

IX. 2014-2021 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, Lincoln Avenue continues to be a focus for mixed-use and residential development. The former Cypress Redevelopment Agency, prior to the dissolution of Redevelopment by the State legislature, had been actively involved in the provision of housing, and assisted in the development of both ownership and rental housing affordable to low- and moderate-income households.

The Cypress 2014-2021 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 California State Legislature has identified the attainment of a decent home and a satisfying environment for every Californian as the State's major housing goal. Recognizing that local planning programs play a significant role in the pursuit of this goal, and to assure that local planning effectively implements statewide housing policy, the legislature has mandated that all cities and counties include a housing element as part of their adopted local general plans. Section 65302(c) of the Government Code sets forth the specific components to be contained in a community's housing element.

The Government Code specifies the intent of the Legislature to ensure that cities and counties actively participate in attaining the state housing goal, and sets forth specific components to be contained in a Housing Element. These include the identification and analysis of existing and projected housing needs, resources and constraints; a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of

housing; identification of adequate sites for housing; and adequate provision for the existing and projected needs of all economic segments of the community.

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.

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. In Orange County, the Orange County Council of Governments (OCCOG) was delegated responsibility for developing the RHNA coordination with the cities and SCAG. The draft 2014-2021 RHNA adopted by SCAG and OCCOG has identified the **2014-2021 future housing need for Cypress as 308 units, including 121 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.

The City sought input from the public at a community workshop conducted on April 22, 2013. The workshop was held in the Board Room at City Hall, with the full City Council in attendance and serving as the presiding body. The City sent a direct notice of this meeting to an extensive list of interested parties: for-profit and non-profit developers active in the City; advocacy groups representing lower income and special needs populations; business organizations; realtors; and adjacent jurisdictions. The City’s efforts generated attendance of approximately a dozen interested parties at the community workshop. This attendance was relatively high for a community meeting in Cypress and representatives of local affordable housing and disabilities nonprofit groups. Copies of the meeting notification, distribution list, and sign-in sheet are included in an Appendix to the Technical Report (General Plan Appendix H).

At the workshop, City staff and consultants began with an overview of Cypress’ housing needs, discussed current housing element requirements, and discussed site options to address the City’s regional housing growth needs. The following issues and questions were raised by members of the public and City Council members presiding over the meeting, as well as in additional correspondence:

- When HCD is reviewing housing grant applications, do they consider whether a city has complied with its Housing Element goals?

- A representative from the Regional Center mentioned that approximately 244 developmentally disabled persons in Cypress receive services, including 34 individuals in group homes in the City.
- A representative from the Kennedy Commission commended the City for its efforts to meet the community's housing needs. She said rents continue to increase, and new housing opportunities are always needed. She suggested that more projects take advantage of low-income housing tax credit financing.
- A Councilman asked what factors might possibly be behind the decline in female-headed households in Cypress (between 2000 and 2010).

Each of these issues has been addressed in the Housing Element analysis, policies, and programs.

The City also holds both a public meeting and a public hearing annually as part of its process to request Community Development Block Grant (CDBG) funds from the County of Orange. This provides the City with feedback on an annual basis regarding housing and other community development needs. The City has primarily used CDBG funds for rehabilitation of single-family owner-occupied housing. However, the City has also requested funds for clean-up and infrastructure improvements in low-income neighborhoods. Comments from the public related to the use of CDBG generally focus on the need for infrastructure improvements in the neighborhood, including street and alley improvements. The City informs the public of the meeting and hearing through publication of a notice in a local newspaper.

Copies of the Housing Element have been made available for public review throughout the community, including City Hall, the local library, and on the City's website. The City circulates a Notice of Availability to a variety of interested organizations, including the Cypress Senior Commission. The Notice is placed on the City's website, in the local newspaper, in front of City Hall, at the Police Department and the Cypress Community Center. The Notice defines a 60-day review and comment period, and identifies locations for review of the draft document. The draft Housing Element is available on the City's website at www.ci.cypress.ca.us.

Upon review of the draft Housing Element by the State Department of Housing and Community Development (HCD), the City Council will conduct a hearing prior to adoption. Notification of the public hearing is published in The Event News in advance of the hearing, and is also posted at the Cypress Community Center, the Police Department and City Hall.

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 2014-2021 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. These needs are also summarized in Table HOU-1.

**Table HOU-1
Cypress Existing Housing Needs**

Housing Availability		Housing Affordability	
Overcrowded Households	589	Overpaying Households	6,367
Renter	464	Renter	2,399
Owner	125	Owner	3,968
Housing Age		Special Needs Households/Persons	
Age of Housing Structure		Elderly Households	3,540
0-29 years	20%	Disabled Persons	4,982
30-49 years	71%	Large Households	2,317
50+ years	9%	Female-Headed Households with Children	812
Source: 2010 U.S. Census and 2006-2010 American Community Survey.			

