	31%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017 ACS, 2020.

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of household in need of assistance rather than on precise numbers.

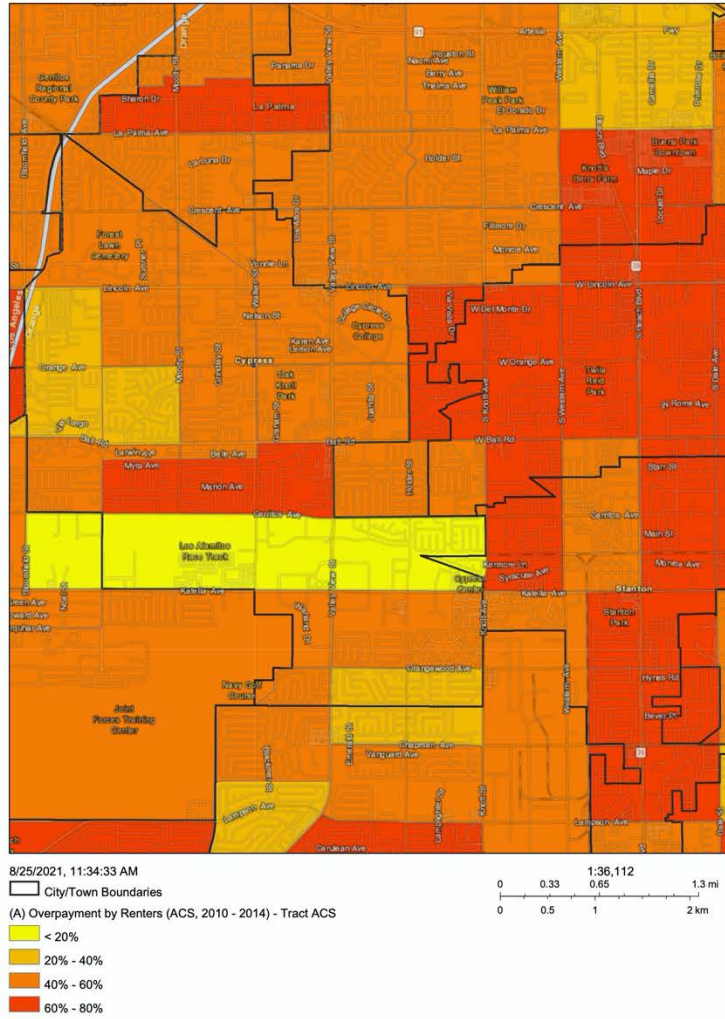
As illustrated by Table B- 13 and Table B- 14, renter households experience higher rates of overpayment when compared to owner households. Figure B- 22 and Figure B- 23 provide renter overpayment rates for 2014 and 2019 to provide a comparison over time. As shown on the maps, the rates of overpayment have increased within Tract 1101.17 on the east side of the City. However, renter overpayment has decreased significantly within Tract 1101.14 (generally bounded by Cerritos Ave. and Ball Rd.).

Rates of owner household overpayment are illustrated in Figure B- 24. For owner households, overpayment rates ranged from 20 to 40 percent for the majority of the City. Overpayment rates tend to be higher (ranging from 40 to 60 percent) in the northern and western portions of the City.

OVERCROWDING

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). According to the 2014-2018 ACS, approximately 4.6 percent of Cypress households were overcrowded, with overcrowding occurring at higher rates for renter occupied units (8.7 percent) than for owner occupied units (2.5 percent). Rates of overcrowding are lower in Cypress when compared to the County as a whole where almost nine percent of households are overcrowded. Figure B- 25 illustrates rates of overcrowding for Cypress and surrounding communities. Rates of overcrowding in Cypress are generally similar to coastal communities in the region, which tend to have lower rates of overcrowding than neighboring inland communities. Regionally, overcrowding rates are highest in Santa Ana, and to a lesser extent, Garden Grove and Anaheim. Figure B- 25 shows that within Cypress, one tract (Tract 1101.10) has higher rates of overcrowding compared to the rest of the City. In this area, which is generally bounded by Walker St. to the west, City limits to the east and north, and Orange Ave. to the South, 11.2 percent of households are overcrowded, which is higher than both the City and County rates.

