

IX. 2021-2029 HOUSING ELEMENT

INTRODUCTION TO THE HOUSING ELEMENT

The City of Cypress, incorporated in 1956, is a relatively young suburban community located in northwestern Orange County. Soon after incorporation, Cypress began a period of rapid residential growth, with numerous single-family housing tracts built in the 1960s and 1970s. As the City has become built out, the majority of residential growth has occurred through the recycling of underutilized properties. Annexation of three older, predominately single-family neighborhoods into north Cypress in the 1970s and 1980s and rezoning for their transition to multi-family has provided significant opportunity for infill development. In addition, the City has been successful in integrating housing along the Lincoln Avenue commercial corridor. Further, with the adoption of a specific plan for this area and subsequent amendment to increase residential density, Lincoln Avenue continues to be a focus for mixed-use and residential development. Voter approval of the Cypress Town Center and Commons Specific Plan 2.0 in 2018, which covers the Los Alamitos Race Course property, has provided further opportunity for residential development within the City.

The 2021-2029 Housing Element is intended to guide residential development and preservation in a way that coincides with the overall economic and social values of the community. The residential character of a city is largely dependent on the type and quality of its dwelling units, their location, and such factors as maintenance and neighborhood amenities. The Housing Element is an official municipal response to a growing awareness of the need to provide housing for all economic segments of the community, as well as fulfill legal requirements that housing policy be made a part of the planning process. As such, the Element establishes policies that will guide City officials in daily decision making and sets forth an action program designed to enable the City to realize its housing goals.

STATE POLICY AND AUTHORIZATION

The Housing Element has been a mandated part of every city’s General Plan since 1969 in order to encourage the provision of adequate housing in all communities statewide. Article 10.6, Sections 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets for the statutory requirements of the Housing Element, including specific components that must be contained in a community’s Housing Element.

Government Code Section 65583 sets forth the required components of the Housing Element, and shall “consist of an identification and analysis of existing and project housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community”.

The 2021-2029 Housing Element was created in compliance with State law, specifically those sections listed above, pertaining to Housing Elements.

ORGANIZATION OF THE HOUSING ELEMENT

State Housing Element law requires the Elements to include two basic components:

1. An evaluation of the housing problem and an analysis of housing needs, indicating the capacity of the existing housing supply to provide all economic segments of the community with decent housing.

2. A housing program consisting of the following:

- A comprehensive problem solving strategy establishing local housing goals, policies, and priorities aimed at alleviating unmet need and remedying the housing problem; and
- A course of action which includes a specific description of the actions the locality is undertaking and intends to undertake to effectuate these goals, policies, and priorities.

The Cypress Housing Element describes the City's housing needs and sets forth a program of action in accordance with State law. This first section of the Element defines the intent of the Housing Element, describes its relationship to State directives and other General Plan elements, and includes a description of the public participation and intergovernmental coordination utilized in its preparation.

The second section of the Housing Element provides an overview of the present and projected housing needs of the City's households, an analysis of potential constraints to meeting the City's identified housing needs, and an evaluation of sites and other resources available to further the development of new housing. This information is further described and defined in the Housing Element Technical Report, an appendix to the Element.

The third section of the Housing Element establishes a comprehensive program strategy to implement the City's housing goals. Finally, the fourth section sets forth the goals and policies to address Cypress' identified housing needs.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The City adopted a comprehensive update to the Cypress General Plan on September 10, 2001. All eight elements of the General Plan were updated, including Land Use, Circulation, Conservation/Open Space/Recreation, Safety, Noise, Air Quality, Growth Management, and Housing. As part of the update of this Housing Element, the other elements of the General Plan were reviewed to ensure consistency with the policies set forth in those elements. Additionally, the City plans to update the Safety Element in 2023, to address severe climate conditions and high fire hazards as required by State law.

The City will ensure continued internal consistency among all elements of the General Plan so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency among the elements.

RELATED PLANS AND PROGRAMS

A number of local and regional plans and programs relate to the Housing Element. Descriptions of these plans are as follows.

Regional Housing Needs Assessment (RHNA): California Housing Element law requires that each city and county develop local housing programs designed to meet its "fair share" of existing and future 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 not only of its resident population, but also for those households that might reasonably be expected to reside in the jurisdiction in the future.

The Southern California Association of Governments (SCAG) is responsible for allocating the region's future housing needs (Regional Housing Needs Assessment or RHNA) among subregions and individual jurisdictions. The final 2014-2021 RHNA adopted by SCAG has identified the 2021-2029 future housing need for Cypress as **3,936 units**, including 1,807 lower-income units. These regional housing needs are addressed in the Housing Element both through the provision of suitable sites and the provision of programs to support housing for low- and moderate-income households.

PUBLIC PARTICIPATION

Section 65583(c)(5) of the Government Code states that “local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” Opportunities for community stakeholders to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the City’s housing needs.

This section summarizes the City of Cypress’ efforts educate and gain public participation throughout the Housing Element Update process as well as the input received as a result of these efforts.

PUBLIC OUTREACH

The City utilized a variety of platforms to notify the public of the Housing Element Update, provide education and background information on the Housing Element and RHNA, and provide information on how to participate and provide input. These included:

- Mailing of 120 event postcards to the City’s January 21, March 29, and September 13 Housing Element workshops to local and regional agencies and organizations.
- Publishing a notice of the workshop in the Orange County Register.
- Housing Element Update information and workshop displayed prominently on the homepage of the City’s website
- Advertisement of workshops on the City’s Facebook, Instagram, and Twitter accounts and updates provided in the community managed pages
- Advertisement through push notifications, e-notifications, and news bulletin within the Cypress Central App.

As part of the City’s public outreach strategy, City staff developed an extensive list of local and regional community groups, companies, and nonprofit organizations that serve the Cypress community. These included affordable housing providers, social service providers, community organizations serving minority populations, and homeless service providers. A complete list of organizations contacted as part of the public outreach process is included in Appendix C of the Housing Element Technical Report.

Additionally, an informational page was created on the City’s website to serve as the primary hub for information regarding the Housing Element Update. The webpage included the following components:

- Background information on the statutory requirements of the Housing Element and RHNA;
- Project timeline;
- Information on potential sites and programs being considered for the sites inventory;
- Notices and draft documents for the Initial Study and Negative Declaration;
- Dates, times, and registration information for upcoming workshops;
- Powerpoint presentations and staff reports for past workshops; and
- A comment box where public input on the Housing Element could be provided. The City received over 40 public comments through the comment box. These comments are summarized later in this section.

PUBLIC WORKSHOPS AND CITY COUNCIL MEETINGS

The City Council held several workshops throughout 2021 to discuss the Housing Element Update and obtain public input. Due to the Covid-19 pandemic, all workshops were held virtually through the Webex video conference platform. A summary of public comments received during the workshops is included later in this section.

JANUARY 21, 2021 WORKSHOP: INTRODUCTION TO THE HOUSING ELEMENT

The purpose of the January 21, 2021 workshop was to provide the City Council and the public with foundational information on the Housing Element update. Topics covered in the presentation included statutory requirements for the Housing Element, background on the RHNA process and the City's RHNA, and an overview of the City's population and housing demographics. A total of 19 members of the public attended the workshop.

MARCH 15, 2021 WORKSHOP: SITES INVENTORY

The primary purpose of the March 15 workshop was to present the preliminary sites analysis and obtain initial feedback on potential strategies to meet the City's RHNA. The presentation discussed general best practices as well as statutory requirements related to meeting the RHNA, particularly for lower income units. Three potential sites strategies were presented to achieve the RHNA.

MARCH 29, 2021 WORKSHOP: SITES INVENTORY

The March 29 workshop continued the discussion on potential strategies to meet the City's RHNA. A total of 143 members of the public virtually attended the workshop. Based on input received at the March 15 workshop, revised sites strategies were presented. A significant portion of the workshop was dedicated to receiving public comments as well as input from the City Council and a total of 38 formal comments were received (verbal and written).

APRIL 12, 2021 WORKSHOP: SITES INVENTORY

The April 12 workshop provided a final opportunity for public input and Council discussion prior to the Council providing direction on a sites strategy to include in the Housing Element. Revised strategies were presented at the workshop, based on feedback received at the March 29 workshop. 23 members of the public attended the workshop and one public comment was given.

SEPTEMBER 13, 2021 WORKSHOP: REVIEW OF DRAFT HOUSING ELEMENT

The September 13 workshop provided an opportunity for the Council and the public to provide feedback on the draft Housing Element and draft Technical Report documents. The presentation included an overview of the selected sites strategies and housing programs. 23 individuals virtually attended the workshop and no oral or written comments were received from members of the public during the workshop. The draft Housing Element and Technical Report were made available for public review one week prior to the workshop on September 8, 2021. Notification of public availability of the drafts was provided through multiple avenues including publishing a notice in the Orange County Register, mailing of a notice to local and regional agencies and organizations, prominent posting on the City's website, social media alerts, and email and push notifications through the Cypress Central App.

OCTOBER 11, 2021 COUNCIL MEETING: AUTHORIZATION TO SEND DRAFT TO HCD

The final Draft Housing Element was presented to the City Council at the October 11 meeting. Since there were no comments at the September 13 meeting that necessitated substantial changes to the draft, the final draft included only a few minor edits (such as updating dates). At the October 11 meeting, there were no public comments received on the draft Housing Element and the City Council unanimously agreed to submit the Draft Housing Element to California Department of Housing and Community Development (HCD) for review.

JUNE 27, 2022 COUNCIL MEETING: PUBLIC HEARING TO ADOPT FINAL DRAFT AND CERTIFY THE IS/ND

Subsequent to completing revisions based upon HCD's review of the Redlined Draft Housing Element, the City Council conducted a public hearing prior to adoption of the Housing Element. Certification of the Initial Study/Negative Declaration occurred simultaneously. The City provided notification of the public hearing through its typical channels, including publishing in the Orange County Register and posting of the notice at City Hall and other community locations, and posting on the City's website. Additionally, the Final Draft Housing Element was made available for a seven-day public review period on the City's website beginning on June 17, 2022 as described later in this section.

SUMMARY OF PUBLIC INPUT

The City received a wide range of feedback from the public throughout the Housing Element Update process through public comment time during public workshops, through the website’s comment box, and via email.

INPUT RECEIVED FROM INDIVIDUALS

Table HOU- 1 provides a summary of comments received from individual members of the public and how the City has addressed this feedback in the Housing Element. The majority of comments received by the City fell within two categories: (1) general questions and concerns about the Housing Element and RHNA requirements, and (2) opposition to specific sites that were identified for potential inclusion in the sites inventory. As a result, City staff spent considerable time at public workshops providing background information about the RHNA and the City’s obligations under state housing element law as well as responding individually to concerns about these matters. Additionally, the identified sites that received significant public opposition were removed from consideration in response to input from the public.

Table HOU- 1: Summary of Public Input

Comment Themes	City Responses
General questions about Housing Element/RHNA/site selection process; General concerns about higher density low income housing related to traffic, noise, property values	City staff responded individually to written comments to provide information on the process and encourage participation in the workshops. Ample time was provided during the workshops to education the public on the process, requirements, and how sites were selected.
Oppose housing on Essex Park and Joe Schmoe’s Restaurant properties	These sites were preliminarily identified at the first sites inventory workshop and were removed in response to Council direction and public feedback.
Comments/concerns about additional housing development on Lincoln Avenue: <ul style="list-style-type: none"> Traffic congestion Impact on small businesses Support for redevelopment of old motel properties 	The City’s preferred alternative (Alternative 1) balances new units between the Lincoln Ave. corridor and the Cypress Commons and Town Center Specific Plan 2.0 (CTCC). Environmental review as part of Housing Element implementation will analyze concerns such as traffic.
Oppose housing on sites located on northwest corner of Cerritos Ave. and Denni St.	These sites were preliminarily identified and were removed from the sites inventory in response to public feedback and Council direction.
Support for housing on larger underutilized commercial sites on Katella Ave.	The CTCC area and Opportunity Site #115 have been identified to add housing adjacent to Katella Ave.
Support for higher density near Cypress College for student housing	Both Alternatives include an increase in density on sites near Cypress College.

INPUT RECEIVED FROM ORGANIZATIONS

The City received two comment letters from organizations that serve lower and moderate income individuals and families: Habitat for Humanity of Orange County and the Kennedy Commission. Table HOU- 2 provides a summary of comments and recommendations from these two organizations and how they have been addressed in the Housing Element.

Table HOU- 2: Summary of Comments Received from Organizations

Recommendation	City Response
Ensure parity in funding for homeownership projects.	Since the dissolution of Redevelopment, the City’s ability to fund projects (whether rental or owner) is extremely limited; however, the City will consider this recommendation in other policy discussions, such as inclusionary zoning.
Remove minimum lot sizes in single family zones/allow for greater density in single family zones for smaller homes and ADUs.	The City’s implementation of the new requirements established by SB 9 will serve to allow for smaller lot sizes and increased density in the single family zones. Additionally, the City’s ADU program as outlined in the Housing Programs section will encourage ADU development.
Encourage residential and commercial partnerships through mixed use zoning.	The City’s strategy for development in the Lincoln Avenue Specific Plan and multiple districts of the Cypress Town Center and Commons Specific Plan 2.0 includes a mix of residential and commercial uses.
Adopt an inclusionary housing ordinance with a 15-20% requirement of affordable housing production.	The Housing Programs of this Housing Element includes conducting a feasibility study and adoption of an inclusionary housing ordinance based upon the study.
Implement an Affordable Housing Overlay for sites inventory sites proposed to be upzoned which requires 15-20% affordable units.	The rezoning program will allow by-right approval of developments with 20% or more affordable units. Additionally, requirements implemented through an inclusionary housing ordinance would apply to sites identified in the sites inventory.
Prioritize development of affordable housing on city-owned sites.	The City has limited sites available/appropriate for redevelopment; however, one city-owned site on Lincoln Avenue has been included as an opportunity site.
Ensure proposed opportunity sites for lower income units are realistic and will ensure that they are developed for lower income households.	The City has utilized thresholds established by HCD to ensure that the selected sites are suitable for lower income units, including minimum density and lot size. The sites inventory does not rely on lot consolidation to achieve the necessary lot sizes for lower income sites.
Include anti-displacement policies that protect low income residents from rising rents.	Anti-displacement policies in compliance with AB 1397 are included as a Housing Program in the Housing Element.
Update density bonus provisions to comply with state law.	Updating the City’s density bonus ordinance is included in the Housing Programs of the Housing Element.
Include a list of the type of incentives offered for sites that are offering 100% affordable units to lower income families.	At this time the City is not implementing additional incentives specific to very low and extremely low income developments; however, these developments would be eligible for incentives provided by state density bonus law.