HOUSING AVAILABILITY

According to the California Department of Finance, in 2010, there were an estimated 16,647 housing units in the City. A majority of the units (77 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 three percent. According to the 2010 Census, 72 percent of households in Cypress were owner occupied, demonstrating a slight increase from 69 percent in 2000. The homeownership rate continues to be higher than the countywide homeownership rate of 59 percent.

Over the last decade, Cypress has experienced an active housing resale market. A total of 395 homes and condominiums were sold in Cypress during calendar year 2011. About 80 percent of the sales were single-family homes with a median sales price of \$395,000, reflecting a decrease in sales price of 30 percent since adoption of the 2008-2014 Housing Element. The median price of a condominium was reported at \$215,000, a 50 percent reduction from the prices reported during the 2008-2014 planning period.

Rental costs in Cypress range from \$950 to \$1,850 per month for a two-bedroom apartment, and \$1,725 to \$2,100 for a three-bedroom apartment. Of the 50 units advertised for rent in the spring of 2012, 90 percent were apartments or condominiums. While condos and apartments are often not as large as single-family homes, they are likely to provide units suitable to accommodate larger households at a more affordable cost.

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 2006-2010 American Community Survey estimates, there were approximately 589 overcrowded households (4 percent) in Cypress in 2010, a decrease from 11 percent as reported in 2000. While rental units comprise only one-third of the City's housing stock, four-fifths of the City's overcrowded households are rentals. Approximately 25 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 2006-2010 American Community Survey estimates, 40 percent (6,637) of households in Cypress were overpaying for housing, about 6 percent below the level of overpayment county-wide. Like overcrowding, overpayment is far more concentrated among the City's renter households, with 54 percent overpaying, compared to 36 percent of owner households.

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 a 2012 median sales price of approximately \$395,000 for a single-family home and \$215,000 for a condominium (refer to Housing Element Technical Report), only above moderate-income households can afford to purchase either a single-family home or a condominium in Cypress.

In terms of affordability of local rental housing, households earning moderate incomes can afford all rental options available in Cypress, and even many low-income households can afford to rent. However, larger-sized units are out of reach for low-income households. With the exception of individual rooms for rent, very low-income households are priced out of the local rental market. The larger the household size, the greater the affordability gap for very low- and low-income households.

HOUSING ADEQUACY

As a general rule, when a housing unit reaches 30 years in age, major rehabilitation improvements begin to become necessary. According to 2006-2010 American Community Survey estimates, approximately 80 percent of the City's housing stock is more than 30 years old. As Cypress is almost entirely built out, fewer new units are being constructed. Between 2000 and 2010 approximately 624 units (or 4 percent) were added to the housing stock. Among owner-occupied housing, 81 percent of the units were constructed prior to 1980, with an additional five percent constructed in the 1980s. Similarly, 75 percent of renter housing units are greater than 30 years in age. In total, approximately 13,000 units are at an age where ongoing housing improvements are essential. 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 pre-1980 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.

Elderly

Approximately 13 percent (6,161) of the City's population in 2010 was 65 years of age and older in 2010, a slight increase from the 11 percent (4,879) in 2000. Of Cypress' seniors, approximately 3 percent are living below the U.S. poverty level, a 2 percent decrease from 2000. Other Census statistics indicate that 22 percent of the City's households were headed by an elderly person, representing approximately 3,540 senior households. As the population continues to age and a greater number of the elderly become frail, the need for supportive senior housing will increase.

Disabled Persons

Physical and mental disabilities can hinder access to traditionally designed housing units, as well as potentially limit their ability to earn adequate income. The 2010 Census indicates that approximately 10 percent of the population in Cypress has some form of work, mobility, or self-care limitation. Elderly individuals with mobility or self-care limitations comprise an estimated 39 percent of the City's disabled population. Additionally, according to information provided by the Regional Center of Orange County, in 2012 there were approximately 240 individuals with a developmental disability (1.5 percent of the total population) actively utilizing services. There will consistently be a need for housing to accommodate elderly and disabled residents in the City.

Large Households

Cypress has an estimated 2,317 households with five or more members, representing approximately 15 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, frequently resulting in the overcrowding of smaller dwelling units and in turn accelerating unit deterioration.

Female-Headed 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 2,166 female-headed family households, accounting for about 14 percent of all households. This is a significant decrease (57 percent) from 5,104 female-headed households reported in 2000. Approximately 37 percent of these female-headed families have dependent children less than 18 years of age.

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. Cypress School District data from 2011 reported 29 homeless children and youth in the schools, an increase from the 7 reported in 2007.

