

City of CYPRESS

2021-2029
Housing Element
Implementation



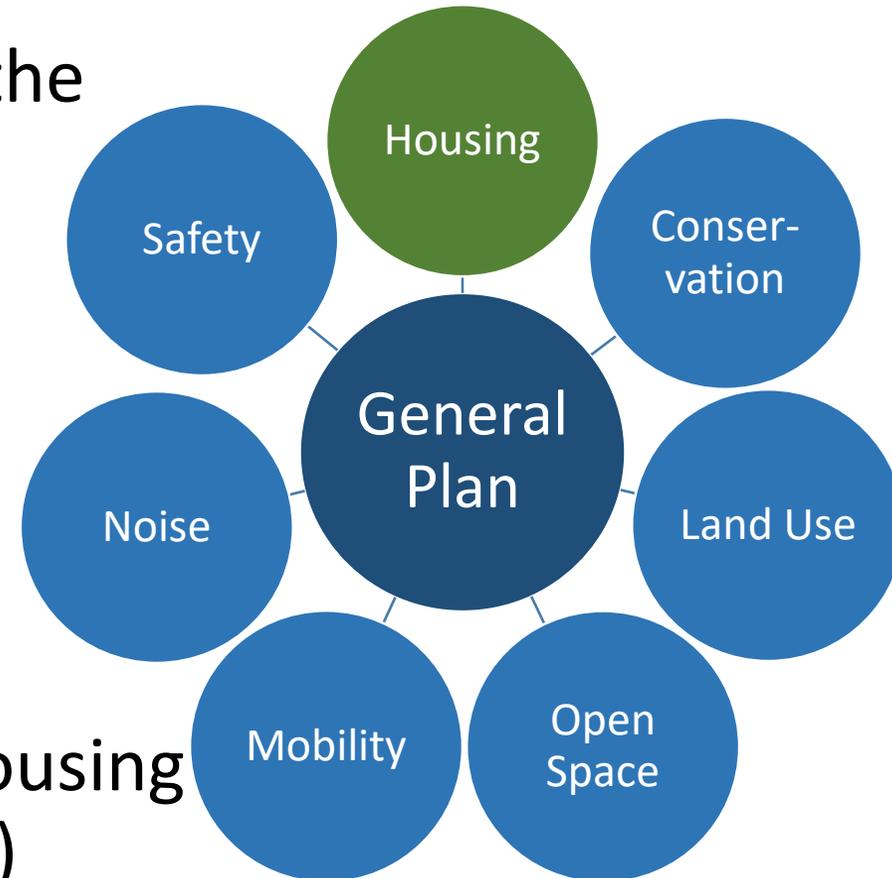
Overview

- What is the Housing Element?
- Housing Element Requirements and Process
- Regional Housing Needs Assessment (RHNA) / Sites Inventory
- Housing Element Implementation Programs and Timeline
- Discussion



What is the Housing Element?

- One of seven required elements of the General Plan
- Assessment of City's housing needs and how best to accommodate existing and future housing needs
- Update required every 8 years
- Certification required by Dept. of Housing and Community Development (HCD)



Housing Element Requirements

- Accommodate projected housing demand, as mandated by the State (RHNA)
- Includes policies and programs to:
 - Preserve existing affordable housing
 - Improve the safety, quality and condition of existing housing
 - Facilitate the development of housing
 - Promote fair housing choice for all



Housing Element Update Process

Public Workshops	January 21, 2021
	March 15, 2021
	March 29, 2021
	April 12, 2021
	September 13, 2021
Draft Submitted to HCD	October 11, 2021
HCD Comment Letter Received	December 10, 2021
2nd Draft Submitted to HCD	February 28, 2022
HCD Comment Letter Received	May 13, 2022
Housing Element Adoption	June 27, 2022
HCD Certification	September 9, 2022



Regional Housing Needs Assessment (RHNA)