INPUT RECEIVED ON THE REDLINED DRAFT HOUSING ELEMENT

The City received comments on the Draft Housing Element from HCD on December 10, 2021. The City made revisions to the Draft Housing Element in response to HCD’s comments and on February 28, the Cypress City Council authorized staff to resubmit the Redlined Draft Housing Element to HCD after a seven-day public review period. The Redlined Draft Housing Element was made available for public review on the City’s website from March 2 through March 9, 2022. All individuals and organizations that previously commented or expressed interest in being notified throughout the update process were contacted via email regarding the availability of the Redlined Draft.

Comments were received from two residents and one organization (The Kennedy Commission) during the seven-day review period. Both residents expressed their preference for the City to move forward with the Alternative 1 sites inventory versus Alternative 2. The Kennedy Commission expressed support for Alternative 2 due to the election process associated with Alternative 1. As described in further detail later in the Housing Element (see RESIDENTIAL SITES TO ADDRESS REGIONAL HOUSING NEEDS), the City has selected Alternative 1 as the preferred alternative because it more evenly distributes the RHNA units throughout the City and is most likely to result in housing production during the planning period.

The Kennedy Commission also expressed concerns with the implementation timeframe of some of the City's programs, such as the feasibility study for an inclusionary program and programs intended to incentivize ADU production. Due to the extent and complexity of the proposed rezone program to accommodate the sites inventory and other zoning ordinance amendments that are required to be completed in the near term, the City believes that the included timeframes for implementation are ambitious and shortening implementation timeframes for additional programs would be unrealistic.

On May 13, 2022, the City received a second review letter from HCD. The Housing Element and Technical Report were revised in response to HCD's comments and the Final Draft Housing Element and Technical Report were made available for public review on the City's website from June 17 through June 24, 2022. All individuals and organizations that previously commented or expressed interest in being notified throughout the update process were contacted via email regarding the availability of the Final Draft.

SUMMARY OF EXISTING CONDITIONS

Assuring the availability of adequate housing for all social and economic segments of Cypress' present and future population is a primary goal of the Housing Element. This section of the Housing Element provides a summary of the community's key housing needs, and evaluates the City's ability to fulfill its future share of regional housing growth needs (RHNA).

HOUSING NEED

The following summarizes key housing needs, as identified in the 2021-2029 Housing Element Technical Report (an appendix to the Element). This summary of existing conditions is organized into four areas: housing availability; housing affordability; housing adequacy; and special needs households.

HOUSING AVAILABILITY

According to the California Department of Finance, in 2020, there were an estimated 16,631 housing units in the City. A majority of the units (78 percent) are attached or detached single-family homes. Multi-family development comprised about 20 percent of the housing stock, with mobile homes making up the remaining approximately three percent. According to the 2014-2018 American Community Survey, 66 percent of households in Cypress were owner occupied, demonstrating a decrease from 72 percent in 2010. The homeownership rate continues to be higher than the countywide homeownership rate of 57 percent.

Over the last decade, Cypress has experienced an active housing resale market and both home and condominium prices have increased as the housing market recovered after the Great Recession. Increases in home prices were particularly sharp in 2020, with the median home price increasing from \$617,500 in 2019 to \$711,500 in 2020 (a 15 percent increase). When condominiums are considered separately from single family residences, the typical value of a condominium in Cypress was \$519,900 in 2020.

Rental costs in Cypress ranged from \$1,450 to \$3,800 per month, based on an online survey of units listed for rent in October 2020. The median month rent was \$1,680 for a one-bedroom unit, \$2,160 for a two-bedroom, and \$3,000 for a three-bedroom. Of the 39 units identified in the survey, 38 percent were one-bedroom units and 31

percent were two-bedroom units, indicating that small to medium sized rentals are more available in Cypress; however, larger families may have more difficulty finding affordable, appropriately sized units within the City.

Overcrowding is another indicator of housing availability. The U.S. Census defines overcrowding as households with more than 1.01 persons per room, excluding kitchens, bathrooms and porches. According to 2014-2018 American Community Survey estimates, there were approximately 723 overcrowded households (4.6 percent) in Cypress in 2018, a slight increase from the previously planning period. While rental units comprise only one-third of the City's housing stock, 64 percent of the City's overcrowded households are rentals. Approximately 16 percent of Cypress' overcrowded households were identified as severely overcrowded, defined as more than 1.51 persons per room.

HOUSING AFFORDABILITY

Housing overpayment occurs when housing costs increase faster than income. State and Federal standards define housing overpayment as spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent. In most urban communities in California, it is not uncommon for households to overpay for housing based on this definition. However, to the extent that overpayment rates are particularly high among lower-income populations, it is important for communities to begin to address these needs through their housing programs.

Based on the US Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) dataset for 2013-2017, 34 percent of households in Cypress (5,350 households) were overpaying for housing. Like overcrowding, overpayment is far more concentrated among the City's renter households, with 46 percent overpaying, compared to 28 percent of owner households. Cost burden impacts lower income renter households in particular. According to the CHAS dataset, over 95 percent of extremely low income family households that rent were cost burdened.

As a means of assessing the affordability of the current housing market in Cypress, housing sales and rental costs can be compared with household incomes. With the home and condo values indicated in the previous section, only above-moderate income households have a wide range of ownership opportunities in the City. Smaller condominiums may be affordable to some moderate-income households (refer to the Technical Report for further details on this analysis).

In terms of affordability of local rental housing, households earning moderate income households can afford a wide range of rental options in Cypress. Additionally, low income households can typically afford smaller (one- to two-bedroom) units in the City, but may not be able to afford larger units. Very low and extremely low income households are not able to afford market rate rental housing within Cypress without incurring a cost burden.

HOUSING ADEQUACY

As a general rule, when a housing unit reaches 30 years in age, major rehabilitation improvements begin to become necessary. According to 2014-2018 American Community Survey estimates, approximately 95 percent of the City's housing stock (over 15,000 units) will be more than 30 years old by the end of the 2021-2029. As Cypress is almost entirely built out, fewer new units are being constructed. Between 2010 and 2020 approximately 563 units (or 3 percent) were added to the housing stock. Among owner-occupied housing, 82 percent of units were constructed prior to 1980, with an additional 12 percent constructed in the 1980s and 1990s. Similarly, 76 percent of renter housing units were constructed prior to 1980, with an additional 21 percent constructed between 1980 and 1999. Continued maintenance of the housing stock will be necessary through independent property owner action, as well as code enforcement and combined housing rehabilitation assistance to prevent deterioration of older homes and neighborhoods.

SPECIAL NEEDS

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. These specific groups are summarized below.

1. Elderly

Approximately 15 percent (7,275 individuals) of the City's population in 2018 was 65 years of age and older, a slight increase from the 13 percent in 2010. Additionally, 26 percent of the City's households were senior-headed households, and 30 percent of these were seniors living alone. About one-third of the City's senior population has one or more disabilities, indicating additional special needs for this population group. As the population continues to age and a greater number of the elderly become frail, the need for supportive senior housing will increase.

2. Disabled Persons

Persons living with a physical or mental disability may have difficulty living in a traditionally designed housing unit, may have limited earning capacity, and may have other needs relating to healthcare access and cost and transit access, among others. The 2014-2018 American Community Survey indicates that approximately 10 percent of the population in Cypress has some form of disability. Elderly individuals comprise an estimated 52 percent of the City's disabled population.

Additionally, approximately 799 individuals with a developmental disability were residing in Cypress as of June 2019, according to the CA Department of Developmental Services. There will consistently be a need for housing to accommodate elderly and disabled residents in the City.

3. Large Households

Cypress has an estimated 2,100 households with five or more members, representing approximately 13 percent of total households. Large families are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large families are often of lower income and lack of larger affordable units can lead to overcrowding of smaller dwelling units. This can result in accelerated deterioration of overcrowded units.

4. Single Parent Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. In particular, female-headed households with children tend to have lower incomes than other types of households, a situation that limits their housing options and access to supportive services.

Cypress has an estimated 1,194 single parent households with children, accounting for about 8 percent of all households. Of these households, approximately 82 percent are female headed households with children.

5. Homeless

Generally, the homeless in Cypress are not visible on the street, but are often living in motels/hotels, living with other households in order to afford housing, or living in other non-permanent housing situations. According to the 2019 point-in-time homeless count conducted by the Orange County Department of Community Resources, there were a total of 6,860 homeless individuals residing in Orange County, with a total of 39 residing in Cypress. Countywide, homelessness has been increasing in recent years, with an increase of 43 percent between 2017 and 2019.

RESIDENTIAL SITES TO ADDRESS REGIONAL HOUSING NEEDS

State law requires jurisdictions to provide for their “fair share” of regional housing needs. 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. As part of the Regional Housing Needs Assessment (RHNA) process, the CA Department of Housing and Community Development (HCD) has determined the projected housing need for the southern California region for the 6th planning cycle, and the Southern California Association of Governments (SCAG) has allocated this housing need to each jurisdiction by income category. The RHNA represents the minimum number of housing units for which each jurisdiction is required to provide “adequate sites” for through zoning. For Cypress, the RHNA has been established at 3,936 new units, to be distributed among the four income categories as shown in Table HOU-3.

Table HOU- 3: Cypress RHNA (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.

Pursuant to State law, jurisdictions are required to present a detailed sites inventory identifying specific parcels available to accommodate their specific RHNA allocation. The City considered many factors when identifying potential vacant and underutilized sites for inclusion in the sites inventory, including the location and size of the parcel, age of existing structures, current use, improvement ratio, whether the property was vacant, for lease or for sale, and whether the property owner had indicated an interest in redeveloping.

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 housing 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. Additional details on the sites inventory and related analysis is provided in Section 5, Housing Resources of the Technical Report and individual parcel information is provided in Appendix A, Sites Inventory of the Technical Report.

ALTERNATIVE 1: LINCOLN AVE. 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. 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.¹ Under Alternative 1, approximately 7.6 acres within the Single Family Detached District would be 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 1,643 units (1,226 lower income units and 417 moderate/above moderate income units).

Table HOU- 4: Alternative 1 Sites Summary

Zoning	Density (du/ac)	Site Count	Area (acres)	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Unit Capacity
LASP ¹	30	113	75.1	1,226	146	271	1,643
CTCC ²	45-50	2	14.6	553	-	-	553
CTCC ²	8-15	6	109.9	-	433	805	1,238
PBP ³	60	1	7.2	321	-	-	321
Total	-	122	206.8	2,100	579	1,076	3,755

Notes:

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

Table HOU- 4 provides a summary of Alternative 1 and Figure HOU- 1 includes a map indicating opportunity sites and proposed densities. 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.

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.

¹ 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.

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 2,378 new units (1,838 lower income units and 540 moderate/above moderate income units).

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 HOU- 5 provides a summary of Alternative 2 and the map shown in Figure HOU- 2 illustrates the location and densities of the opportunity sites.

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.

Table HOU- 5: Alternative 2 Sites Summary

Zoning	Density (du/ac)	Site Count	Area (acres)	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Unit Capacity
LASP ¹	30	52	33.6	546	67	123	736
LASP ¹	50	42	28.1	802	82	152	1,036
LASP ¹	60	19	13.4	490	41	76	607
RM-20	20	1	2.1	-	10	20	30
CTCC ²	8-17.2	7	124.5	-	390	725	1,115
PBP ³	60	1	7.2	321	-	-	321
Total	-	122	208.9	2,159	590	1,096	3,845

Notes:

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

ADEQUACY OF SITES OF ACCOMMODATE RHNA

As shown in Table HOU- 6, when credits for pipeline projects (projects entitled and under review) and potential ADU development are taken into account, both Alternative 1 and Alternative 2 provide an adequate number of sites to accommodate the City’s RHNA.

Table HOU- 6: 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	2,100	306	2,159	365
Low	657	8	649				
Moderate	623	56	567	579	12	590	23
Above Moderate	1,506	435	1,071	1,076	5	1,096	25
Total	3,936	504	3,432	3,755	323	3,845	413

AVAILABILITY OF PUBLIC SERVICES AND FACILITIES

The City's 2001 General Plan indicates that adequate total infrastructure capacity is available to accommodate the City's regional housing needs. As an urbanized community, Cypress already has in place the necessary infrastructure to support future development. All land currently designated for residential and mixed-use development is served by water and sewer lines, streets, storm drains, and telephone, and electric and gas lines. As documented in the Housing Element Technical Report, none of the sites identified for residential development is affected by environmental constraints that would impact development.