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 Southern California Association of Governments (SCAG) has determined the projected housing need for its region for the 2014-2021 Housing Element cycle, and 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 308 new units, to be distributed among the four income categories as shown in Table HOU-2.

**Table HOU-2
Regional Housing Needs Assessment (RHNA) 2014-2021**

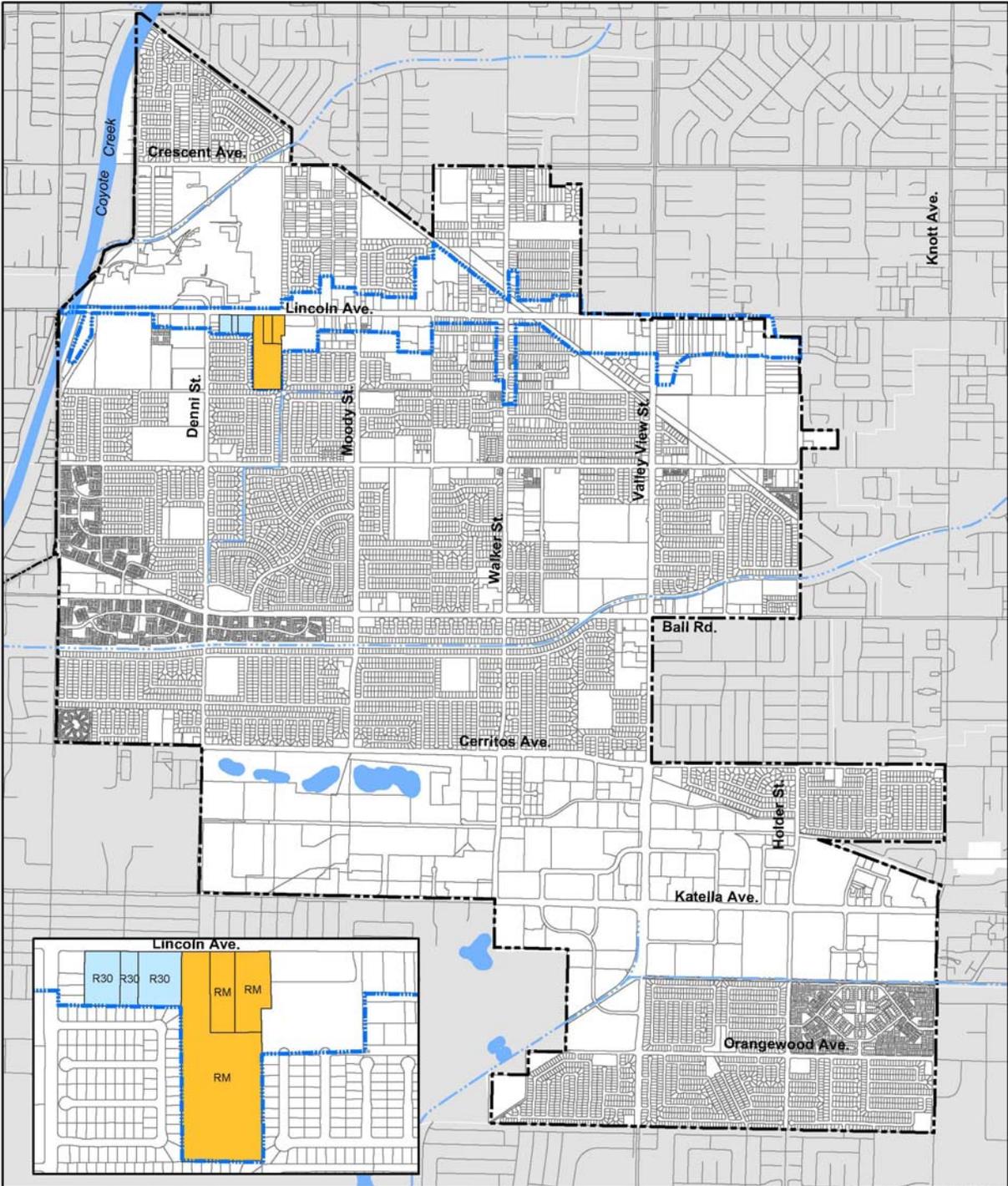
Income Level	Percent AMI	Units	Percent of RHNA
Very Low	0-50%	71	23.1%
Low	51-80%	50	16.2%
Moderate	81-120%	56	18.2%
Above Moderate	120%+	131	42.5%
		308	100%

Pursuant to State law, jurisdictions are required to present a detailed sites inventory identifying specific parcels available to accommodate their specific RHNA allocation. For the 2008-2014 Housing Element update, the City conducted a comprehensive review of all vacant and underutilized sites currently designated for residential and mixed-use development in Cypress, reviewing assessor parcel data and building permits, conducting windshield surveys, and using GIS to evaluate existing building footprints. For the 2014-2021 planning period, the City has revised the sites inventory to select key sites that were not developed or recycled during the previous planning period and that are likely to support construction of new housing units during the 2014-2021 timeframe. The specific parcels included in the 2014-2021 sites inventory are listed in Table HOU-3 and shown in Exhibit HOU-1.