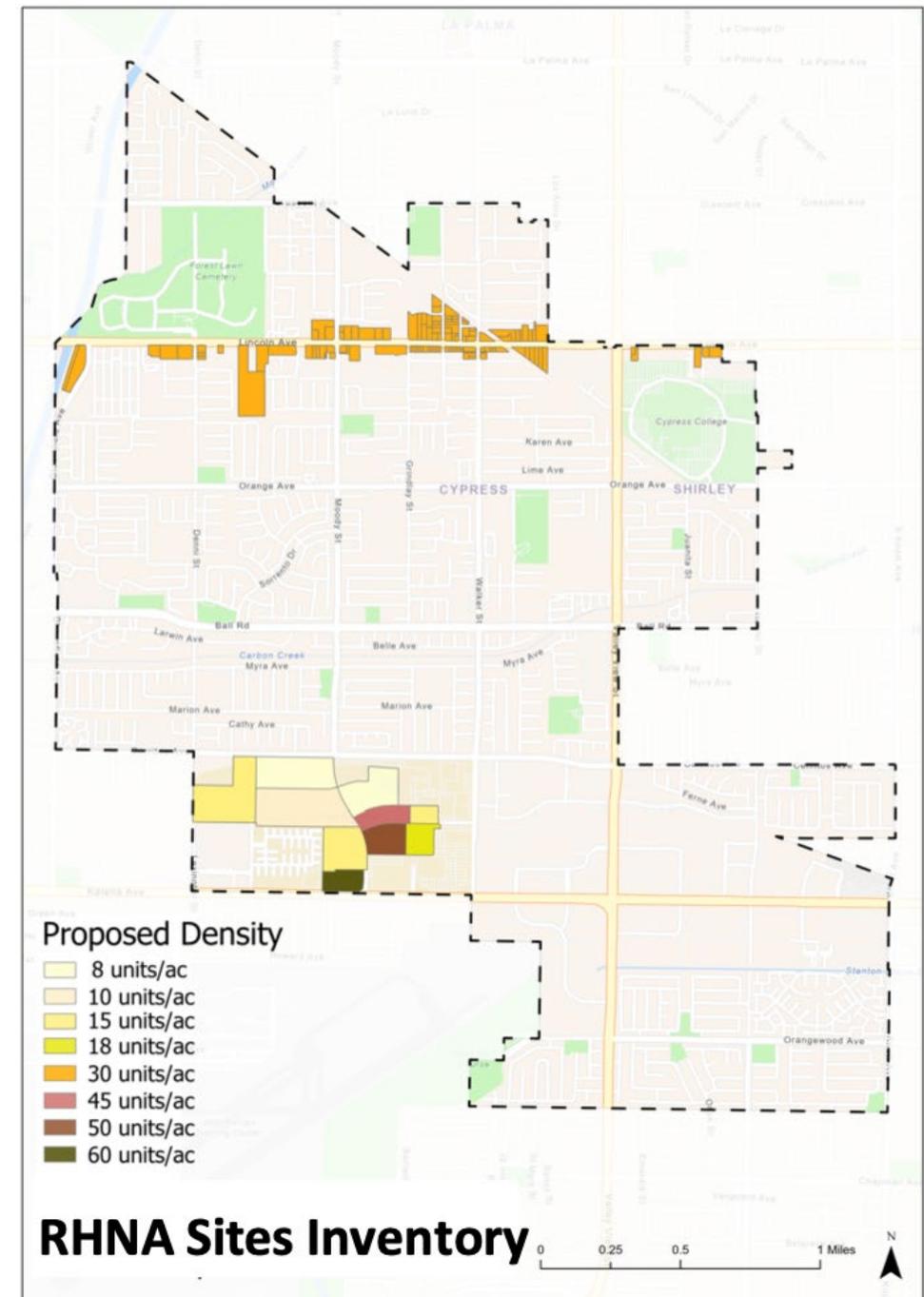
- RHNA: City's State mandated housing demand
- Cypress' RHNA = 3,936 units
- City Council approved:
 - RHNA Sites Inventory: Lincoln Ave and portions of CTCC
 - HCD-Mandated Contingency Sites Inventory: Lincoln Ave



