

City of CYPRESS

Review of Draft Housing Element & Technical Report



Workshop Overview

- Housing Element progress check
- Overview of draft ahead of October public hearing
- Review draft Housing Element policies
- Opportunity for City Council and community input



Housing Element Purpose

1. RHNA Compliance

- Identify sites to accommodate 3,936 new housing units

2. Required City Policies

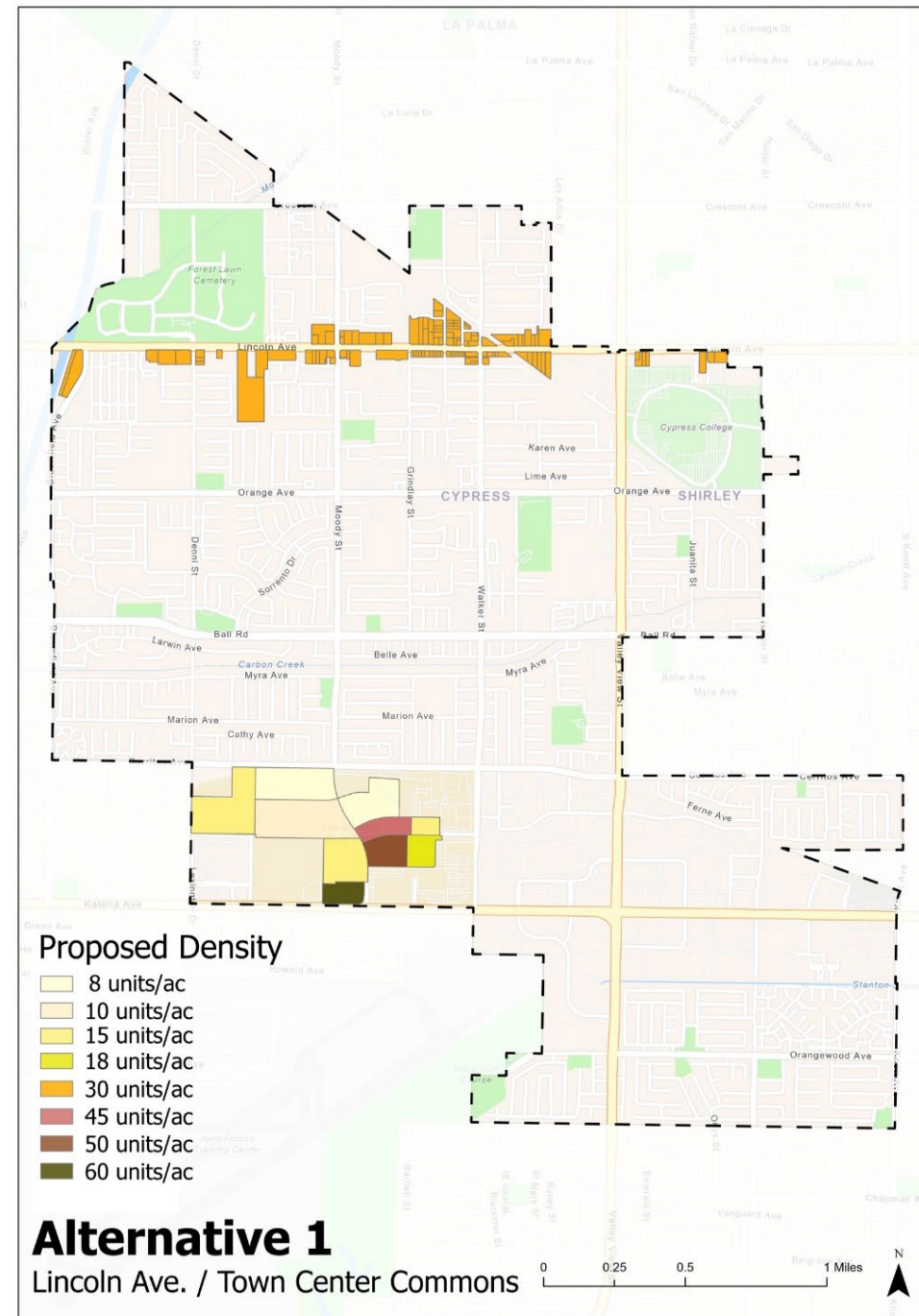
- Must remove barriers to development
- Must facilitate housing production for all income groups through a range of housing types