**Table HOU-3
Residential Sites Inventory**

Site Address (APN)	Zoning	Permitted Density	Acres	Potential Dwelling Units*
UNDERUTILIZED SITES				
4574 Lincoln Ave (244-351-03)	PC – Lincoln (R30)	30 du/acre	0.89	26 units
4552 Lincoln Ave (244-351-23)	PC – Lincoln (R30)	30 du/acre	1.77	53 units
4604 Lincoln Ave (244-351-24)	PC – Lincoln (R30)	30 du/acre	2.13	64 units
4620 Lincoln Ave (244-361-03)	PC – Lincoln (RM)	30 du/acre	1.82	54 units
4656 Lincoln Ave (244-351-04)	PC – Lincoln (RM)	30 du/acre	11.56	346 units
4674 Lincoln Ave (244-361-24)	PC – Lincoln (RM)	30 du/acre	2.44	73 units
TOTAL AVAILABLE SITES/CAPACITY			20.6	616 units
Source: City of Cypress Land Survey, May 2012				
*Note: The potential number of dwelling units for each site assumes that 100% of the identified acreage will accommodate residential development.				

Exhibit HOU-1
Residential Sites Inventory



- Legend**
- Orange County Boundary
 - Cypress City Boundary
 - Lincoln Avenue Specific Plan Area
 - Residential Mixed Use
 - Residential 30

Sources: City of Cypress, 2012. U.S. Census, TIGER 2010.
 0 0.1 0.2 0.4 0.6 Miles

Residential Sites Inventory
 City of Cypress General Plan
 2014-2021 Housing Element

As indicated in Table HOU-3, a total of 616 units can be accommodated on underutilized parcels under current General Plan and zoning designations. Given that limited vacant land exists in the City, the majority of future residential development in Cypress will occur through intensification in multi-family neighborhoods and via residential infill and mixed use along Lincoln Avenue, in conformance with the Lincoln Avenue Specific Plan.

The Lincoln Avenue Specific Plan, adopted in 1999, was written to encourage both higher density multi-family residential and mixed-use development as a means of stimulating pedestrian and transit-oriented activity along this street. The original Specific Plan, zoned Planned Community (PC), separated the corridor into four districts: 1) Residential Mixed Use (RM), 2) Commercial Mixed Use (CM), 3) Campus Village (CV), and 4) Downtown (D). Following the adoption of the 2008-2014 Housing Element, the City was required to identify and rezone sites within the Lincoln Avenue Specific Plan area to allow up to 30 dwelling units per acre, in compliance with State law (AB 2348). In November of 2009, the City Council adopted Ordinance 1111 and Resolution 6168 to amend the Specific Plan to create the new R30 Residential District within the PC Zone. The Council also amended the RM Residential Mixed Use district to allow up to 30 dwelling units per acre. The location of the rezoned parcels is illustrated in Exhibit HOU-1.

Pursuant to AB 2348, a program to provide adequate sites to address a RHNA shortfall for lower-income units must adhere to the following parameters:

- Sites must be able to accommodate 100% of the RHNA shortfall for lower-income units.
- Sites for lower-income households must accommodate residential uses “by right.”
- Sites must be able to accommodate a minimum of 16 units.
- At least 50 percent of sites to address the lower-income housing shortfall need to be accommodated on sites designated for exclusively residential use.

To accommodate the 2014-2021 RHNA allocation of 308 units, the City has identified six specific parcels designated RM Residential Mixed Use and R30 Residential within the PC Planned Community Zone - Lincoln Avenue Specific Plan area. As indicated in Table HOU-3, these parcels totaling approximately 20.6 acres could accommodate up to 616 units if developed at the maximum density of 30 dwelling units per acre. Pursuant to AB 2348, parcels identified as part of the new R30 district are designated for residential use only, can accommodate developments of 16 or more units, and allow residential development by right. These exclusively residential sites provide opportunities for development of 143 units, exceeding the 121 units needed to address the City's RHNA for the lower-income housing categories.

The amended Residential Mixed Use (RM) district in the PC-Lincoln zone allows mixed-use development with residential uses at 30 units per acre by right. These sites provide opportunities for 473 units. To calculate the unit capacity for parcels in the RM District, the City assumes that 100% of the site will be developed with residential uses. Within the Lincoln Avenue Specific Plan, the development standards and design guidelines permit 100% housing development and specifically encourage residential developments in the RM District. Historically throughout the corridor, developments completed after the adoption of the Specific Plan were either 100% commercial or 100% residential per individual site within the mixed-use districts. Per the market trends, the majority was 100% residential and the City anticipates this trend to continue. Furthermore, to date all of the recycled sites located in the RM District have been developed entirely with residential uses.

