



CITY OF CYPRESS

Potential November 2024 Ballot Measure to Address State Housing Mandates

Cypress is a beautiful place to call home. The City strives to honor its roots while embracing sustainable growth and a prosperous business environment—making it a wonderful place to live, work and play for our engaged and diverse residents.

However, as the cost of living – including the cost of housing – continues to rise, Cypress joins many other cities in the region struggling to provide enough housing. To address this shortfall, Cypress residents will likely vote in November 2024 on an important ballot measure to increase the number of permitted housing units on the Los Alamitos Race Course property.

LOCAL PROPOSAL TO MEET STATE MANDATED HOUSING REQUIREMENTS

Under California law, the City of Cypress must plan for 3,936 new housing units to fulfill State housing requirements. Through the Housing Element update process, the City determined that an additional 676 units could be planned in the Cypress Town Center and Commons 2.0 Specific Plan (CTCC) by increasing density on the Los Alamitos Race Course property upon redevelopment.



Changes in zoning on the Race Course property are subject to voter approval—which is why this proposed change will need to appear on the November 2024 ballot.

If communities such as Cypress fail to plan for sufficient housing, the State will override local governments and impose housing projects without regard for location or community character. Losing local control of planning decisions to the State could have detrimental impacts on our City for generations to come.

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BUILDING A STRONGER CITY OF CYPRESS

Additional housing will not only meet State mandates and preserve local control, it will also benefit Cypress and its residents. In the last 40 years, Cypress's population has stagnated, and declining school enrollment has led to several school closures. Additional housing will enable more families the opportunity to live in Cypress and help support our local public schools by increasing the student population. New housing will also strengthen our local economy and increase tax revenue to support essential City services, like road maintenance, public safety and parks and recreation — all with no new taxes for residents.



CAREFUL COMMUNITY PLANNING

The City conducted in-depth studies of all the options to meet State housing requirements, including gathering public input through community listening sessions. Through this process, the City determined that providing additional housing opportunities at the Los Alamitos Race Course provides the most benefits to the community, with the least impact on existing neighborhoods. The City is not responsible for the cost or construction of the homes.

If this potential measure does not pass, the City will have to increase the residential zoning along Lincoln Avenue from the eastern to the western city limit by an additional 733 units to meet State housing requirements.

**WE WANT
TO HEAR
FROM
YOU!** 

Ahead of the City Council's vote to place this item on the ballot in July, the City is providing public information and soliciting resident feedback. This includes website updates, an informational video, direct mailers and community meetings. The City Council is expected to place the measure on the November 2024 ballot in July.

As the City continues to explore its options, we want to hear from you! If you have questions or input that you would like to share, please contact Alicia Velasco, Director of Planning at avelasco@cypressca.org.