Sites Inventory

Alternative 1

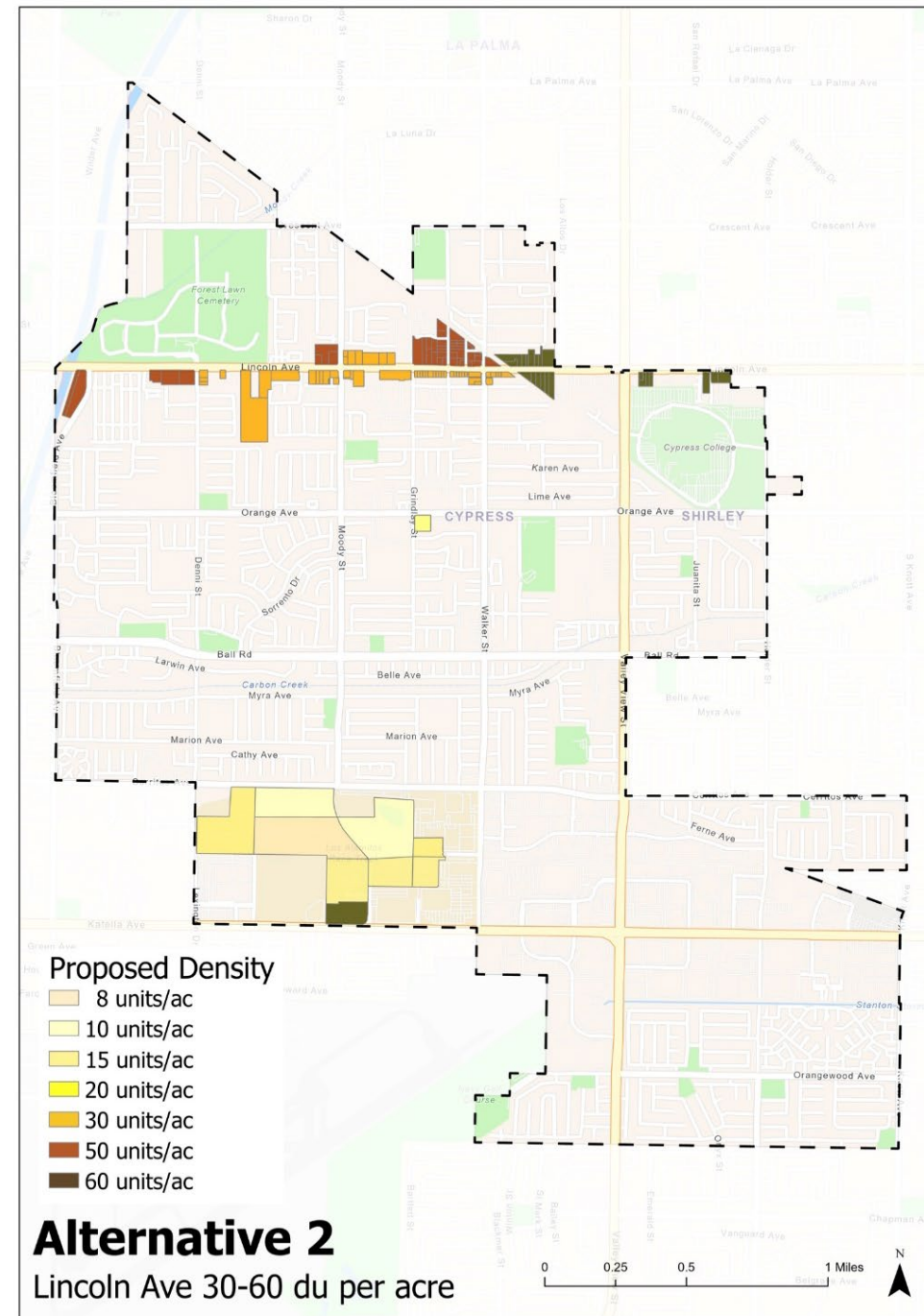
- Lincoln Ave: 30 dwelling units per acre (du/ac)
- Approx. 1,930 Cypress Town Center and Commons units
- Spring 2023 election



Sites Inventory

Alternative 2

- Concentrated on Lincoln Ave:
30 - 60 du/ac
- Does not require election



Housing Programs and Policies

- Housing Element commits the City to adopt policies and ordinances to comply with State law
 - Density Bonus, ADUs, Reasonable Accommodation, etc
 - Develop a streamlined process for residential development
 - Rezone properties identified in the Sites Analysis
- City has two years to implement policies or State can decertify the Housing Element



Housing Programs and Policies

- City must *Affirmatively Further Fair Housing*
 - Target neighborhoods for improvement
 - Business assistance to stabilize commercial areas
 - Inclusionary housing feasibility study
 - Fair housing outreach and education



Housing Element Certification

- Prior to Certification – An ordinance amending the City’s Emergency Shelter Ordinance
 - Remove bed cap
 - Remove distance requirements
 - Align parking requirements



Next Steps

Timeframe	Objective
October 11, 2021	Public hearing to approve submitting Housing Element to the State for certification
October – November	City Council must amend Emergency Shelter Ordinance
December – January	State HCD reviews/modifies Draft Housing Element
Early 2022	Consideration of adopting Housing Element and submit to HCD for certification
2022 – 2024	Implementation of Housing Element policies and zone changes