To further encourage the development of market rate and affordable housing, the Specific Plan provides a range of development incentives for residential projects (Section 7.3.1):

- No fee processing
- Reduction of parking and landscaping requirements
- Left-turn ingress/egress
- Street furnishing amenities
- Density bonus
- Increased floor-area ratio and lot coverage

Since 2006, a number of actual projects have been approved and developed within the Lincoln Avenue Specific Plan area. Actual densities in developed projects vary based on the product type, and range from 13 units per acre for a detached condominium project, 15 to 22 units per acre for attached condominiums, and 55 units per acre for senior apartments.

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.

DESCRIPTION OF HOUSING PLAN

This section first evaluates the accomplishments of the 2008-2014 Housing Element and then presents the City's housing program strategy for the 2014-2021 planning period.

EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

The City's 2008-2014 Housing Element was adopted on October 27, 2008. It set forth housing programs with related objectives for the following issue areas:

- Conserving and improving existing affordable housing;
- Provision of adequate housing sites;
- Development of affordable housing;
- Removal of governmental constraints; and
- Promoting equal housing opportunities.

This section reviews the appropriateness of these programs, the effectiveness of the Element, and the progress in implementation since 2006.

Table HOU-4
 REVIEW OF ACCOMPLISHMENTS UNDER 2008-2014 HOUSING ELEMENT

Housing Program/Policy	Accomplishments
CONSERVING THE EXISTING SUPPLY OF AFFORDABLE HOUSING	
<p>1. Single-Family Rehabilitation - Home Enhancement Loan Program (HELP II) and County CDBG Rehabilitation</p> <p><u>Action:</u> Assist low- and moderate-income single-family homeowners with the improvement of their homes.</p> <p><u>Goal:</u> Provide rehabilitation assistance to 10 low- and moderate-income households annually and 60 over the planning period using CDBG and RDA funds. Explore becoming an entitlement City to allow for the direct allocation of CDBG funds.</p>	<p><u>Progress:</u> Since 2006, the City has assisted 60 homeowners through the HELP II program. The City researched the possibility of becoming a CDBG entitlement jurisdiction; however to qualify a jurisdiction must have a population of 50,000 residents and Cypress is still slightly under the threshold with a population of 48,273 according to Department of Finance 2012 estimates.</p> <p><u>Effectiveness:</u> The City met its housing rehabilitation goal by 2011 and exceeded its goal by the end of the planning period. There is continuous demand for the program.</p> <p><u>Appropriateness:</u> 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 needing of rehabilitation. Since County CDBG funds are competitive, the City previously supplemented the program with Redevelopment (RDA) funds. As RDA funding is no longer available, the City anticipates reducing the number of loans administered during the next planning period.</p>
<p>2. Acquisition and Rehabilitation of Motel and Apartment Properties</p> <p><u>Action:</u> Upgrade deteriorating and substandard hotel and rental properties.</p> <p><u>Goal:</u> Undertake a land use survey to identify apartments and motels in need of rehabilitation by September 2009. Initiate discussions with property owners and identify priority properties for acquisition, rehabilitation and conversion to affordable use by December 2010. Partner with non-profits to achieve at least one project during the Housing Element planning period by June 2013.</p>	<p><u>Progress:</u> During the planning period, the City pursued implementation of the recommendations outlined in the comprehensive Action Plan for Lincoln Avenue. Some specific actions undertaken during the planning period have included: 1) pursuit of targeted infill housing developments on underutilized parcels along the corridor with the negotiation of an affordable component to the residential proposals; 2) discussion with owners of key commercial parcels along the corridor to assess their interest in the pursuit of property upgrades; 3) pursuit of the acquisition of strategic properties to facilitate future commercial and residential redevelopment opportunities; 4) dialog with Cypress College representatives to explore possible City/College partnership opportunities in conjunction with the establishment of residential and/or commercial land use development at the College; and 5) examination of reuse options for the motels present along the Corridor.</p> <p><u>Effectiveness:</u> One apartment project, Tara Village, with 170 affordable rental units, was rehabilitated by a private developer using outside funding sources (bond financing) in 2004, and affordability covenants on 80 units were purchased by the City's Redevelopment Agency in 2009 to preserve the units for low- and very low-income families until 2064.</p> <p><u>Appropriateness:</u> Given the elimination of the City's Redevelopment Agency and the State taking of housing set-aside funds (unless new legislation is passed to preserve all or a portion of the funds), this program has been suspended and will not be continued as part of the 2014-2021 Housing Plan. The program can be revived if the City identifies an appropriate funding source.</p>