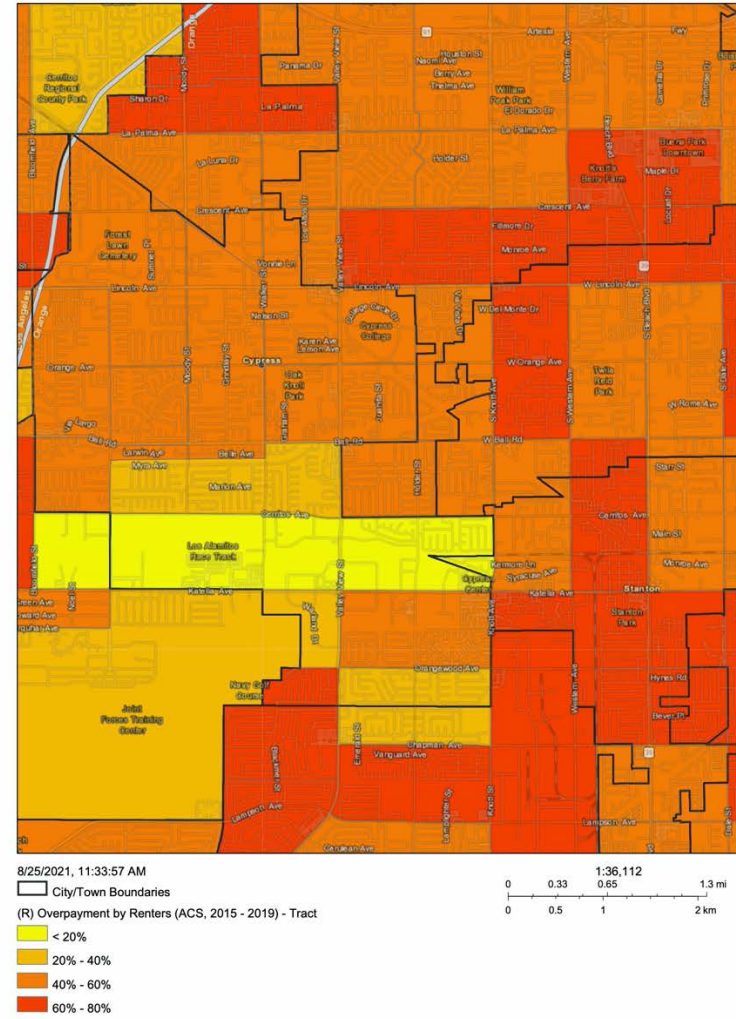
Figure B- 22: Cost Burdened Renters (2014)



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

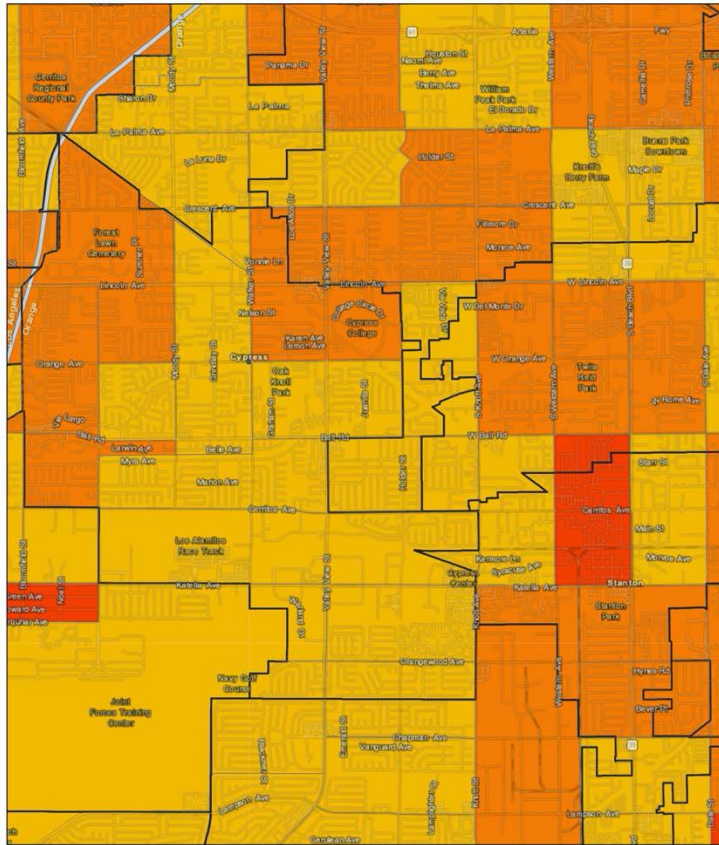
Figure B- 23: Cost Burdened Renters (2019)