Figure HOU- 1: Alternative 1 Opportunity Sites

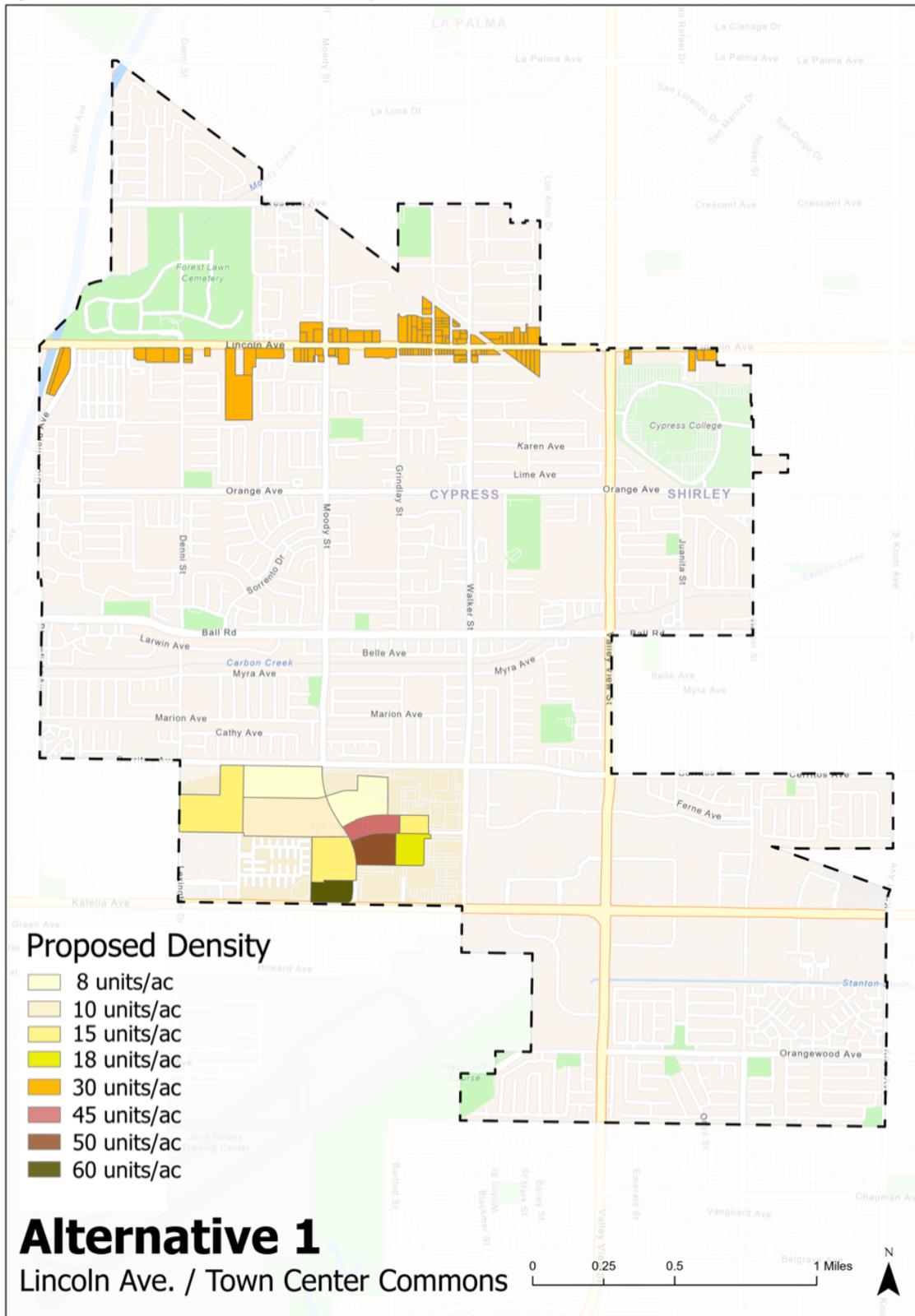
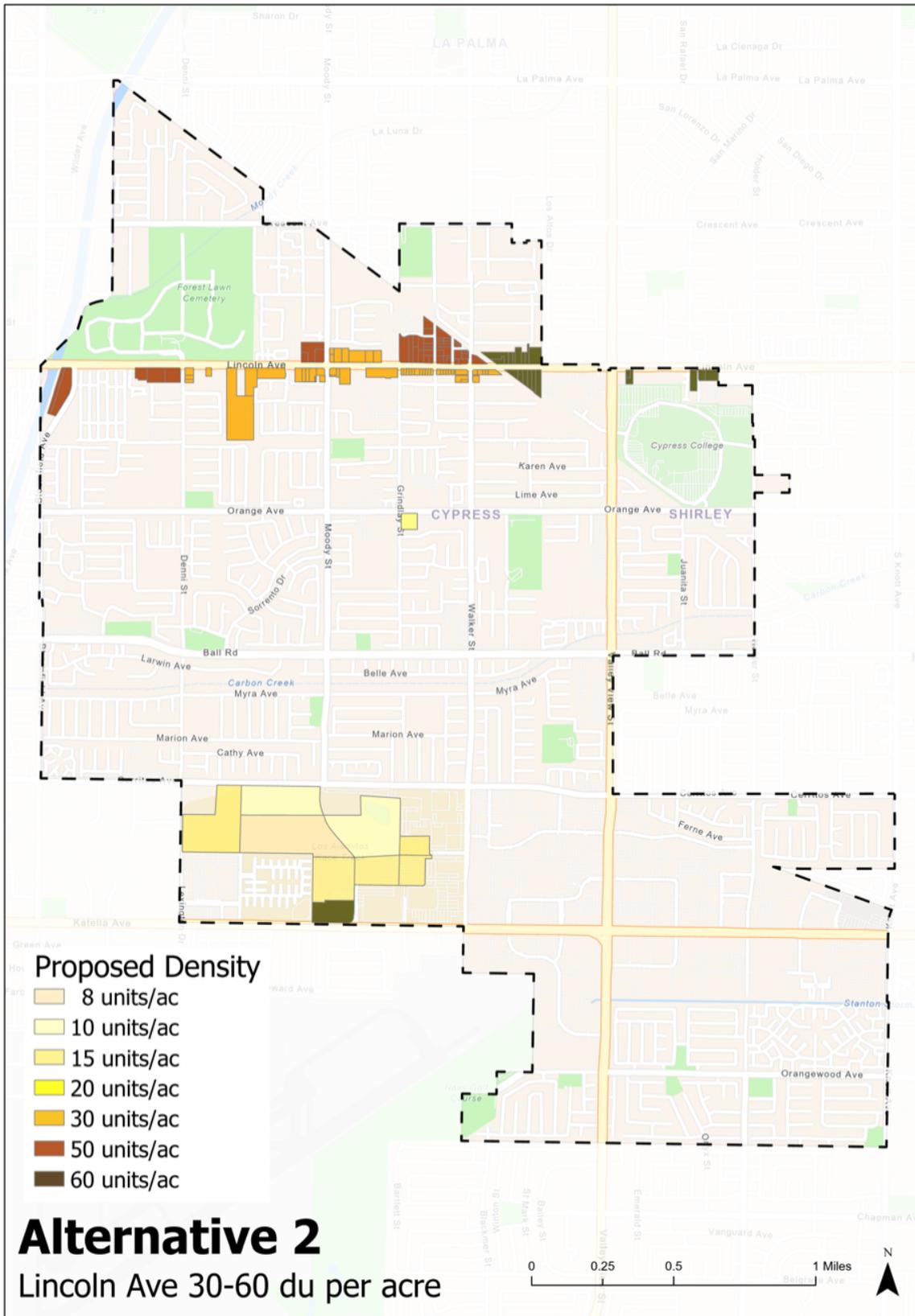


Figure HOU- 2: Alternative 2 Opportunity Sites



DESCRIPTION OF HOUSING PLAN

This section first evaluates the accomplishments of the 2014-2021 Housing Element and then presents the City's housing program strategy for the 2021-2029 planning period.

EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

The City's 2014-2021 Housing Element was adopted on October 14, 2013. It set forth housing programs with related objectives for the following issue areas:

- Conserving the existing supply of affordable housing;
- Assisting in the provision of housing;
- Providing adequate sites to achieve a variety and diversity of housing;
- Removing governmental constraints as necessary; and
- Promoting equal housing opportunity.

This section reviews the appropriateness of these programs, the effectiveness of the Element, and the progress in implementation since 2014.

Table HOU- 7: Review of Past Accomplishments Under 2014-2021 Housing Element

Housing Program/Policy	Accomplishments
CONSERVING THE EXISTING SUPPLY OF AFFORDABLE HOUSING	
<p>1. Home Enhancement Loan Program (HELP II)</p> <p><u>Goal:</u> Assist low- and moderate-income homeowners with the improvement of their homes.</p> <p><u>Objectives/Time Frame:</u></p> <ul style="list-style-type: none"> • Provide rehabilitation assistance to 35 to 40 households. (Ongoing) • Apply to County on an annual basis for CDBG funds to supplement program funding. (Ongoing) • Explore entitlement city status for CDBG funds. (Ongoing) 	<p><u>Progress:</u> During the planning period, 37 homeowners were assisted through the HELP II program. The City continues to apply to the County annually for CDBG funds to operate the program. The City is still under the population threshold of 50,000 residents to qualify as a CDBG entitlement jurisdiction.</p> <p><u>Effectiveness/Appropriateness:</u> The City was able to accomplish its objective of assisting 35-40 households during the planning period and there is continuous demand for the program. As the City’s housing stock ages, this program remains appropriate to continue to provide assistance to low and moderate income homeowners with units in need of rehabilitation and is included in the 2021-2029 Housing Element.</p>
<p>2. Code Enforcement Program</p> <p><u>Goal:</u> Bring substandard units into compliance with City codes.</p> <p><u>Objectives/Time Frame:</u></p> <ul style="list-style-type: none"> • Continue to implement the Code Enforcement Program. (Ongoing) • Encourage the use of HELP II funds for rehabilitation. (Ongoing) 	<p><u>Progress:</u> The City has maintained a proactive Code Enforcement Program to assure residential conformity to maintenance and building standards. Funding assistance is offered to homeowners through the HELP II program.</p> <p><u>Effectiveness/Appropriateness:</u> The City’s program has brought cited residential units into compliance with City codes. As the housing stock continues to age, proactive code enforcement will be both appropriate and necessary to maintain the City’s residential standards and is included in the 2021-2029 Housing Element.</p>
<p>3. Neighborhood Improvement Program</p> <p><u>Goal:</u> Provide assistance for neighborhood improvement and clean-up projects.</p> <p><u>Objectives/Time Frame:</u></p> <ul style="list-style-type: none"> • Continue to sponsor neighborhood clean-up events. (Ongoing) • Provide information on rehabilitation assistance. (Ongoing) 	<p><u>Progress:</u> Implementation of the City-assigned tasks within the Lemon-Lime Neighborhood Improvement Plan have been completed. The City annually hosted spring and fall community clean-up days for Cypress residents throughout the planning period.</p> <p><u>Effectiveness/Appropriateness:</u> Since City-assigned Improvement Plan tasks are complete and this area no longer has a disproportionate number of code enforcement issues, this program has not been included in the 2021-2029 Housing Element.</p>
<p>4. Orange County Partnership Program</p> <p><u>Goal:</u> Promote resident awareness and application for County-run housing assistance programs (i.e. Section 8 and MCC program).</p> <p><u>Objectives/Time Frame:</u> Increase resident awareness about housing programs offered by the County by advertising them on the City’s website (ongoing) and by offering staff assistance at City Hall by 2014.</p>	<p><u>Progress:</u> Information about County-run housing assistance programs continues to be disseminated by City staff as appropriate.</p> <p><u>Effectiveness/Appropriateness:</u> The Section 8 program, administered by the County of Orange, provides opportunities for very low-income households to rent units at affordable rates. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>

Housing Program/Policy	Accomplishments
<p>5. Mobile Home Park Preservation Program</p> <p><u>Goal:</u> Preserve the two mobile home parks in Cypress.</p> <p><u>Objectives/Time Frame:</u></p> <ul style="list-style-type: none"> • Maintain mobile home park zoning and General Plan designations. (Ongoing) • Provide tenants information on MPROP resources as appropriate. (Ongoing) 	<p><u>Progress:</u> The City maintains Mobile Home Park Zoning and General Plan designations to preserve the two parks within the City. Additionally, mobile home replacement units & infrastructure improvements are processed as non-discretionary permits.</p> <p><u>Effectiveness/Appropriateness:</u> As mobile home and manufactured housing is a viable source of affordable housing for families and senior residents, the City will continue to monitor the two mobile home parks. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<p>6. Rent Deposit Program</p> <p><u>Goal:</u> Help income-qualified renters residing in motels to cover the initial up-front costs of securing an apartment.</p> <p><u>Objectives/Time Frame:</u> Research similar emergency rental assistance programs. Evaluate partnerships with non-profits and funding options. (Ongoing)</p>	<p><u>Progress:</u> This program has not been implemented because efforts to secure program funding have been unsuccessful.</p> <p><u>Effectiveness/Appropriateness:</u> Due to lack of funding sources, this program has been removed from the 2021-2029 Housing Programs.</p>
<p>7. Alternative Housing Models</p> <p><u>Goal:</u> Encourage the provision of more innovative housing types that may be suitable for the community, including community care facilities, supportive housing, and assisted living for seniors and the disabled, including developmentally disabled persons.</p> <p><u>Objectives/Time Frame:</u> Continue to provide appropriate standards to encourage development of housing to meet the needs of the City's growing senior population. Address standards and alternative housing models with developers. (Ongoing)</p>	<p><u>Progress:</u> In an effort to promote alternative housing models, the City amended the zoning ordinance to allow the development of assorted senior and assisted living facilities by right. The City approved a 244-unit senior housing development and an adjacent 152-bed capacity assisted living facility during the planning period. The senior housing project is complete and the 152-unit development is currently under construction.</p> <p><u>Effectiveness/Appropriateness:</u> This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
ASSISTING IN THE PROVISION OF HOUSING	
<p>8. Affordable Housing Development Assistance</p> <p><u>Goal:</u> Facilitate affordable housing development by for-profit and non-profit housing developers/ corporations.</p> <p><u>Objectives/Time Frame:</u> Continue to provide regulatory incentives to private developers. Use assistance to encourage affordable housing for larger households, lot consolidation, and mixed use. (Ongoing)</p>	<p><u>Progress:</u> The City actively pursues securing long term affordability covenants on projects in exchange for increased density. During the planning period, the City approved 5 long term affordability covenants in exchange for density bonuses as well as long term affordability contracts for 15 Habitat for Humanity housing units.</p> <p><u>Effectiveness/Appropriateness:</u> The City has effectively utilized land and financial assets to assist developers to produce affordable units for very low-, low-, and moderate-income units. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>