Housing Program/Policy	Accomplishments
<p>3. Code Enforcement <u>Action:</u> Bring substandard units into compliance with City codes. <u>Goal:</u> The City will continue to operate its Code Enforcement Program to stem housing deterioration and make appropriate referrals to the HELP II program.</p>	<p><u>Progress:</u> The City has maintained a proactive Code Enforcement Program. The City receives approximately 120 calls per month reporting violations, usually related to property maintenance issues. Of those complaints filed, approximately three to five per month represent more substantial health and safety code violations. <u>Effectiveness:</u> The City's program has brought cited residential units into compliance with City codes. <u>Appropriateness:</u> As the housing stock continues to age, proactive code enforcement will be both appropriate and necessary to maintain the City's residential standards. This program provides referrals to the City's HELP II rehabilitation program.</p>
<p>4. Neighborhood Improvement Program <u>Action:</u> Provide assistance for neighborhood cleanup projects. <u>Goal:</u> Implement the Lemon-Lime Neighborhood Improvement Plan, providing an annual report to the Agency assessing the progress of the implementation. Continue to sponsor neighborhood clean-up events, and explore developing a housing rehabilitation assistance program for the area.</p>	<p><u>Progress:</u> In 2008, RDA staff, in partnership with Jamboree Housing Corporation (JHC), completed preparation of a neighborhood improvement plan for the Lemon-Lime neighborhood located adjacent to Cypress College. Staff has pursued implementation of the recommendations in the Plan, including the complete resurfacing of the public streets and alleys in the neighborhood, provision of new handicap accessible curb ramps, pursuit of a loan program to assist with building rehabilitation and renovation, exploration of reuse opportunities for the "common parcel" located at the center of the community, and support of the property owner's efforts to revise and update the area's underlying Homeowners Association's Covenants, Conditions, and Restrictions (CC&Rs). Most importantly, two buildings on the 6000 block of the Lemon-Lime neighborhood were rehabilitated through the Community Rental Rehabilitation Program. Additionally, 60 single-family homes were rehabilitated using HELP II funds. <u>Effectiveness:</u> The Neighborhood Improvement Plan has focused the City's efforts within the Lemon-Lime neighborhood and allowed for specific action to be taken to rehabilitate the area. <u>Appropriateness:</u> This program is coordinated with the City's Code Enforcement activity. It is appropriate to continue this program in coordination with the implementation of the Neighborhood Improvement Plan completed for the Lemon-Lime Neighborhood in 2009.</p>
<p>5. Section 8 Rental Assistance <u>Action:</u> Provide rental subsidies to very low-income households. <u>Goal:</u> Continue current levels of rental assistance and direct eligible households to the County program.</p>	<p><u>Progress:</u> In January 2008, 119 household in Cypress received Section 8 rental assistance. In 2012, 111 households received Section 8 rental assistance. <u>Effectiveness:</u> The number of households receiving Section 8 rental assistance has decreased only slightly from the previous planning period. This is due to the limited number of Section 8 vouchers issued by the Orange County Housing Authority, as well as the limited availability of units to Section 8 clients at program qualifying rents. As rents increase in Cypress, available units are more difficult to find. <u>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. The City will continue this program as part of its County Partnership Program aimed at distributing information about key County programs available to assist renters and homeowners.</p>