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

Figure B- 24: Cost Burdened Owners (2019)



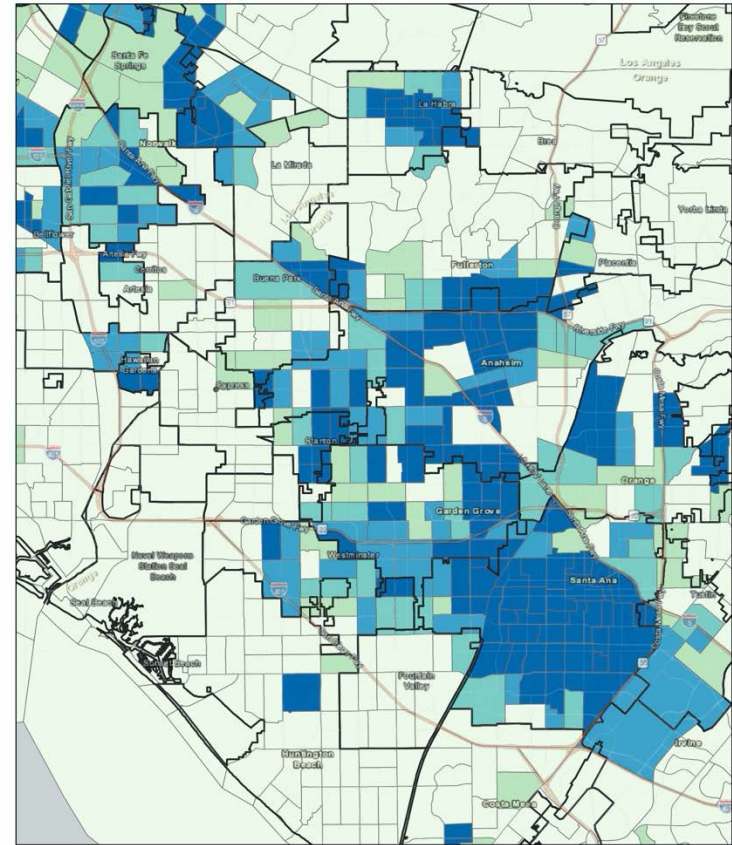
8/25/2021, 11:35:36 AM
 City/Town Boundaries
 (R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract
 20% - 40%
 40% - 60%
 60% - 80%

1:36,112
 0 0.33 0.65 1.3 mi
 0 0.5 1 2 km

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

Figure B- 25: Overcrowded Households (Region)



8/25/2021, 11:38:49 AM
 City/Town Boundaries
 (R) Overcrowded Households (CHHS) - Tract
 ≤ 8.2% (Statewide Average)
 8.3% - 12%
 12.01% - 15%
 15.01% - 20%
 > 20%