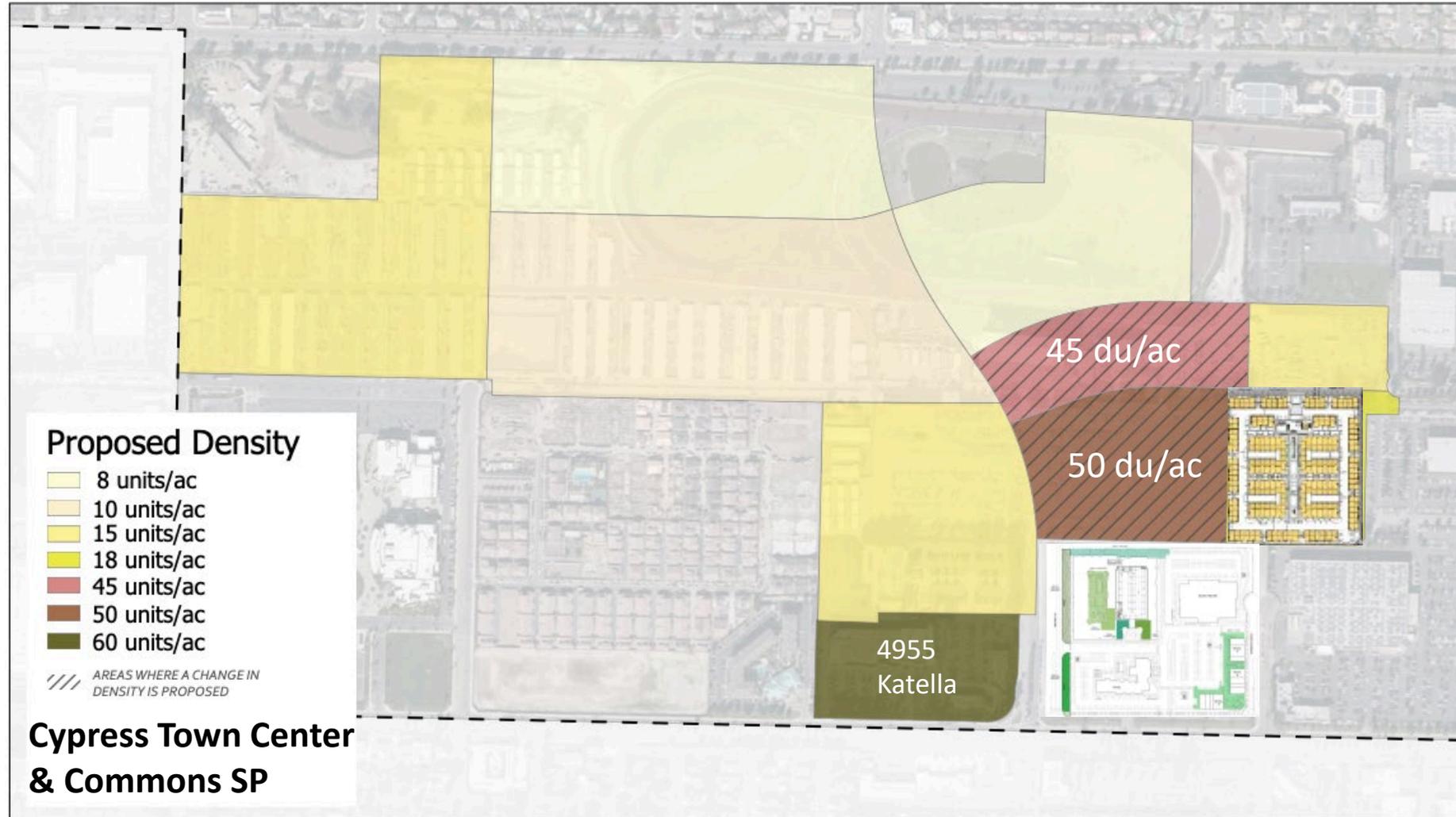
RHNA Sites Inventory

- Rezoning on Lincoln to 30 du/ac
- 45-50 du/ac in portions of CTCC
- 60 du/ac on 4955 Katella

Zoning	Density (du/ac)	Total Unit Capacity
LASP	30	1,643
CTCC	45-50	553
CTCC	8-15	1,238
PBP	60	321
Sites Inventory Net	-	3,755
Total		4,259