Housing Program/Policy	Accomplishments
<p>6. Mobile Home Park Preservation Action: Preserve the long-term use of the two mobile home parks in Cypress. Goal: Provide information on State Mobile Home Park Resident Ownership Program funding and assistance in preparing the application. Meet annually with mobile home park residents and property owners to understand current issues.</p>	<p>Progress: Due to staffing constraints, the City has not been able to meet with tenants annually to discuss the program; however, both mobile home parks in the City have been rehabilitated and upgraded to accommodate double-wide as well as single-wide homes. Effectiveness: While the City has not fully implemented the program as presented in the 2008-2014 Housing Element, the mobile home parks in Cypress are in good condition after voluntary, privately-funded upgrades were completed during the planning period. City Staff has facilitated communication between residents and property owners when issues have arisen during the planning period. Appropriateness: 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. It is appropriate to provide information on the City's website and in public places in proximity to the parks on the State Mobile Home Park Resident Ownership Program and to try to meet periodically with tenants in the upcoming planning period to discuss any concerns.</p>
<p>7. Rent Deposit Program Action: Help income-qualified renters residing in motels to cover the initial "upfront" costs of securing an apartment. Goal: Research similar emergency rental assistance programs offered in other Orange County jurisdictions by 2009. Evaluate potential partnerships with non-profit organizations for program implementation and assess program funding options by 2010.</p>	<p>Progress: Implementation has been delayed, primarily due to the lack of funding. The City applied for but has been unsuccessful in obtaining additional CDBG funds from the County to date. The City analyzed its five-year Implementation Plan and has explored the potential to partner with local non-profit organizations to administer the program; however, funding has not yet come to fruition. The City acknowledges that this program requires a strong funding source and is assessing alternate funding options. Effectiveness: This program has not yet been implemented. Appropriateness: The program remains appropriate for the updated Housing Plan; however, given the elimination of the Redevelopment Agency and the competition facing non-profit organizations to secure funding, this program may be challenging to implement in the early part of the 2014-2021 planning period. The City will continue to pursue partnerships with non-profit organizations and alternate funding sources.</p>
<p>8. Inclusionary Housing Policy Action: Continue to implement the Policy to integrate affordable housing within market rate developments. Goal: For all projects developed within the Redevelopment Project Area, the City will enforce the requirement of 15 percent inclusionary housing with six percent of the units reserved for very low-income households and nine percent reserved for low- or moderate-income households.</p>	<p>Progress: During the 2008-2014 planning period, the City had 16 projects that were required to provide affordable units to comply with the Inclusionary Housing Ordinance. Of the 16 developments, 8 projects contained affordable units, including 100 very low-income and 138 low/moderate-income units. Of the new construction that has occurred in the City, approximately 17 percent of the units are restricted for lower-income households. Effectiveness: The Inclusionary Housing Policy has been an effective tool for the creation of new affordable units in the City. The number of affordable units constructed that are reserved for lower-income households has exceeded the City's goal of 15 percent. Appropriateness: This program will not be continued in the updated Housing Plan. With the dissolution of Redevelopment in California in 2011, this policy can no longer be applied within the context of Redevelopment Project Areas.</p>

Housing Program/Policy	Accomplishments
<p>9. Affordable Housing Development Assistance <u>Action:</u> Provide land write-downs, regulatory incentives, and direct financial assistance to developers to provide both ownership and rental housing. <u>Goal:</u> Continue to provide financial and regulatory incentives to private developers to increase the supply of affordable housing in Cypress.</p>	<p><u>Progress:</u> In fiscal year 2010-2011, an agreement was approved to transfer an Agency-owned property to Habitat for Humanity of Orange County to facilitate the development of the property with affordable townhomes reserved for low-income households. The project will result in the construction of 15 units, with five units affordable to very low-income and 10 units affordable to low- or moderate-income households. In addition, a funding agreement was approved to provide \$2.4 million in Agency funds to pay for comprehensive sewer improvements on Lincoln Avenue. <u>Effectiveness:</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. <u>Appropriateness:</u> The program remains appropriate for the updated Housing Plan; however, given the elimination of the Redevelopment Agency, the program will be modified for the 2014-2021 planning period. The City will continue to pursue partnerships with non-profit organizations and alternate funding sources.</p>
<p>10. Home Equity Loan (HELP I) <u>Action:</u> Expand homeownership opportunities for lower- and moderate-income homebuyers. <u>Goal:</u> Provide assistance to 60 first-time homebuyers.</p>	<p><u>Progress:</u> Due to the elevated cost of housing in the area during the past several years, the program has been inactive as very few applicants who met the program's income-qualification requirements could qualify to purchase a home within the City. However, during fiscal year 2010-2011, one income-eligible first time homebuyer obtained a HELP I loan and purchased a home in the City. <u>Effectiveness:</u> The number of loans provided is substantially less than the City's goal. The cost of purchasing a home, combined with a tightening of the lending market, has made it more difficult for income-qualified homebuyers to afford the purchase of their first home, even with the City's assistance. <u>Appropriateness:</u> Given the elimination of the City's Redevelopment Agency and the State taking of housing set-aside funds (although pending legislation may restore some funding), this program has been suspended and will not be continued as part of the 2014-2021 Housing Plan. The program can be revived if the City identifies an adequate funding source.</p>
ASSISTING IN THE PROVISION OF HOUSING	
<p>11. Mortgage Credit Certificate (MCC) <u>Action:</u> Expand homeownership opportunities for lower- and moderate-income homebuyers. <u>Goal:</u> Upon reinitiation of the MCC Program through the County, provide informational brochures at City Hall and on the City's website, and market in conjunction with City homebuyer assistance.</p>	<p><u>Progress:</u> No MCCs have been issued to homebuyers in the City since 2000, as the MCC Program was on hold for most of the planning period. <u>Effectiveness:</u> The County's MCC program maximum assistance is not sufficient for lower-income homebuyers to purchase homes in Cypress due to the escalating home prices since 2000. <u>Appropriateness:</u> Though the MCC program is limited, it does provide an opportunity for lower-income households to become first-time home buyers. The City will continue this program as part of its County Partnership Program, aimed at distributing information about key County programs available to assist renters and homeowners.</p>