Housing Program/Policy	Accomplishments
<p>9. Second Unit Ordinance</p> <p><u>Goal:</u> Allow and promote second unit development which can serve as a valuable housing source for seniors, students, and single persons.</p> <p><u>Objectives/Time Frame:</u> Develop and provide informational materials about the second unit ordinance at City Hall, on the City’s website, and in other public places to increase awareness. (Ongoing)</p>	<p><u>Progress:</u> Cypress currently allows accessory dwelling units (ADUs) by right in appropriate residential zones pursuant to State law. In 2018 and 2019, the City’s Planning Division issued ministerial approvals for a total of 13 ADUs.</p> <p><u>Effectiveness/Appropriateness:</u> ADUs are an effective way of integrating additional affordable housing into single family neighborhoods. This program continues to be appropriate and is modified in the 2021-2029 Housing Element to include an update to the City’s Zoning Code to comply with current State law pertaining to ADUs.</p>
<p>10. Sustainability and Green Building</p> <p><u>Goal:</u> Review ordinances and recommend changes where necessary to encourage energy-efficient housing design and practices that are consistent with State regulations. Encourage energy conservation devices for all new and existing residential projects.</p> <p><u>Objectives/Time Frame:</u> Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, the Federal, State, and local government. Encourage homeowners and landlords to incorporate these features into construction and remodeling projects. (Ongoing)</p>	<p><u>Progress:</u> The building code incorporates extensive energy efficiency provisions. Energy efficiency upgrades are also qualifying projects under the City’s HELP II rehabilitation program for low- and moderate- income homeowners.</p> <p><u>Effectiveness/Appropriateness:</u> Energy efficiency upgrades are an effective way reduce energy use and to buffer against increasing energy costs. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
PROVIDING ADEQUATE RESIDENTIAL SITES	
<p>11. Residential and Mixed-Use Sites Inventory</p> <p><u>Goal:</u> Ensure the provision of adequate and appropriate sites for future housing development.</p> <p><u>Objectives/Time Frame:</u> Maintain a current inventory of residential and mixed-use sites, and provide the information to developers along with information on incentives. (Ongoing)</p>	<p><u>Progress:</u> The City amended the General Plan, Lincoln Avenue Specific Plan, and zoning ordinance in 2009 to increase the maximum density on key properties to allow for an increase in residential development to meet the City’s housing goals. A map of these sites is included in the Amended Specific Plan.</p> <p><u>Effectiveness/Appropriateness:</u> The site inventory is an effective way to help direct interested developers to potential sites for housing. The City will update the inventory for the 2021-2029 planning cycle and continue to implement this program.</p>

Housing Program/Policy	Accomplishments
<p>12. Lot Consolidation Program</p> <p><u>Goal:</u> Establish a lot consolidation program which offers incentives such as a reduction in development standards to merge adjacent lots.</p> <p><u>Objectives/Time Frame:</u> Encourage lot consolidation of smaller parcels to accommodate affordable housing projects, including a minimum of 16 units at a density of at least 30 dwelling units per acre or higher. Offer concessions for low- and very low-income qualifying projects. (Ongoing)</p>	<p><u>Progress:</u> The City has adopted guidelines in the Lincoln Avenue Specific Plan and the Density Incentive Overlay Zone to encourage lot consolidation to facilitate pursuit of cohesive residential development opportunities in the area</p> <p><u>Effectiveness/Appropriateness:</u> Lot consolidation is an effective way to encourage more cohesive, high quality residential development. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
REMOVING GOVERNMENTAL CONSTRAINTS	
<p>13. Remove Development Constraints</p> <p><u>Goal:</u> Review City development standards for the residential zones to identify standards that may constrain the development of affordable and market rate housing.</p> <p><u>Objectives/Time Frame:</u> Periodically review development standards to ensure that the development of lower-income housing can occur. (Ongoing)</p>	<p><u>Progress:</u> The Lincoln Avenue Specific Plan and City zoning ordinance have been revised to simplify and encourage the approval and development of affordable housing projects by permitting them by right.</p> <p><u>Effectiveness/Appropriateness:</u> Periodic review of development standards is an effective way to ensure that affordable housing development can occur. This program continues to be appropriate and will be modified in the 2021-2029 Housing Element to address newly identified constraints.</p>
<p>14. Affordable Housing Density Bonus</p> <p><u>Goal:</u> Facilitate the development of mixed-income housing projects by offering density and other incentives.</p> <p><u>Objectives/Time Frame:</u> Continue to advertise and administer the City's updated density bonus provisions throughout the planning period. (Ongoing)</p>	<p><u>Progress:</u> During the planning period, four residential projects have received a density bonus in exchange for providing a total of 10 affordable housing units.</p> <p><u>Effectiveness/Appropriateness:</u> This program is effective in incentivizing the creation of affordable housing through allowing increased density. program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<p>15. Efficient Project Processing</p> <p><u>Goal:</u> Provide efficient development processing procedures.</p> <p><u>Objectives/Time Frame:</u> Continue to offer streamline development processing for affordable housing developments. (Ongoing)</p>	<p><u>Progress:</u> With no Planning Commission and expedited staff review, the City continues to provide streamlined entitlement and development processing for all housing projects. Further streamlining results from frequent use of the CEQA Class 32 Environmental Exemption for infill housing projects.</p> <p><u>Effectiveness/Appropriateness:</u> This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>

Housing Program/Policy	Accomplishments
<p>16. Water and Sewer Service Providers</p> <p><u>Goal:</u> Ensure that service providers are updated on long-term planning activities in the City.</p> <p><u>Objectives/Time Frame:</u> Deliver a copy of the 2014-2021 Housing Element to all public agencies or private entities that provide water or sewer services to properties within Cypress.</p>	<p><u>Progress:</u> A copy of the 2014-2021 Housing Element has been provided to all public agencies and entities that provide water, sewer, and other utility services for the City.</p> <p><u>Effectiveness/Appropriateness:</u> This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
PROMOTING EQUAL HOUSING OPPORTUNITIES	
<p>17. Fair Housing Program</p> <p><u>Goal:</u> Further fair housing practices in the community.</p> <p><u>Objectives/Time Frame:</u> Provide educational information on fair housing to the public. Refer fair housing complaints to the Orange County Fair Housing Council (OCFHC).</p>	<p><u>Progress:</u> The City advocates and embraces fair housing practices through promotion and distribution of educational information to the public at City Hall kiosks and on the City's website. The City also maintains an active partnership with the Fair Housing Council of Orange County to assist with housing disputes and issue resolution.</p> <p><u>Effectiveness/Appropriateness:</u> This program is modified to address the AFFH analysis and is included in the 2021-2029 Housing Element.</p>

SUMMARY OF HOUSING ELEMENT ACCOMPLISHMENTS

Since 2014, the City of Cypress has accomplished and made significant progress towards many of its housing goals. Major accomplishments include the following:

- Providing housing rehabilitation assistance to more than 29 low- and moderate-income homeowners through the HELP II program, funded by County of Orange Community Development Block Grant funds.
- Continuing code enforcement efforts to bring substandard residential units into compliance with City Codes.
- Approval of a 244-unit senior housing development and an adjacent 152-bed capacity assisted living facility that will provide much needed senior housing for the City’s elderly population.
- Approval of four long term affordability covenants in exchange for density bonuses.
- Approval of long term affordability contracts for 15 Habitat for Humanity housing units.
- Zoning Code updates to increase the allowable maximum density, encourage lot consolidation, and permit affordable housing by-right in key areas.
- Continuing relationship with the Fair Housing Council of Orange County to provide information and technical advice to residents on landlord/tenant issues.
- Continuing to host spring and fall community clean up days.

During the prior planning period, a number of housing units have been constructed in Cypress, including units affordable to lower-income households. Figure HOU- 3 and Table HOU- 8 provide detailed information about the location and type of development that has occurred since 2014. It is important to note that Figure HOU- 3 indicates the total number of units for which construction has been completed and a certificate of occupancy has been issued, while Table HOU- 8 indicates the number of units that have been issued a building permit.

	Single Family Attached	Single Family Detached	Multi-Family 2-4 units	Multi-Family 5+ Units	Mobile Homes	Second Units	Total per year
2014	19	0	5	16	0	0	39
2015	10	5	0	0	0	0	15
2016	71	47	2	19	0	0	139
2017	43	3	6	97	0	1	150
2018	96	137	0	0	0	5	238
2019	64	103	0	0	0	5	172
2020	0	1	2	0	0	2	5
Total	303	296	15	132	0	12	758

Figure HOU- 3: Housing Units Constructed 2014-2020

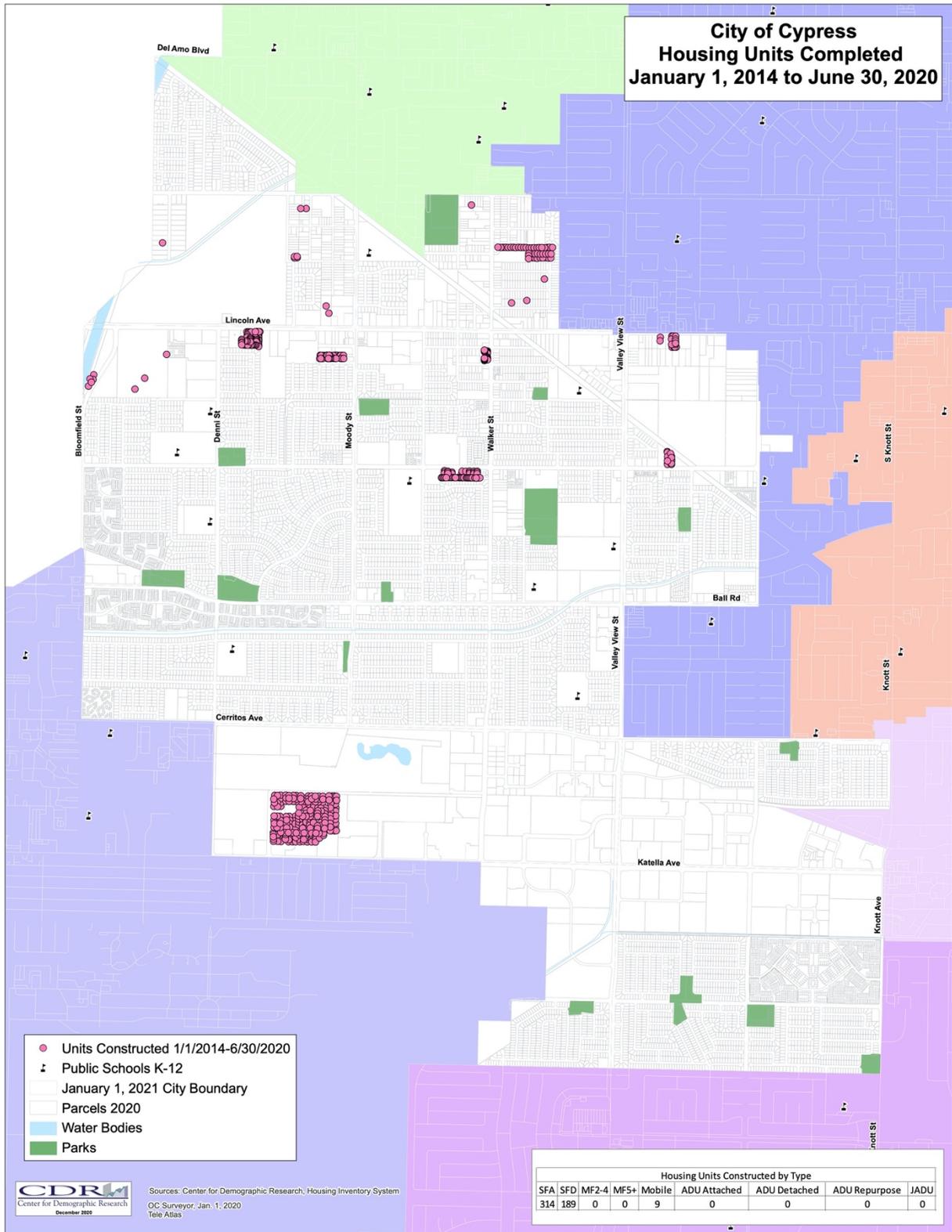


Table HOU- 8: Units permitted from January 2014 to December 2020

Year	Single Family Attached	Single Family Detached	Multi-Family 2-4 units	Multi-Family 5+ Units	Mobile Homes	Second Units	Total per year
2014	19	0	5	16	0	0	39
2015	10	5	0	0	0	0	15
2016	71	47	2	19	0	0	139
2017	43	3	6	97	0	1	150
2018	96	137	0	0	0	5	238
2019	64	103	0	0	0	5	172
2020	0	1	2	0	0	2	5
Total	303	296	15	132	0	12	758

Since 2014, a total of 758 new residential units have been permitted in Cypress, including 303 attached condominiums and single-family homes, 296 detached single-family homes, and 147 units in multi-family buildings. No net mobile home units were added, because all were replacements within the existing mobile home parks. A total of 12 second units/ADUs were also permitted on single-family residential lots. Table HOU- 9 compares the City’s accomplishments to the RHNA.