1:144,448
 0 1.25 2.5 5 mi
 0 2 4 8 km

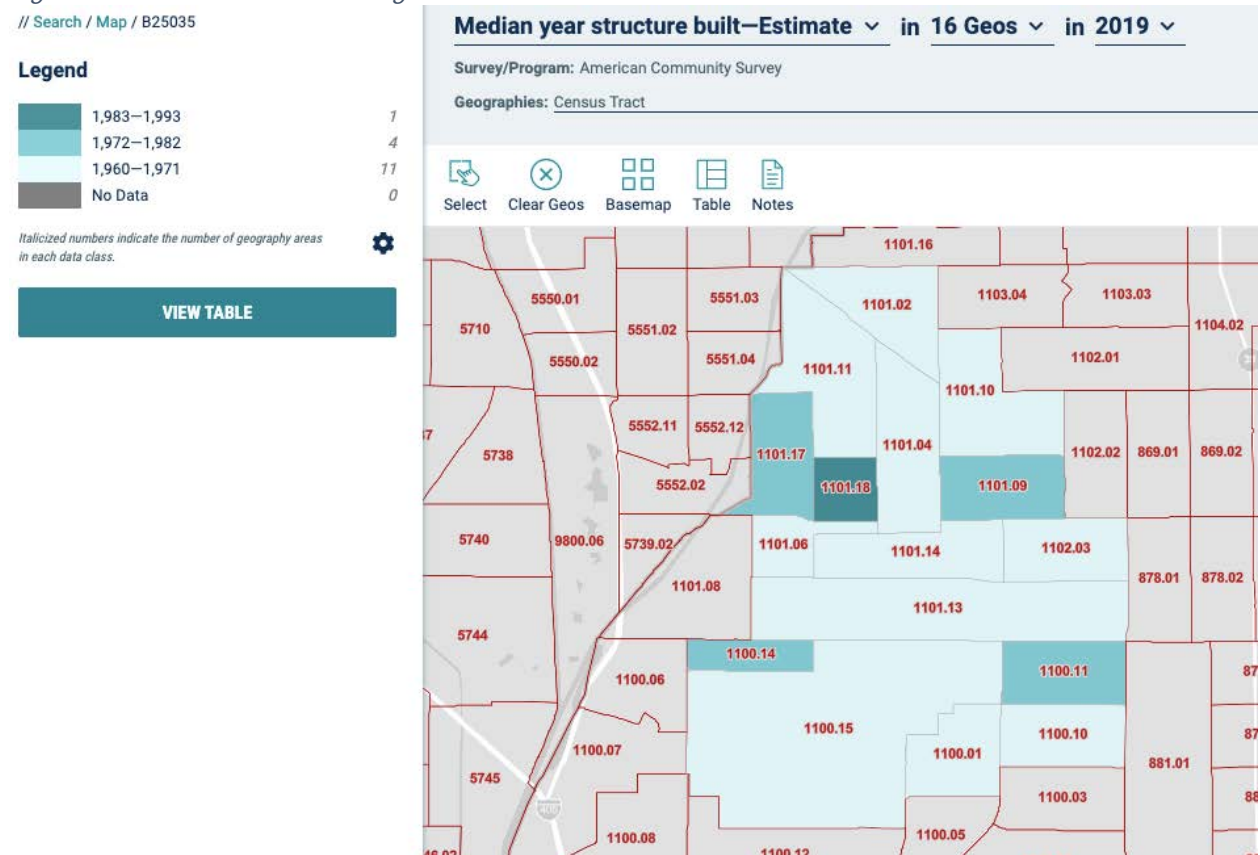
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community
 City of Anaheim, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS

CA HCD

SUBSTANDARD CONDITIONS

Housing that is 30 years or older is assumed to require some rehabilitation. Features such as electrical capacity, kitchen fixtures, and roofs typically need updating if no prior replacement work has been completed. Overall, Cypress' housing stock is slightly older than that of the County as a whole. The median year built for structures in Cypress is 1970, compared to 1976 in Orange County. As discussed in the Housing Needs Assessment section, over 80 percent of Cypress' housing units were built prior to 1980. An additional 15 percent of units were built between 1980 and 1999, and will be over 30 years of age by the end of the planning period. However, the City's Code Enforcement Division estimates that only about three percent of code enforcement cases involve substantial health and safety violations, indicating the overall condition of the housing stock is good in relation to its age. Figure B- 26 maps the median year built for housing by Census tract in the City. For the majority of Census tracts, the median year built for housing was between 1960 and 1971.