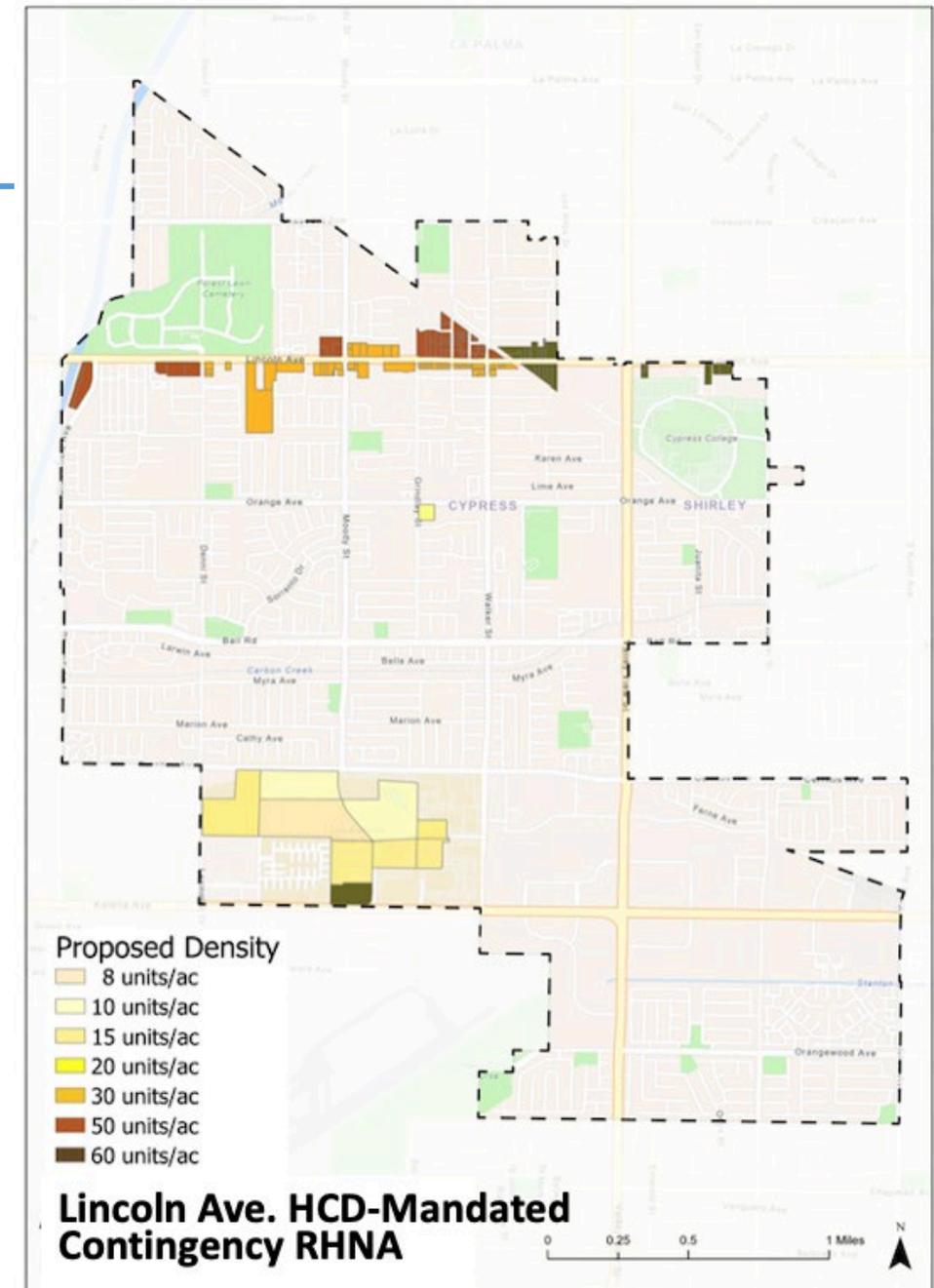
RHNA Sites Inventory



HCD-Mandated Contingency

- Rezoning on Lincoln: 30-60 du/ac
- No changes to CTCC
- 60 du/ac on 4955 Katella
- 20 du/ac on SE corner of Orange/Grindlay

Zoning	Density (du/ac)	Total Unit Capacity
LASP	30	736
LASP	50	1,036
LASP	60	607
RM-20	20	30
CTCC	8 - 17.2	1,115
PBP	60	321
Contingency RHNA Net	-	3,845
Total		4,349



Implementation Progress

- City Council approved ordinances:
 - Emergency shelters
 - ADUs
 - Density bonus
 - Reasonable accommodations
 - Employee, transitional, and supportive housing
 - Low barrier navigation centers and replacement units
 - Affirmative marketing for affordable housing projects
- No Net Loss policy and tracking procedure



Implementation To Do

- Inclusionary housing and fee modification study
- Multi-family parking amendments
- Residential objective design standards
- LASP and Katella Ave up-zoning
- CTCC ballot measure
- Disposition of 5732 Lincoln Ave
- And More! **22 programs in total**



Housing Element Implementation Timeline

Multi-family Housing Process Amendments & Objective Design Standards	Present – June 2023
PEIR Certification & LASP Amendments	Present – Sept. 2023
Inclusionary Housing & Fee Modifications for Affordable Housing Projects	May – Dec. 2023
CTCC Amendments	Oct. 2023 – Nov. 2024
Motel Conversion Feasibility Study	June – Dec. 2024



Ballot Measure

Initiate Education/Outreach Campaign & begin drafting CTCC Specific Plan amendments	Oct. 2023
City Council considers CTCC Specific Plan amendments	May 2024
City Council considers placing measure implementing HE on November ballot	June 2024
Education/Outreach Campaign in high gear	June – Nov. 2024
Election	Nov. 2024



Discussion

- Questions and discussion