Table HOU- 9: Regional housing growth needs compared to units permitted

Income Category	Regional Housing Needs (RHNA)	Number of New Units Constructed	Number of Units Rehabilitated ¹	Number of Units Conserved ²
Very Low	71	9	18	151
Low	50	8	19	400
Moderate	56	17	0	0
Above Moderate	131	724	0	0
Totals	308	758	37	551

Notes:

1. Includes 37 single-family homes assisted with HELP II funds.
2. Includes Section 8 (111), mobile home units (360), and Tara Village covenants (80)

HOUSING PROGRAM STRATEGY

The goals, policies, and programs contained in this Housing Element reflect a revision to those previously adopted to incorporate what has been learned from the prior Element and to adequately address the community's identified housing needs, as identified through public input and from the housing needs assessment.

The goals and policies address identified housing needs for the City of Cypress, and are implemented through a series of housing programs offered through the City's Community Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. According to Section 65583 of the State Government Code, a jurisdiction's housing programs must address the following five major areas:

- Conserving the existing supply of affordable housing;
- Assisting in the provision of housing;
- Providing adequate sites to achieve a variety and diversity of housing;
- Removing governmental constraints as necessary; and
- Promoting equal housing opportunity.

The housing programs described on the following pages include existing programs as well as several new programs which have been added to address the City's housing needs. The program summary included at the end of this section specifies for each program the following: eight-year objective(s), time frame, funding source(s), and agency responsible for program implementation.

The Housing Plan is focused on programs to provide a variety of housing types, including rental and ownership units, for each of the income categories: market rate, low-, very low-, and extremely low-income (<30% AMI) households. To achieve this, the City has prioritized funds for projects that include units for extremely low- and very low-income units. City staff periodically reviews Housing Element programs and objectives and the City's progress in meeting the objectives. Additionally, the City prepares and provides to the CA Department of Housing and Community Development an annual progress report on the Housing Element which outlines the City's progress on program implementation and toward the City's RHNA.

CONSERVING THE EXISTING SUPPLY OF AFFORDABLE HOUSING

Conserving and improving the existing housing stock is an important goal for Cypress. While most of the housing stock is in good condition, over 95 percent of the City's housing stock will be over 30 years old by the end of the 2021-2029 planning cycle (the age at which most homes need significant rehabilitation). The City has a proactive approach to conserve the current housing stock with the coordination of rehabilitation, code enforcement, and neighborhood improvement plans.

1. HOME ENHANCEMENT LOAN PROGRAM (HELP II)

The Home Enhancement Loan Program (HELP II) utilizes CDBG funds to assist low- and moderate-income single-family homeowners with the provision of interior and exterior improvements of their homes. Currently, deferred loans of up to \$20,000 are available for help with correcting health and safety code violations, exterior improvements (such as new roof and paint), and interior improvements, including new plumbing and floor covering. Lower income (80% MFI) homeowners may qualify for \$20,000 loans which are completely forgiven after 10 years. Eligible home improvements are prioritized as follows:

- 1) Health, safety, and general welfare correction items
- 2) Improvements to promote "curb appeal" and enhance community property values

This on-going program is marketed through the City's website, the City's quarterly newsletter, brochures available at City facilities including City Hall and the Senior Center, public announcements on the City's cable channel, and

on the City's on-hold info service. The City's Code Enforcement officer also refers clients to the program and it is promoted when the City conducts neighborhood clean-ups.

As part of this program, the City will again explore the potential of becoming an entitlement city in order to receive CDBG funds directly from the Federal government, rather than competing with other cities in the Orange County program. Entitlement cities are generally defined as having a population of 50,000. As of 2020, the CA Department of Finance estimates the Cypress population to be 49,272; therefore, it is likely that the City's population will reach 50,000 during the planning period.

2021-2029 Objectives

- Provide rehabilitation assistance to five households annually, with the goal of assisting 35 to 40 households over the planning period.
- Annually apply to the County for CDBG funds to fund the program.
- Monitor the City's population and apply to become an entitlement City to allow for the direct allocation of CDBG funds if the City population grows to 50,000 residents.

2. CODE ENFORCEMENT PROGRAM

The objective of the Code Enforcement Program is to bring substandard housing units into compliance with City codes. Cypress building inspectors work closely with the Code Enforcement officer to identify units in need of housing assistance. Property owners in violation of City codes are provided information on rehabilitation loans or grants, for which they may be eligible; to correct code violations.

In 2021, the City Council approved the Neighborhood Preservation Pilot Program, a proactive program which prioritizes community engagement and education and addresses targeted code violations within a targeted neighborhood. The City anticipates the program will begin in Fall 2021 and will be implemented for a two-year period. Throughout program implementation, the pilot program will be evaluated for effectiveness and potential expansion to other areas of the City.

2021-2029 Objectives

- On an ongoing basis with annual review, continue to operate the Code Enforcement Program to stem housing deterioration.
- Proactively evaluate 1,200 single-family and multi-family units for code violations with the goal of achieving voluntary compliance for 85 percent of identified violations.
- Make appropriate referrals to the HELP II program on an ongoing basis.
- Implement the Neighborhood Preservation Program in 2021-2023 and annually evaluate its effectiveness. Provide an evaluation report to City Council in 2023 and consider ongoing implementation and/or potential expansion dependent on pilot program outcomes. The program includes the following:
 - Survey to obtain feedback about resident areas of concern;
 - 2-4 community workshops/neighborhood meetings to identify neighborhood concerns, identify neighborhood leaders, and educate residents on topics such as code requirements, the code enforcement process, and available support services;
 - 2-4 neighborhood clean-up events. The target neighborhood will be canvassed for code violations that can be resolved through the clean-up campaign. Equipment and roll-off bins will be provided by the City's contractor; all neighborhood residents invited to participate.
 - Proactively inspect all properties in the target neighborhood to identify code violations. Aim to achieve voluntary compliance, with citations used as a last resort.

3. ORANGE COUNTY PARTNERSHIP PROGRAM

As a means of further leveraging housing assistance, the City will cooperate with the Orange County Housing and Community Development department and Orange County Housing Authority to promote resident awareness and application for County-run housing assistance programs. These programs include:

- Mortgage Credit Certificate Program (MCC),
- Neighborhood Stabilization Program (NSP),
- Mortgage Assistance Program (MAP),
- Housing Choice Vouchers Program (HCV),
- Home Ownership Program (HOP), and
- Section 8 Rental Subsidies.

The County offers a variety of housing assistance programs that can supplement the City’s efforts. As the City has little control over how the County’s programs are administered, the City will be responsible for providing program information on the City’s website and at City Hall.

2021-2029 Objectives

- Increase resident awareness about housing programs offered by the County by advertising them on the City’s website and by offering staff assistance at City Hall. Beginning in 2023, annually include information about Orange County housing programs in the City’s newsletter.

4. MOBILE HOME PARK PRESERVATION

The two mobile home parks in Cypress contain 362 mobile home units. There are 306 spaces in the Lincoln Center Mobile Home Park and 56 spaces in the Lincoln Cypress Mobile Home Park. Mobile homes provide relatively affordable housing for many seniors and lower-income families, and the City is interested in seeing these mobile home parks remain. The Cypress General Plan established a distinct mobile home park land use designation, and the Zoning Code provides for a Mobile Home Park Zone (MHP-20A). With these designations currently in place, a park owner seeking closure would have to first justify a General Plan amendment and zone change to the City Council, and comply with State regulations governing mobile home park closures.

The State Department of Housing and Community Development (HCD) offers a Mobile Home Park Resident Ownership Program (MPROP) to assist resident organizations, non-profit housing providers, and local public agencies to acquire and own mobile home parks. The program offers short- and long-term three percent interest loans for the purchase or rehabilitation of a mobile home park.

2021-2029 Objectives

- Preserve the long-term use of the existing two mobile home parks by maintaining mobile home park zoning and general plan land use designations.
- Annually include a Housing Resource Update in the City newsletter which will include information on the availability of State MPROP funding for tenants interested in purchasing the park.
- Should tenants of the park indicate interest in purchasing the park as a means of maintaining control over space rent increases, provide information on State MPROP funding and assistance in preparing the application, as appropriate.

5. PRESERVATION OF AFFORDABLE HOUSING UNITS AT RISK OF CONVERSION

There are 428 publicly assisted rental housing units affordable to lower and moderate income households located within Cypress, as of January 2022. Of these units, 220 units located within four developments are considered at-risk of converting to market rate between October 15, 2021 and October 15, 2031. These developments are listed in Section 2.3.7.1 of the Housing Element Technical Report.

2021-2029 Objectives

- Contact the property management company or property owner of the identified at-risk properties annually to evaluate their risk of conversion to market rate. If the property management company or property owner indicate that they are considering conversion of the units, then the City will undertake the following additional steps:
 - Assist the property owner in identifying/securing alternate sources of funding to preserve the affordable units;

- Contact regional nonprofit housing organizations, such as Jamboree Housing Corporation, Mercy Housing California, and National Core, regarding the potential opportunity to acquire the affordable units. Assist with communications between the property owner and nonprofit organization to facilitate the sale of affordable units to the nonprofit organization. Assist the nonprofit organization with identifying/securing funding for the acquisition.
- As part of annual communications with property owners, ensure that property owners are aware of new State tenant notification requirements prior to conversion from low income to market rate units (3-year, 1-year, and 6-month notices required).

6. REPLACEMENT OF EXISTING PROTECTED UNITS DURING SITE REDEVELOPMENT

Government Code Section 65583.2(g)(3) establishes requirements for the replacement of protected units during the redevelopment of a site identified in the sites inventory with new residential units (pursuant to AB 1397). Protected units include: units that are subject to deed restrictions, covenants, ordinance, or law that restricts their rent and occupancy to low or very low income households; units that are subject to any other valid form of rent or price control imposed by a public entity; and, units that have been occupied by low or very low income households within the past five years. Redevelopment of properties containing protected units must include replacement units that are restricted to be affordable to the same or lower income level as the existing units being removed. Replacement requirements shall be consistent with those set forth in Government Code Section 65915(c)(3).

The City shall amend the Zoning Ordinance to include provisions consistent with Government Code Section 65583.2(g)(3) and 65915(c)(3) to ensure that protected units are required to be replaced as part of new residential development projects on sites identified in the sites inventory. Upon receipt of an application for a new residential development, City staff shall review the existing site plan and any other pertinent information to determine the presence of protected units on the site to ensure implementation of the required replacement provisions.

2021-2029 Objectives

- Within 18 months of Housing Element adoption, amend the Zoning Ordinance to require the replacement of protected units consistent with state law.
- Evaluate proposed residential development projects to ensure compliance replacement provisions.

ASSISTING IN THE PROVISION OF HOUSING

The following programs are aimed at addressing the overall need for the provision of both affordable homeownership and rental housing in Cypress as well as housing for special needs populations. New construction is a major source of housing for prospective homeowners and renters, but generally requires public sector support for the creation of units affordable to lower income households.

7. ALTERNATIVE HOUSING MODELS

The City recognizes the changing housing needs of its population, including aging seniors and disabled residents (including the developmentally disabled) in need of supportive services. To meet such needs, the City can encourage the provision of more innovative housing types that may be suitable for the community, including community care facilities, supportive housing, and assisted living for seniors and the disabled. Assisted living facilities are designed for individuals needing assistance with activities of daily living but desiring to live as independently as possible for as long as possible. Such facilities bridge the gap between independent living and nursing homes, and offer residents help with daily activities such as eating, bathing, dressing, laundry, housekeeping, and assistance with medications. Assisted living can help to meet the housing and supportive services needs of Cypress' senior and disabled populations.

2021-2029 Objectives

- Provide appropriate standards to encourage development of senior housing to meet the needs of the growing senior population. By the end of 2023, create an informational pamphlet to be available on the City’s website and at the public counter providing information regarding these standards and alternative housing models.
- Actively promote outside funding opportunities and regulatory incentives such as density bonuses and the HELP II program to offset the costs of providing affordable units. Beginning in 2023, annually provide information in the City’s newsletter regarding these programs.
- Continue to permit community care facilities by right in residential zones pursuant to applicable State law.
- Amend the Zoning Ordinance to establish formal reasonable accommodation procedures within 18 months of Housing Element adoption.
- Create a reasonable accommodation application and informational brochure to reflect the procedures adopted in the Zoning Ordinance within 24 months of Housing Element adoption.

8. AFFORDABLE HOUSING DEVELOPMENT ASSISTANCE

The City’s Community Development Department plays an important role in facilitating development of affordable housing. City staff has worked with numerous developers over the years to provide land cost write-downs, regulatory incentives, and direct financial assistance to facilitate the development of both ownership and rental housing for very low-, low-, and moderate-income households. Historically, the focus of the former Redevelopment Agency was to expend funds to meet replacement and inclusionary obligations generated by new development in the Redevelopment Project Areas. As the Agency has been dissolved, the City has modified the program to focus on regulatory incentives, including modified or reduced development standards for projects that provide units affordable to lower-income households.

2021-2029 Objectives

- Utilize State density bonus law and the updated Density Bonus Ordinance (see Program 16) to provide regulatory incentives to private developers to increase the supply of affordable housing in Cypress.
- Provide a report for City Council consideration with a menu of fee waiver options for affordable housing developments. Formalize City Council direction with Zoning Ordinance amendments, if necessary, by the end of 2023.
- Conduct a study to analyze the feasibility of converting older motels to affordable housing by the end of 2023. Should the study result in identification of potential properties for conversion, seek funding sources and contact potential nonprofit organizations for partnership.