Figure B- 26: Median Year Housing Built



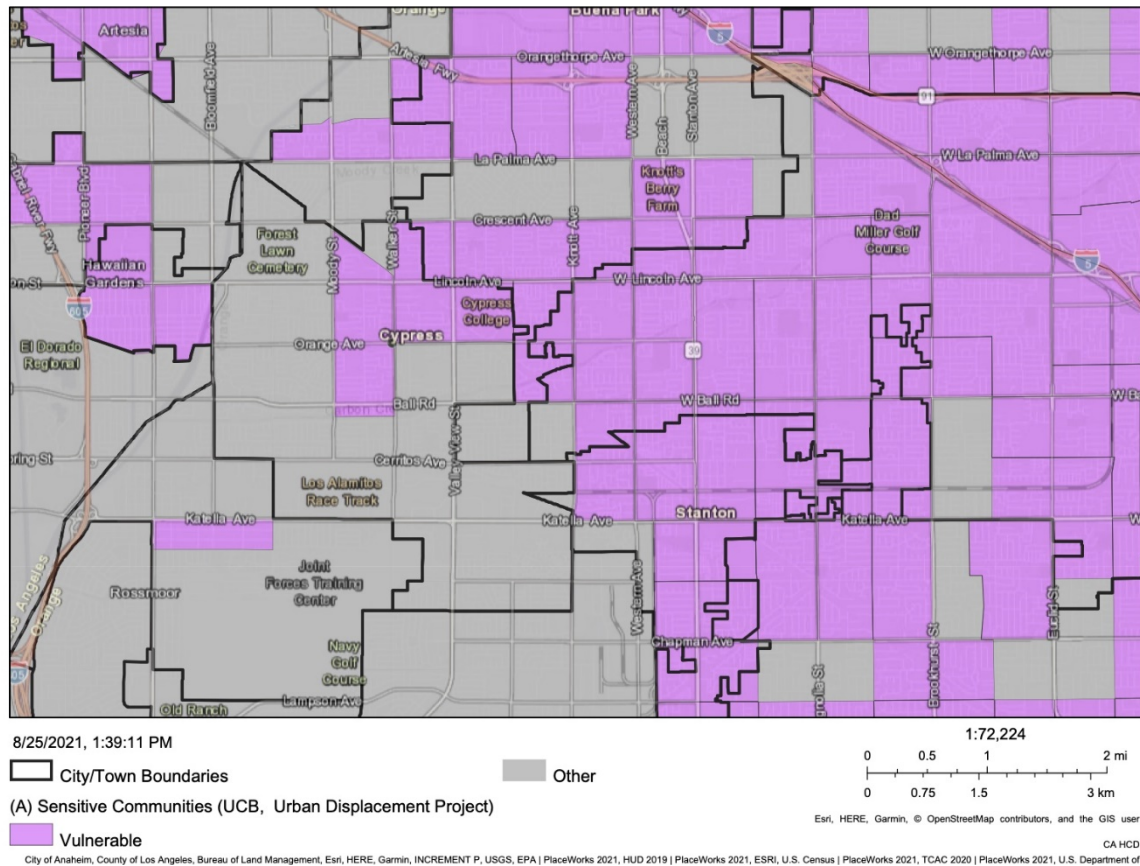
Source: U.S. Census Bureau, American Community Survey (ACS), 2015-2019 (5-year estimates).

DISPLACEMENT RISK

UCLA's displacement project defines residential displacement as "the process by which a household is forced to move from its residence – or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control." As part of this project, the UCLA team has identified populations vulnerable to displacement (referred to as "sensitive communities") in the event of increased redevelopment and drastic shifts in housing costs. Vulnerability is defined based on the share of low income residents per tract and other criteria including: 1) the share of renters is above 40 percent; 2) the share of people of color is more than 50 percent; 3) the share of low income households severely rent burdened; and, 4) proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Based on this methodology, two Census tracts with the

City of Cypress have been identified as vulnerable to displacement (Tracts 1101.10 and 1101.04). Additional sensitive communities are located to the east of the City, within the jurisdictions of Stanton and Anaheim, as well as to the north in Buena Park.

Figure B-27: Sensitive Communities



B.3.6. OTHER RELEVANT FACTORS

LENDING PATTERNS

Equal access to credit for the purchase or improvement of a home is a key aspect of fair housing choice. In the past, credit market distortions and other activities, such as “redlining” were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) of 1977 and subsequent Home Mortgage Disclosure Act (HMDA) were intended to improve access to credit for all groups and hold lenders responsible for community lending. Under the HMDA, lenders are required to disclose information on the disposition of home loan applications and the race, gender, and annual income of loan applicants.

When compared to the overall population, all groups with the exception of Pacific Islanders and those categorized as “Other” appear to be underrepresented in the applicant pool. There may be a discrepancy between the ACS and the HMDA data in what is included within the “Other” category. The overall denial rate for applicants within Cypress is 13 percent. Denial rates for White, Black, Hispanic, and Asian applicants are generally consistent with this rate. However, denial rates for Native American and Pacific Islander applicants are significantly higher, at 40 and 29 percent, respectively.

Table B- 15: Loan Applications and Denial by Race/Ethnicity

Race/Ethnicity	% Applicant Pool	% Population	Denial Rate
White	48%	55%	12%
Black	2%	5%	15%
Hispanic	9%	20%	14%
Asian	29%	38%	10%
Native American	<1%	2%	40%
Pacific Islander	2%	1%	29%
Other	19%	6%	17%
Overall Denial Rate			13%

Sources: www.lendingpatterns.com, 2017; U.S. Census Bureau, American Community Survey (ACS), 2014-2018 (5-year estimates).