9. ACCESSORY DWELLING UNITS

Allowing for the development of accessory dwelling units (ADUs) offers a valuable affordable housing option to specific types of residents within the community. ADUs can benefit seniors, students, and other small households. Allowing for ADUs also provides a source of income for the property owner, which can be a particular benefit to senior homeowners with limited income. The City has not updated its provisions related to ADUs (referred to as second units in the existing City regulations) since 2006; therefore, amendments to the City’s zoning ordinance are necessary to bring it into compliance with current State law. After ordinance amendments have been completed, City staff will continue to monitor State regulations to ensure that the City’s regulations remain in compliance with State law and that development standards are not arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create ADUs.

Staff will continue to administer and promote the development of ADUs by providing information at City Hall and on the City’s website. The City will create updated informational materials based on new state requirements for ADUs and new incentives as they are implemented. The City will also advertise the \$25,000 homeowners grant available from the California Housing Finance Agency for ADU construction.

To further incentivize the production of ADUs, the City will implement a pre-approved plan program, expedited review, and fee waivers for homeowners that are willing to deed restrict the ADU based on affordability.

2021-2029 Objectives

- Update the City's Zoning Ordinance provisions relating to ADUs to be in compliance with State law by 2024.
- Continue to monitor State regulations to ensure the City's ordinance remains in compliance.
- Develop and provide informational materials about ADU development at City Hall and on the City's website by 2023. Review informational materials annually to ensure they include current requirements and incentive programs.
- Implement the following programs by 2026: pre-approved plans available at low- to no-cost, expedited review, and fee waivers in exchange for affordability deed restrictions.

10. SUSTAINABILITY AND GREEN BUILDING

Cypress is concerned about the continued availability of all resources for the development of affordable housing. One opportunity for energy conservation and cost savings, as required by Government Code Section 65583(1)(7), is encouraging "green buildings," which are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, and lessen a building's overall environmental impact.

The City will review ordinances and recommend changes where necessary to encourage energy-efficient housing design and practices that are consistent with State regulations. The City will periodically distribute literature or post information on its website regarding energy conservation, including solar power, energy-efficient insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects. When possible, the City will encourage energy conservation devices including, but not limited to, lighting, water heater treatments and solar energy systems for all new and existing residential projects. The City will encourage maximum utilization of Federal, State, and local government programs, including the Orange County Home Weatherization Program, that are intended to help homeowners implement energy conservation measures. Additionally, as part of the HELP II program outlined above, residents can apply for loans to increase the energy efficiency of their homes.

2021-2029 Objectives

- Maintain information on energy conservation, including solar power, additional insulation, and subsidies available from utility companies on the City's website. Encourage homeowners and landlords to incorporate these features into construction and remodeling projects through interactions at the public counter.
- Provide information on Federal, State, and local government programs, such as the Orange County Home Weatherization Program and the City's HELP II program on the City's website.
- Annually provide information in the City's newsletter on water and energy conservation and related utility and government programs.

11. SERVICES FOR INDIVIDUALS AND FAMILIES EXPERIENCING HOMELESSNESS

Since the last Housing Element update, the City began participating in two programs which provide services to individuals and families experiencing homelessness within Cypress.

The City contracts with a homeless outreach and engagement service provider to provide social service resources and referrals to the City's homeless population. The City's Police Department has a dedicated Homeless Liaison Officer and six specialty-trained police officers for homeless issues. The annual cost of the program of approximately \$90,000 is currently funded by a state grant which is set to expire in 2022. City staff will seek other grant opportunities to fund this program.

The City also provides funding in conjunction with other cities in the North Orange County Service Planning Area to maintain and operate two homeless shelter facilities in the County – the Buena Park Navigation Center and the Placentia Navigation Center. In total, the two shelters provide 225 beds which are available to individuals from any of the participating cities.

2021-2029 Objectives

- Annually appropriate funding for the Cypress Police Department’s Homeless Liaison Officer position and offer training every two years to officers related to engagement with individuals experiencing homelessness in order to provide social service resources and referrals.
- Seek alternative grant funding to operate the homeless outreach and engagement program in 2022.
- Annually appropriate funding for the Buena Park and Placentia Navigation Centers in conjunction with other North Orange County Service Planning Area cities and refer individuals to the shelters as necessary.

PROVIDING ADEQUATE HOUSING SITES

A critical component of addressing the housing needs of all segments of the community is the provision of adequate sites to support development of all types, sizes, and prices of housing. The City’s General Plan, Zoning Ordinance, and specific plans establish regulations that govern the location of housing in the City, thereby affecting the supply of land available for residential development.

12. RESIDENTIAL AND MIXED-USE SITES INVENTORY

As an established City where the majority of remaining residential development opportunities will occur through infill, an active program for site identification is essential in Cypress. The City of Cypress has been allocated a RHNA of 3,936 units (1,150 very low income, 657 low income, 623 moderate income, and 1,506 above moderate income). After projects that are entitled and ADU development projections, the City needs to plan for the development of 3,432 units (1,145 very low income, 649 low income, 567 moderate income, and 1,071 above moderate income).

The City performed a parcel level analysis of the City in order to identify potential opportunity sites for housing development as described in the Housing Resources section of the Housing Element Technical Report. As a result of this analysis, the City has identified two potential alternatives to accommodate the City’s remaining shortfall and maintain adequate sites for all income groups throughout the 2021-2029 planning period. The identification of two alternatives was necessary because the preferred alternative (Alternative 1) requires voter approval to rezone a portion of the identified sites. Due to potential unknowns related to this process, a second backup alternative was also identified (Alternative 2). Both alternatives include rezoning programs and both are sufficient to accommodate the City’s RHNA. As part of the rezoning program, a minimum of 60 acres will allow multi-family residential development by right (without approval of a discretionary permit), sufficient to accommodate the shortfall for lower income units. Further, all sites identified for lower income units will have a minimum allowable density of at least 20 du/ac, a maximum allowable density of 30 du/ac or greater, a minimum lot size of one half acre, and will be able to accommodate at least 16 units, pursuant to Government Code Section 65583.2. The City will complete all rezoning identified in the sites inventory within 18 months of Housing Element adoption. Tables summarizing the parcels to be rezoned under both alternatives are provided in the Housing Resources section of the Technical Report.

The City will monitor development on identified opportunity sites in the sites inventory throughout the planning period to ensure compliance with No Net Loss requirements (SB 166). To ensure ongoing residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal evaluation procedure to evaluate residential capacity on a project-by-project basis, pursuant to Government Code Section 65863. If approval of a development results in a reduction in capacity below the capacity needed to accommodate the RHNA, the City will identify and rezone additional sites to ensure “no net loss” in capacity.

As a means of facilitating the development of affordable and mixed-income housing on identified residential and mixed-use sites, the City will make the sites inventory available by providing information in discussions with potential developers and including the sites inventory and potential incentives for development on the City’s website and in the City’s quarterly newsletter.

2021-2029 Objectives

- Rezone identified parcels in the sites inventory within 18 months of Housing Element adoption. For Alternative 1, this process will include: the City Council adopting a resolution to put amendments to the CTCC on the ballot in Fall 2022; conducting an impartial voter education plan in Winter 2022-Spring 2023; and holding an election in Spring 2023 to approve amendments to the CTCC. Proposed amendments to the LASP will be initiated through the City’s normal public hearing process and completed within 18 months of Housing Element adoption. Should the ballot measure to amend the CTCC be rejected, then the City will proceed with the City’s normal public hearing process for the zoning ordinance amendments outlined in Alternative 2 in Spring 2023.
- The rezone program shall include the following provisions of Government Code Section 65583.2(h) and (i) for sites accommodating lower incomes: (1) by-right development of multi-family developments in which 20 percent or more of units are affordable to lower income households; (2) Accommodation of at least 16 units per site; (3) minimum density of 20 units per acre; (4) at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites: allow 100 percent residential use, and require residential use occupy 50 percent of the total floor area of a mixed-use project.
- Develop and implement an evaluation procedure pursuant to Government Code Section 65863 to ensure adequate sites are available to meet the RHNA throughout the planning period.
- Maintain an up-to-date sites inventory and provide this information to interested developers in conjunction with information on available development incentives.

13. LOT CONSOLIDATION PROGRAM

Parcels identified as part of the sites inventory range in size from less than 0.1 acres to larger than 20 acres. All of the smaller sites identified are located within the Lincoln Avenue Specific Plan area. In some cases, these sites are narrow or shallow, which could be seen as an additional constraint to the development of housing. To encourage the development of residential and mixed-use projects, the Lincoln Avenue Specific Plan includes a lot consolidation program which offers incentives such as a reduction in development standards (e.g., parking, landscaping, and open space requirements) and a density bonus to merge adjacent lots; however, this section of the Specific Plan is out of date and the provisions lack necessary elements that would increase certainty of the incentive for developers. The City will amend these provisions to provide clearer guidance and incentives to developers proposing lot consolidation.

The City may also offer to subsidize a portion of development fees to encourage lot consolidation and to promote more intense affordable residential and mixed-use development on underutilized sites within the Lincoln Avenue Specific Plan area. The City will promote the program at City Hall and on its website, and will evaluate requests for funding on a case-by-case basis.

2021-2029 Objectives

- Amend the Lincoln Avenue Specific Plan to provide clearer provisions and incentives related to lot consolidation which will provide approval certainty for developers within 18 months of Housing Element adoption.
- Promote lot consolidation in the Lincoln Avenue Specific Plan by creating updated informational materials on lot consolidation incentives by 2024.

14. BY RIGHT APPROVAL OF PROJECTS WITH 20 PERCENT AFFORDABLE UNITS ON “REUSE” AND SHORTFALL SITES

In accordance with AB 1397 (2017), the Zoning Ordinance will be amended to allow by right (without discretionary permit approval) housing developments which voluntarily include 20 percent affordable units on sites that were identified in previous planning cycles. Opportunity Site 127 is the only “reuse” site that has been included in the sites inventory. Additionally, the rezoning program for sites that have been identified to meet the City’s RHNA shortfall for lower income units will also allow by right approval for projects with 20 percent affordable units.

2021-2029 Objectives

- Update the Zoning Ordinance within 18 months of Housing Element adoption to allow by right development of projects with 20 percent affordable units on reuse sites and sites identified to meet the RHNA shortfall for lower income units.

REMOVING GOVERNMENTAL CONSTRAINTS

Under current State law, the Cypress Housing Element must address and, where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to mitigate government constraints on residential development and facilitate the development of a variety of housing.

15. REMOVE DEVELOPMENT CONSTRAINTS

As part of the Housing Element update, the City’s Zoning Ordinance, including development standards and other regulations, were analyzed to identify potential governmental constraints to residential development. This analysis is included in the Housing Constraints section of the Technical Report. The analysis identified the following constraints, which will be addressed through Zoning Ordinance amendments and other measures:

- **Emergency Shelters:** Amend the emergency shelter standards within the Zoning Ordinance to ensure compliance with State law (SB 2 and AB 139), including the total allowable capacity must be the same or greater than the point-in-time count; distance requirements limited to no more than 300 feet from another shelter; maximum length of stay up to 180 days; and required parking based on staffing levels only.
- **Employee Housing:** Amend the Zoning Ordinance to allow for employee housing for six or fewer employees in the residential zones subject to the same standards as single family residences per the Employee Housing Act.
- **Density Bonus Ordinance:** Update the City’s density bonus provisions to comply with State law (most recently AB 1763 and AB 2345).
- **Low Barrier Navigation Centers:** Amend the Zoning Ordinance to allow the development of low barrier navigation centers by right in mixed use and nonresidential zones that permit multi-family residential uses, if the center meets specified requirements (AB 101).
- **Transitional/Supportive Housing:** Amend the Zoning Ordinance to define transitional and supportive housing as residential uses subject only to the same regulations as comparable residential uses.
- **Supportive Housing:** Amend the Zoning Ordinance to ensure compliance with AB 2162, related to by right development of supportive housing and requiring no parking when supportive housing developments are within one half mile of public transit.
- **Reasonable Accommodation:** Amend the Zoning Ordinance to include specific provisions to formalize the procedure for processing reasonable accommodation requests and including approval criteria.
- **Residential Care Facilities:** Review the Zoning Ordinance to ensure the provisions related to residential care facilities are objective and facilitate the development of such facilities. Should constraints be identified, amend the Zoning Ordinance to mitigate or remove the constraints.
- **Multifamily Parking Standards:** Evaluate the Zoning Ordinance and Specific Plans to ensure consistency in requirements and amend the Zoning Ordinance to address any inconsistencies and introduce mitigating strategies to lower the development cost of parking facilities, such as tandem parking, compact parking, and shared parking in mixed-use developments.

After amendments have been completed as identified above, the City will continue to monitor its development regulations and processes, as well as State laws pertaining to residential development, to identify and remedy constraints throughout the planning period.

2021-2029 Objectives

- Complete amendments related to emergency shelters by January 2022.
- Complete all other identified zoning ordinance amendments within 18 months of Housing Element adoption.

- Periodically review development standards and City processes to identify and remedy potential constraints to residential development. Monitor state legislation to ensure ongoing compliance with new laws related to the development of housing

16. AFFORDABLE HOUSING DENSITY BONUS

The Cypress Zoning Code (Section 9, Division 3) sets forth provisions for density bonuses and other incentives in return for guarantees of affordable dwelling units in new construction. Prospective developers are provided with a list of standards for density bonus projects in the City, including tenant/owner income requirements, rent/mortgage limits, length of affordability, and requirements that affordable units be of comparable quality to market rate units in the project; these standards are enforced through a Density Bonus Agreement which serves as a contract between the City and the developer.

Cypress last updated its density bonus provisions in 2009 as a means of implementing Government Code Section 65915. As previously noted, the City’s density bonus provisions are out of compliance with current state law and will need to be updated. Nonetheless, the City has been successful in implementing the density bonus program and four projects received density bonuses during the last planning period.

The City currently provides information to developers about the density bonus ordinance on the City website and at City Hall.

2021-2029 Objectives

- Amend the Zoning Ordinance to comply with state density bonus provisions within 18 months of Housing Element adoption.
- Continue to advertise and administer the City’s updated density bonus provisions throughout the planning period. Create an informational brochure to reflect changes in the new Density Bonus Ordinance by 2024.

17. EFFICIENT PROJECT PROCESSING

The Cypress Community Development Department has a streamlined review process. Residential projects in Cypress generally receive concurrent processing and are governed by one decision-making body (the City Council), thereby shortening review time and minimizing related holding costs. In order to further streamline review of qualifying multi-family residential projects, the City will establish a streamlined, ministerial review process pursuant to SB 35.

Objective design standards are standards that are uniformly verifiable by reference to the City’s development regulations. Objective design standards increase transparency and certainty for developers going through the review process. In compliance with SB 330, the City will review all existing design standards to ensure objectivity and ensure any new design standards are similarly objective.

Currently, multifamily residential projects with four or more units in the RM-15 and RM-20 zones require a conditional use permit. To further streamline the development of multifamily residential projects, the City will remove the CUP requirement and create a new site plan review process to facilitate the review of larger projects for compliance with objective design standards.

2021-2029 Objectives

- Continue to offer streamlined processing for affordable housing developments throughout the planning period.
- Establish and implement a streamlined, ministerial review process for multi-family projects qualifying under SB 35 within 18 months of Housing Element adoption.
- Develop objective design standards in compliance with SB 330 within 18 months of Housing Element adoption.
- Amend the Zoning Ordinance to remove the CUP requirement for multifamily projects with four or more units in the RM-15 and RM-20 zones and replace it with a streamlined site plan review process within 18 months of Housing Element adoption.

18. WATER AND SEWER SERVICE PROVIDERS

In accordance with Government Code Section 65589.7, immediately following City Council adoption, the City must deliver a copy of the 2021-2029 Housing Element to all public agencies or private entities that provide water or sewer services to properties within Cypress.

2021-2029 Objectives

- Immediately following the adoption and certification of the Housing Element, staff will deliver copies to all providers of sewer and water service within the City of Cypress.

PROMOTING EQUAL HOUSING OPPORTUNITIES

To adequately meet the housing needs of all segments of the community, the Housing Element must include program(s) that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability.

19. REASONABLE ACCOMMODATIONS

As previously noted, the City's Zoning Ordinance does not include provisions for the application or approval of requests for reasonable accommodations. Therefore, an amendment to the Zoning Ordinance is necessary. Reasonable accommodation procedures provide flexibility in development standards to eliminate barriers in housing opportunities for persons with disabilities. In addition to establishing provisions within the Zoning Ordinance, City staff will ensure that information is available on how to request a reasonable accommodation with respect to zoning, permit processing, or building laws.

2021-2029 Objectives

- Amend the Zoning Ordinance to establish formal reasonable accommodation procedures within 18 months of Housing Element adoption.
- Create a reasonable accommodation application and informational brochure to reflect the procedures adopted in the Zoning Ordinance within 24 months of Housing Element adoption.
- Continue to inform and educate the public on the availability of the reasonable accommodation procedure through the dissemination of information on the City's website and at the Community Development Department's public counter. Annually include information on reasonable accommodations in the City's newsletter.

20. AFFIRMATIVELY FURTHERING FAIR HOUSING

The City of Cypress is committed to supporting fair housing rights and addressing fair housing issues through its contract with the Orange County Fair Housing Council and other means. The City is committed to implementing Government Code Section 8899.50(b), which requires the City to administer its programs and activities related to housing and community development in a manner which affirmatively furthers fair housing and take no action that is materially inconsistent with the City's obligation to affirmatively further fair housing.

Additionally, in response to the fair housing analysis included in Appendix B of the Technical Report, the City has developed a set of actions to affirmatively further fair housing, as outlined in Table HOU- 10.

2021-2029 Objectives

- Throughout the planning period and into the future, administer all programs and activities related to housing and community development in a manner which affirmatively furthers fair housing and take no action that is materially inconsistent with the City's obligation to affirmatively further fair housing in compliance with Government Code Section 8899.50(b).
- See Table HOU- 10.

Table HOU- 10: Summary of Fair Housing Meaningful Actions

Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
Housing Mobility	Source of Income Protection laws (SB 329 and SB 222) outreach to increase Housing Choice Voucher use	<p>Include information on Source of Income Protection laws in landlord targeted section of the City’s new fair housing webpage and in the City’s newsletter annually.</p> <p>Include information on Source of Income Protection laws in ADU application materials.</p>	2023; Review and update annually; include in newsletter annually	City-wide	<p>Increase HCV use and resident application to other County housing programs by 10% over the course of the planning period.</p> <p>Continue to distribute the City newsletter to all households Citywide (approximately 16,000) annually.</p>
	Orange County Partnership Program (Program 3)	Include information about Orange County housing programs in the City’s newsletter to increase resident awareness and application.	Annually beginning in 2023	City-wide	
New Opportunities in Higher Opportunity Areas	Affirmative Marketing Plan for density bonus projects	Amend the Zoning Ordinance to require developers to submit and implement an Affirmative Marketing Plan for affordable housing projects and density bonus projects	2023	City-wide	<p>Achieve 35% of new units developed to be located in High Resource areas.</p>
	Opportunity Site Promotion	Publish information about key sites inventory sites on the City’s website. Reach out to local housing developers regarding specific sites and facilitate communications between developers and property owners, where appropriate.	Publish information on sites inventory by 2023; Contact developers annually	LASP, CTCC	
	Inclusionary Program Feasibility Study	Conduct a feasibility study on the implementation of an inclusionary housing ordinance. Provide recommendations to City Council for next steps based on the study.	2024	City-wide	
	Support affordable housing funding applications	Provide letters of support for nonprofit developers for funding applications for affordable projects located in high resource areas	Ongoing	City-wide	
Place-based Strategies for Community Revitalization	Neighborhood Preservation Pilot Program	<p>Implement a survey to obtain feedback from residents on areas of concern.</p> <p>Conduct 2-4 community workshops/neighborhood meetings to identify neighborhood concerns and leaders and educate residents on topics such as code requirements, code enforcement process, and available support services.</p> <p>Coordinate 2-4 neighborhood clean-up events. The target neighborhood will be canvassed for code violations that can</p>	2022-2023	Target neighborhood in eastern portion of the City	Achieve voluntary compliance for 85% of code violations

Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
		<p>be resolved through the clean-up campaign. Equipment and roll-off bins will be provided by the City's contractor; all neighborhood residents invited to participate.</p> <p>Proactively inspect all properties in the target neighborhood to identify code violations. Aim to achieve voluntary compliance, with citations used as a last resort.</p> <p>Provide an evaluation report to City Council to consider ongoing implementation and/or expansion of the program.</p>			
	Recreational opportunities in the CTCC	<p>During development process, promote walkability and connectivity to open space and other services by requiring sidewalks and other public improvements.</p> <p>Facilitate development of park facilities in the CTCC as outlined in the Specific Plan.</p>	Ongoing, evaluated on a project basis.	CTCC	Create one additional park or recreation facility and continue to expand recreation activities in the new nine-acre park
	Prioritize capital improvements in moderate resource areas	<p>Ensure currency in public and infrastructure improvements with development of CTCC.</p> <p>Prioritize projects located in moderate resource areas and areas having higher concentrations of minority or lower income residents (northeast of City) as part of the annual CIP/budget process.</p>	Annually beginning in 2023	Moderate resource areas; areas with higher minority or lower income concentrations. Focus efforts in the moderate resource areas (CTCC and Northeast neighborhoods)	Implement projects outlined in the FY 2022-23 Capital Improvement Program (CIP), specifically projects in the Northeast neighborhood (Community Center improvements, Senior Center improvements, and Orange Avenue arterial street rehabilitation).
Displacement	Anti-displacement measures for small businesses	Provide targeted outreach to small businesses located on redeveloping properties through the Economic Development Division Aid small businesses that are displaced by assisting in the search for available areas to relocate in the City.	Ongoing; triggered when a project application is received	LASP	Retain local businesses and jobs to result in an overall net gain in jobs
	Tenant Protection Act of 2018 (AB 1482) outreach	Create landlord-targeted and tenant-targeted educational materials related to: maximum annual rent increases, just cause evictions, and financial compensation requirements to increase housing stability for vulnerable populations. Include materials on the City's dedicated fair housing website and City newsletter.	2023; Review and update annually; include in newsletter annually	City-wide	Reduce the number of complaints on unlawful rent increases and evictions
	Preservation of affordable housing units at risk of conversion	Contact the management company or property owner of identified at-risk properties to evaluate their risk of conversion. Take follow-up steps as outlined in Program 5.	Annually	Identified at-risk projects only	Preserve affordability of 220 at-risk units.

Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
	(Program 5)	Ensure property owners are aware of tenant notification requirements prior to conversion to market rate (3-year, 1-year, and 6-month notices).			
	Replacement of existing protected units during site redevelopment (Program 6)	Amend the Zoning Ordinance to require replacement of protected units pursuant to AB 1397. Evaluate proposed development projects to ensure compliance.	Within 18 months of adoption Ongoing	LASP	Require replacement of 100% of protected units during redevelopment.
Outreach and Enforcement	Improve availability of local fair housing data	Contact Orange County Fair Housing Council to advocate that the City receive city-specific data	2023; Follow-up annually if necessary	City-wide	Receive annual report from FHC with city-specific data
	Expand advertisement of fair housing resources	Create an updated, dedicated webpage on the City's website with information on fair housing rights/resources	2023; Review and update annually	City-wide	Track hits on webpage to increase exposure. Based on webpage hits, continue to expand resources available on the City webpage.
		Publish information directing residents to fair housing resources in the City's quarterly newsletter	Annually, beginning in 2023	City-wide	At least one newsletter covering housing-related issues annually

QUANTIFIED OBJECTIVES AND PROGRAMS SUMMARY

The City has established quantified objectives for the number of housing units to be constructed, rehabilitated, and conserved through implementation of the City's Housing Program Strategy over the eight-year planning period, as shown in Table HOU- 11.

Table HOU- 12 provides a summary of the City's Housing Programs for quick reference.

Table HOU- 11: Quantified Objectives

Income Group	New Construction	Rehabilitation	Conservation/Preservation ²
Extremely Low	575	8 ¹	
Very Low	575	9 ¹	159
Low	657	18 ¹	427
Moderate	623	104 ³	105
Above Moderate	1,506	218 ³	
Total	3,936	357	691

Notes:

1. HELP II Program
2. Includes Section 8 (111 very low income units), mobile home park preservation (360 low income units), and preservation of at-risk units (48 very low income units; 67 low income units; 105 moderate income units).
3. There is no funding available for rehabilitation for moderate and above moderate income households. This number is derived from the estimated number of substandard units in the City based on Code Enforcement cases (475 units, see Section 2.3.4 of the Technical Report) multiplied by the percent of households with moderate (22%) and above moderate (46%) incomes.