Note: Applicant pool and population columns do not sum to 100% because persons of Hispanic ethnicity may also identify with one or more races. Differences in what is included in the "other" category for the ACS and the HMDA data may also create discrepancies between the applicant pool and population columns.

GOVERNMENTAL CONSTRAINTS FOR SPECIAL NEEDS HOUSING

The populations of special needs groups in Cypress are very similar proportionally to the County (see Table B- 16). Senior-headed households make up the largest special needs group in the City, comprising 26 percent of all households. Large households are also a significant component of the population, making up 13 percent of all households. Persons with disabilities make up 10 percent of the total population, many of whom are also seniors (see Section 2.2.3.4 of the Needs Assessment).

Governmental constraints related to non-compliance with state laws aimed at reducing the barriers to development of housing types such as ADUs, transitional and supportive housing, and more can hinder housing choice for special needs populations. Further discussion regarding these constraints can be found in the Housing Constraints section of this Technical Report (Section 3.1.3). Further, programs have been included in the Housing Programs of the Housing Element to address these constraints.

Table B- 16: Special Needs Populations

Special Needs Group	Cypress (% of Total)	Orange County (% of Total)
Senior-headed Households	26%	26%
Seniors Living Alone	8%	9%
Single-Parent Households	8%	7%
Female Single-Parent Households	6%	5%
Large Households (5+ members)	13%	14%
Agricultural Workers	<0.1%	0.2%
Persons with Disabilities	10%	9%
Homeless	0.1%	0.2%

Sources: U.S. Census Bureau, American Community Survey (ACS), 2014-2018 (5-year estimates); 2019 City and County homelessness point-in-time counts processed by SCAG.

B.3. SUMMARY OF FAIR HOUSING ISSUES, CONTRIBUTING FACTORS, AND MEANINGFUL ACTIONS

B.3.7. INSUFFICIENT LOCAL DATA AND LIMITED OUTREACH

Cypress receives fair housing services from OCFHC as part of the Orange County program. As a non-entitlement City, local City-specific data is unavailable making it difficult for the City to assess the presence of fair housing issues within the community.

Additionally, outreach efforts to make residents aware of fair housing resources available to them have been limited and more proactive efforts are needed. While the City provides information to residents upon request, there is not resource information on the City's website.

Contributing Factors:

- Lack of data due to participation through the County program
- Lack of advertisement of fair housing resources in the City's various media outlets

Meaningful Actions:

- Advocate to receive reports from the Orange County Fair Housing Council that include data specific to the City of Cypress to allow the City to better assess fair housing issues within the community.
- Create an updated webpage on the City's website with information on fair housing rights and resources.
- Publish information about fair housing resources in the City's quarterly newsletter.

B.3.8. VULNERABILITY TO DISPLACEMENT

The analysis found that the northeast portion of the City has been identified as vulnerable to displacement, based on the previously discussed factors. This area has also been identified as a Moderate Resource area on the TCAC/HCD Opportunity Maps. The analysis found a slight concentration of low and moderate income households as well as racial and ethnic minorities within the northeast portion of the City. This also corresponds with a higher proportion of renters than other areas of the City and a greater proportion of multi-family housing.

Opportunity sites have been identified in the northeast portion of the City along Lincoln Avenue. This was a strategic decision on the part of the City to facilitate development of more affordable housing near Cypress College. While the analysis shows that residents of this area are vulnerable to displacement, no sites with multi-family residential housing have been included in the sites inventory; therefore, lowering the risk of displacement. Nonetheless, the City has incorporated meaningful actions to address displacement risk of both residents and businesses.

Contributing Factors:

- Higher proportion of older multi-family housing rental units
- Identification of opportunity sites near Cypress College

Meaningful Actions:

- Implement requirements for developers to submit an Affirmative Action Marketing Plan for density bonus projects.
- Provide targeted outreach to small businesses located within areas targeted for redevelopment through the City's Economic Development Division.

B.3.9. LIMITED HOUSING CHOICE VOUCHER USE

Housing Choice Vouchers (HCVs) are a key component in the provision of affordable housing due to their flexibility in that they allow voucher holders more mobility in housing options. However, use of HCVs has been limited in the City as discussed in the analysis. Additionally, HCV use has been concentrated within the northern portion of the City, particularly Tract 1101.04, where 9 percent of renters utilize an HCV.

Contributing Factors:

- Limited funding/availability of HCVs at the County level
- Limited understanding of regulations surrounding acceptance of HCV tenants

Meaningful Actions:

- Expand outreach and education of Source of Income Protection laws (SB 329 and SB 222), which include HCVs and other public assistance as legitimate sources of income for housing.
- Include information regarding source of income protections in ADU informational materials.

B.3.10. HIGHER INSTANCE OF CODE ENFORCEMENT ISSUES

The City has identified one neighborhood that consistently has a higher number of code enforcement complaints and violations. This primarily single-family neighborhood is bounded by Ball Road to the north, Cerritos Avenue to the south, Walker Street to the west, and Valley View Street to the east. The concentration of lower and moderate income households in this neighborhood is 37 percent and the median income is less than the 2020 State median income as defined by HCD.

Contributing Factors:

- Limited income available for home repairs/maintenance
- Older single family housing stock

Meaningful Actions:

- Implementation of a Neighborhood Preservation Pilot Program within the identified neighborhood to identify and address code violations and needed right of way improvements.
- Outreach and education to neighborhood residents on resources available to address code violations and property maintenance issues.

B.3.11. NEW HOUSING CHOICES IN AREAS OF HIGH OPPORTUNITY

The AFFH analysis shows that for Alternative 1, 48 percent of lower income RHNA units are identified in high opportunity areas. For Alternative 2, 62 percent of lower income units are located in high opportunity areas. Due to the desire to locate some opportunity sites strategically near Cypress College and location of opportunity sites within the CTCC area (both moderate resource areas), it was necessary to include a significant proportion of opportunity sites in moderate resource areas. However, the City will implement meaningful actions to promote the development of affordable housing within high resource areas as described below.

Contributing Factors

- High opportunity areas along Lincoln Ave. corridor with good access to transit
- Existing underutilized commercial sites within high opportunity areas

Meaningful Actions

- Promote key lower income housing opportunity sites for affordable housing development as a means to bring new housing opportunities to high resource areas. (Ongoing)
- Conduct a feasibility study on the implementation of an inclusionary housing ordinance by 2024.
- Support funding applications by nonprofit developers for affordable housing in high resource areas. (Ongoing)

B.4. POTENTIAL IMPACTS OF SITES INVENTORY

As previously described, the Alternative 1 and Alternative 2 sites inventories focus new housing opportunities primarily within the Lincoln Avenue Specific Plan and the Cypress Town Center and Commons Specific Plan 2.0 (CTCC). The majority of the Lincoln Avenue Specific Plan area is within a High Resource area according to the HCD/TCAC Opportunity Maps, with the easternmost portion being designated as Moderate Resource. In Alternative 2, the highest densities on Lincoln Avenue (60 du/ac) were designated within the Moderate Resource area, including a significant number of lower income sites. However, location of higher densities and lower income units in this area was strategic in order to: 1) provide additional affordable housing options near Cypress College to lower income students; and 2) to further incentivize private investment and revitalization of this area.

While the CTCC is within a Moderate Resource area, for Alternative 2, there are no lower income units designated within the CTCC. For Alternative 1, about 550 units of the total 1,930 units identified within the CTCC would be lower income. With this mix of income levels in the CTCC, lower income units are not being concentrated within a specific area. Additionally, with the new development already occurring within the CTCC and adjacent to the CTCC, identification of opportunity sites in this area will likely contribute to the revitalization of this area.

As previously noted, due to limited availability of vacant land in Cypress, both sites inventory alternatives focus on underutilized commercial properties to accommodate the RHNA. One major benefit of this approach is that the potential for residential displacement is limited. No multi-family properties and just three single family residences were identified for development within the sites inventory. Displacement of small businesses located on Lincoln Avenue is a potential concern as redevelopment occurs; however, small business outreach has been included as a meaningful action as discussed in the previous section.

Overall, neither Alternative 1 or 2 leads to a concentration of lower income units in a lower resource area. With a range of densities and opportunity site sizes, units for various income levels are likely to be distributed well throughout the City.