Table HOU- 12: Housing Element Program Implementation Summary

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source	Responsible Agency
Conserving the Existing Supply of Affordable Housing				
1. Home Enhancement Loan Program (HELP II)	Assist low- and moderate-income homeowners with the improvement of their homes.	<p>Provide rehabilitation assistance to 35 to 40 households over the planning period.</p> <p>Apply to County on an annual basis for CDBG funds to fund the program.</p> <p>Explore entitlement city status for CDBG funds.</p>	CDBG	<p>Community Development Department;</p> <p>OC Community Services</p>
2. Code Enforcement Program	Bring substandard units into compliance with City codes.	<p>Continue to implement the Code Enforcement Program (Ongoing with annual review).</p> <p>Proactively evaluation 1,200 units for code violations; aim to achieve 85% voluntary compliance.</p> <p>Encourage the use of HELP II funds for rehabilitation.</p> <p>Implement Neighborhood Preservation Pilot Program in 2021-2023. Evaluate annually and provide a report to Council in 2023 to consider ongoing implementation/ expansion.</p>	General Fund; CDBG	Community Development Department
3. Orange County Partnership Program	Promote resident awareness and application for County-run housing assistance programs (i.e. Section 8 and MCC program).	Increase resident awareness about housing programs offered by the County by offering staff assistance at City Hall and by advertising them on the City’s website. Include information in the City’s newsletter (annually beginning in 2023).	General Fund; Orange County HUD funds	Community Development Department
4. Mobile Home Park Preservation Program	Preserve the two mobile home parks in Cypress.	<p>Maintain mobile home park zoning and General Plan designations.</p> <p>Annually include a Housing Resource Update in the City newsletter which will include information on the availability of State MPROP funding for tenants interested in purchasing the park.</p> <p>Provide tenants information on MPROP resources as appropriate.</p>	General Fund; MPROP	Community Development Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source	Responsible Agency
5. Preservation Of Affordable Housing Units At Risk Of Conversion	Preserve the 220 affordable units at risk of conversion to market rate between 2021 and 2031.	<p>Contact the property management company/owner of at-risk properties annually to evaluate their risk of conversion. If the property owner indicates potential conversion of units, then the City will undertake the following additional steps:</p> <ol style="list-style-type: none"> 1. Assist the property owner in identifying/securing alternate sources of funding to preserve the affordable units; 2. Contact regional nonprofit housing organizations, regarding the potential opportunity to acquire the affordable units and facilitate as necessary between property owner and nonprofit regarding acquisition. Assist the nonprofit organization with identifying/securing funding for the acquisition. <p>Annually provide a written notice to property owners to ensure they are aware of new State tenant notification requirements.</p>	General Fund	Community Development Department
6. Replacement Of Existing Protected Units During Site Redevelopment	Preserve affordable housing stock by requiring replacement of protected units as part of redevelopment.	<p>Within 18 months of Housing Element adoption, amend the Zoning Ordinance to require the replacement of protected units consistent with state law.</p> <p>Evaluate proposed residential development projects to ensure compliance replacement provisions.</p>	General Fund	Community Development Department
Assisting in the Provision of Housing				
7. Alternative Housing Models	Encourage the provision of more innovative housing types that may be suitable for the community, including community care facilities, supportive housing, and assisted living for seniors and the disabled, including developmentally disabled persons.	<p>Provide appropriate standards to encourage development of housing to meet the needs of the City's growing senior population. Create an informational pamphlet, available on website and at public counter, regarding standards and alternative housing models (2023).</p> <p>Promote outside funding opportunities and incentives (i.e. density bonus and HELP II). Providing information on programs in the City's newsletter (annually beginning in 2023)</p> <p>Permit community care facilities by right in residential zones pursuant to State law (ongoing).</p> <p>Implement reasonable accommodation program objectives (see Program 19).</p>	General Fund	Community Development Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source	Responsible Agency
8. Affordable Housing Development Assistance	Facilitate affordable housing development by for-profit and non-profit housing developers/corporations.	<p>Utilize State density bonus law and the updated Density Bonus Ordinance (see Program 16) to provide regulatory incentives to private developers to increase the supply of affordable housing in Cypress.</p> <p>Provide a report for City Council consideration with a menu of fee waiver options for affordable housing developments. Formalize City Council direction with Zoning Ordinance amendments, if necessary, by the end of 2023.</p> <p>Conduct a study to analyze the feasibility of converting older motels to affordable housing by the end of 2023. Should the study result in identification of potential properties for conversion, seek funding sources and contact potential nonprofit organizations for partnership.</p>	General Fund; CDBG and other funds as available	Community Development Department
9. Accessory Dwelling Units	Allow and promote ADU development which can serve as a valuable housing source for seniors, students, and other small households.	<p>Update Zoning Ordinance provisions for ADUs to comply with State law by 2024.</p> <p>Continue to monitor State regulations to ensure ongoing compliance.</p> <p>Develop and provide informational materials about ADU development at City Hall and on the City's website by 2023. Review materials annually to ensure they are up-to-date.</p> <p>Implement the following programs by 2026: pre-approved plans, expedited review, and fee waivers in exchange for affordability deed restrictions.</p>	General Fund	Community Development Department
10. Sustainability and Green Building	Review ordinances and recommend changes where necessary to encourage energy-efficient housing design and practices that are consistent with State regulations. Encourage energy conservation devices for all new and existing residential projects.	<p>Maintain information on the City's website about energy conservation, and subsidies/programs available from utility companies, the Federal, State, and local government (beginning in 2023; review and update annually).</p> <p>Encourage homeowners and landlords to incorporate these features into construction and remodeling projects.</p> <p>Include information in the City's newsletter on conservation and related utility and government programs (annually beginning in 2023).</p>	General Fund; CDBG	Community Development Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source	Responsible Agency
11. Services for Individuals and Families Experiencing Homelessness	Provide services to individuals/families experiencing homelessness including social services and referrals to emergency housing and other resources.	<p>Annually appropriate funding for the Cypress Police Department's Homeless Liaison Officer and offer ongoing training every two years to officers related to engagement with individuals experiencing homelessness in order to provide social service resources and referrals.</p> <p>Seek alternative grant funding to operate the homeless outreach program past 2022.</p> <p>Annually appropriate funding for the Buena Park and Placentia Navigation Centers in conjunction with other North Orange County Service Planning Area cities and refer individuals to the shelters as necessary.</p>	State Grant / General Fund	Police Department/ Community Development Department
Providing Adequate Housing Sites				

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source	Responsible Agency
12. Residential and Mixed-Use Sites Inventory	Ensure the provision of adequate and appropriate sites for future housing development.	<p>Rezone identified parcels in the sites inventory within 18 months of Housing Element adoption. For Alternative 1, this process will include: the City Council adopting a resolution to put amendments to the CTCC on the ballot in Fall 2022; conducting an impartial voter education plan in Winter 2022-Spring 2023; and holding an election in Spring 2023 to approve amendments to the CTCC. Proposed amendments to the LASP will be initiated through the City’s normal public hearing process and completed within 18 months of Housing Element adoption. Should the ballot measure to amend the CTCC be rejected, then the City will proceed with the City’s normal public hearing process for the zoning ordinance amendments outlined in Alternative 2 in Spring 2023.</p> <p>The rezoning program shall include the following provisions of Government Code Section 65583.2(h) and (i) for sites accommodating lower incomes: (1) by-right development of multi-family developments in which 20 percent or more of units are affordable to lower income households; (2) Accommodation of at least 16 units per site; (3) minimum density of 20 units per acre; (4) at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites: allow 100 percent residential use, and require residential use occupy 50 percent of the total floor area of a mixed-use project.</p> <p>Develop and implement an evaluation procedure pursuant to Gov. Code Section 65863 within 18 months of adoption to ensure adequate sites are available throughout the planning period.</p> <p>Maintain an up-to-date sites inventory and provide this information to interested developers in conjunction with information on available development incentives.</p>	General Fund	Community Development Department
13. Lot Consolidation Program	Establish a lot consolidation program which offers incentives such as a reduction in development standards to merge adjacent lots.	<p>Amend the Lincoln Avenue Specific Plan to provide clearer provisions and incentives related to lot consolidation which will provide approval certainty for developers within 18 months of Housing Element adoption.</p> <p>Promote lot consolidation in the Lincoln Avenue Specific Plan by creating updated informational materials on lot consolidation incentives by 2024.</p>	General Fund	Community Development Department
14. By Right Approval of Projects with 20% Affordable Units on “Reuse” and Shortfall Sites	Further incentivize affordable housing development on “reuse” and shortfall sites.	Update the Zoning Ordinance within 18 months of adoption to allow by right development of projects with 20% affordable units on sites that were identified in previously planning cycles and sites identified to meet the RHNA shortfall for lower income units.	General Fund	Community Development Department
Removing Governmental Constraints				

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source	Responsible Agency
14. Remove Development Constraints	Identify and remove development standards and other regulations that may constrain the development of affordable and market rate housing.	<p>Complete amendments related to emergency shelters by January 2022.</p> <p>Complete all other identified Zoning Ordinance amendments within 18 months of adoption.</p> <p>Periodically review City development standards and process and State law to identify and remedy constraints to residential development.</p>	General Fund	Community Development Department
16. Affordable Housing Density Bonus	Facilitate the development of mixed-income housing projects by offering density and other incentives.	<p>Amend to Zoning Ordinance to comply with state density bonus law within 18 months of adoption.</p> <p>Continue to advertise and administer the City's updated density bonus provisions throughout the planning period. Create an informational brochure to reflect changes in the new Density Bonus Ordinance by 2024.</p>	General Fund	Community Development Department
17. Efficient Project Processing	Provide efficient development processing procedures.	<p>Continue to offer streamline development processing for affordable housing developments.</p> <p>Establish and implement a streamlined, ministerial review process for multi-family projects qualifying under SB 35 within 18 months of adoption.</p> <p>Develop objective design standards in compliance with SB 330 within 18 months of Housing Element adoption.</p> <p>Amend the Zoning Ordinance to remove the CUP requirement for multifamily projects with four or more units in the RM-15 and RM-20 zones and replace it with a streamlined site plan review process within 18 months of Housing Element adoption.</p>	General Fund	Community Development Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source	Responsible Agency
18. Water and Sewer Service Providers	Ensure that service providers are updated on long-term planning activities in the City.	Deliver a copy of the 2021-2029 Housing Element to all public agencies or private entities that provide water or sewer services to properties within Cypress.	General Fund	Community Development Department
Promoting Equal Housing Opportunities				
19. Reasonable Accommodations	Ensure that measures are in place to accommodate the unique housing needs of persons with disabilities.	<p>Amend the Zoning Ordinance to establish formal reasonable accommodation procedures within 18 months of adoption.</p> <p>Create a reasonable accommodation application and informational brochure to reflect the procedures adopted in the Zoning Ordinance within 24 months of Housing Element adoption.</p> <p>Provide educational information on the City's website and at City Hall. Include information in the City's newsletter (annually beginning in 2023).</p>	General Fund	Community Development Department
20. Affirmatively Furthering Fair Housing	Promote housing opportunities for all people and segments of the community.	<p>Administer all programs and activities related to housing and community development in a manner which affirmatively furthers fair housing in compliance with Government Code Section 8899.50(b). (Ongoing)</p> <p>See Error! Not a valid result for table..</p>	General Fund	Community Development Department

GOALS AND POLICIES

The prior sections of the Housing Element establish the housing needs, opportunities and constraints in the City of Cypress, as well as the Housing Plan and programs required to meet the City's long-range housing goals. This section presents the goals and policies the City intends to implement to address a number of important housing-related issues, and will serve as a guide to City officials in daily decision-making. The following five issue areas are addressed by the goals and policies of this Element:

- Conserving and improving the condition of the existing stock of affordable housing;
- Assisting in the development of affordable housing;
- Providing adequate sites to achieve a diversity of housing;
- Removing governmental constraints, as necessary; and
- Promoting equal housing opportunity.

CONSERVING AND IMPROVING HOUSING STOCK (MAINTENANCE AND PRESERVATION OF HOUSING)

HOU-1: Increase the supply of sound housing at prices affordable by all segments of the community through the rehabilitation of substandard housing units.

HOU-1.1: Focus rehabilitation assistance in the City's rehabilitation target areas to create substantive neighborhood improvement and stimulate additional improvement efforts.

HOU-1.2: Continue to provide rehabilitation and home improvement assistance to low- and moderate-income households, seniors, and the disabled, including persons with developmental disabilities.

HOU-1.3: Preserve and improve the quality of affordable rental housing by providing rehabilitation and refinancing assistance to owners of rental properties.

HOU-1.4: Coordinate with non-profit housing providers in the acquisition and rehabilitation of older apartment complexes and motels, and maintain these as long-term affordable housing.

HOU-2: Maintain and improve the supply of sound, affordable housing in Cypress through the conservation of the currently sound housing stock and residential neighborhoods in the City.

HOU-2.1: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.

HOU-2.2: Conserve existing affordable rental housing through placement of long-term affordability controls on assisted housing and through provision of rent subsidies to buy down the cost of market rate units.

HOU-2.3: Encourage vigorous enforcement of existing building, safety, and housing codes to promote property maintenance, and bring substandard units into compliance with City codes.

HOU-2.4: Encourage retention of the two mobile home parks in Cypress to provide a relatively affordable form of housing.

DEVELOPMENT OF AFFORDABLE HOUSING (HOUSING OPPORTUNITIES)

HOU-3: Encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Cypress residents. Establish a balanced approach to meeting housing needs of both renter and owner households.

- HOU-3.1: Provide regulatory incentives to facilitate the development of affordable housing.
- HOU-3.2: Provide homeownership assistance to low- and moderate-income households.
- HOU-3.3: Support the provision of affordable housing to accommodate large families.
- HOU-3.4: Facilitate the development of senior housing with supportive services.
- HOU-3.5: Require affordable housing units, except those for the elderly, to be dispersed throughout a project, and not grouped together in a single area.
- HOU-3.6: Encourage use of sustainable and green building design in new and existing housing.
- HOU-3.7: Encourage the inclusion of space for childcare in new housing developments, including affordable housing developments.

PROVISION OF ADEQUATE HOUSING SITES

- HOU-4: Ensure the provision of adequate and appropriate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the City’s share of regional housing needs.
- HOU-4.1: Maintain an up-to-date inventory of potential sites available for future development, and provide the information to the development community.
- HOU-4.2: Facilitate development of mixed-use projects within the Lincoln Avenue Specific Plan, including stand-alone residential development (horizontal mixed-use) and housing above ground-floor commercial uses (vertical mixed-use).
- HOU-4.3: Consistent with State law, provide opportunities for additional rental housing by allowing second units within single-family districts.
- HOU-4.4: Ensure compatibility of new residential development with existing development to enhance the City’s residential neighborhoods.

REMOVAL OF GOVERNMENTAL CONSTRAINTS

- HOU-5: Mitigate any potential governmental constraints to housing production and affordability.
- HOU-5.1: Offer regulatory incentives and concessions, including density bonuses, to offset or reduce the costs of developing affordable housing.
- HOU-5.2: Monitor all regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate to ensure that they do not constrain housing development.
- HOU-5.3: Maintain the City’s expedited and coordinated permit processing system.
- HOU-5.4: Provide priority development review processing for low- and moderate-income housing applications.

EQUAL HOUSING OPPORTUNITY (ACCESSIBILITY OF HOUSING)

- HOU-6: Promote equal opportunity for all residents to reside in the housing of their choice.
- HOU-6.1: Continue active support and participation with the Orange County Fair Housing Council in the provision of information regarding fair housing services and tenant/landlord mediation.
- HOU-6.2: Address the special housing needs of persons with disabilities through provision of supportive housing, homeowner accessibility grants, and adoption of reasonable accommodation procedures.
- HOU-6.3: Encourage the provision of adequate housing to meet the needs of families of all sizes.
- HOU-6.4: Support continued efforts to implement the Orange County Continuum of Care program for the homeless and persons and families at-risk of homelessness.