Housing Program/Policy	Accomplishments
<p>12. Sustainability and Green Building Action: Provide monetary assistance when feasible to incorporate sustainable design features into new development. Goal: The City will develop education materials regarding green building and provide them to homeowners and builders in Cypress by 2009. The City will evaluate implementing requirements for green building/sustainable design in Agency-assisted new construction.</p>	<p>Progress: Due to staffing constraints, the City has not been able to fully implement this program. Cypress has, however, adopted the latest (2010) California Green Building Code, which incorporates the most recent (2006) International Building Code. The 2010 Building Code provides guidelines for the construction of energy efficient projects with elements of sustainable design and green building. Effectiveness: As the City has not fully implemented the program as outlined in the Housing Plan, the effectiveness of the program can not be determined. Appropriateness: To address the rising cost of housing and energy in the region, this program is appropriate to include in the 2014-2021 Housing Plan. The program will likely be modified to ensure implementation and to address the elimination of the City's Redevelopment Agency.</p>
PROVIDING ADEQUATE RESIDENTIAL SITES	
<p>13. Residential and Mixed-Use Sites Inventory Action: Identify sites for future housing development. Goal: Maintain a current inventory of vacant and underutilized residential sites and potential mixed-use infill sites and provide to interested developers in conjunction with information on available development incentives.</p>	<p>Progress: The City maintains and regularly updates an inventory of available and potential residential development sites. Effectiveness: The City and Agency used this inventory to help direct interested developers to potential sites for housing. Appropriateness: This program provides information to interested developers about potential residential sites. The City will update the inventory for the 2014-2021 planning cycle and continue to implement this program, without resources previously provided by the Redevelopment Agency.</p>
<p>14. Lincoln Avenue Specific Plan Action: Amend the Specific Plan to increase permitted densities to a maximum of 30 units per acre within the existing RM (Residential Mixed-Use) district and creating a new, exclusively residential R30 (Residential) district. Goal: Provide adequate sites to address the City's regional housing need of 451 units. Complete amendments by November 2009.</p>	<p>Progress: In November 2009, the City approved Ordinance No. 1111 amending the Lincoln Avenue Specific Plan. As required by the previous Housing Plan, the Residential Mixed-Use district was amended to allow up to 30 dwelling units per acre, and a new R30 district was created allowing exclusively residential development up to 30 dwelling units per acre. Effectiveness: The City effectively implemented the proposed amendments to the Specific Plan within the suggested timeframe. Appropriateness: This program was created to address the City's RHNA allocation for the 2008-2014 planning period. As the City was able to implement the program during the planning period and there are adequate sites to meet the 2014-2021 RHNA allocation, this program is no longer needed in the Housing Plan.</p>
<p>14a. Amendment Program – RM (Residential Mixed-Use) District Action: Amend the Specific Plan to increase permitted densities to a maximum of 30 units per acre within the existing RM (Residential Mixed-Use) district. Goal: Complete amendments by November 2009.</p>	<p>Progress: In November 2009, the City approved Ordinance No. 1111 amending the Lincoln Avenue Specific Plan to allow up to 30 dwelling units per acre in the existing Residential Mixed-Use district. Effectiveness: The City effectively implemented the proposed amendments to the Specific Plan within the suggested timeframe. Appropriateness: This program was created to address the City's RHNA for the 2008-2014 planning period. As the City was able to implement the program during the planning period and there are adequate sites to meet the 2014-2021 RHNA allocation, this program is no longer needed in the Housing Plan.</p>

Housing Program/Policy	Accomplishments
<p>14b. Residential Redesignation Program – R30 (Residential) District</p> <p><u>Action:</u> Establish a new R30 district of the Lincoln Avenue Specific Plan, and designate three parcels, totaling 4.8 acres, where exclusively residential development of a maximum 30 units per acre and a minimum of 20 units per acre is permitted by right.</p> <p><u>Goal:</u> Complete amendments by November 2009.</p>	<p><u>Progress:</u> In November 2009, the City approved Ordinance No. 1111 amending the Lincoln Avenue Specific Plan to create a new R30 district allowing exclusively residential development up to 30 dwelling units per acre.</p> <p><u>Effectiveness:</u> The City effectively implemented the proposed amendments to the Specific Plan within the suggested timeframe.</p> <p><u>Appropriateness:</u> This program was created to address the City's RHNA for the 2008-2014 planning period. As the City was able to implement the program during the planning period and there are adequate sites to meet the 2014-2021 RHNA allocation, this program is no longer needed in the Housing Plan.</p>
<p>15. Alternative Sites Option – Purchase of Affordability Covenants</p> <p><u>Action:</u> Enter into a legally enforceable agreement for \$6.8 million in committed assistance to purchase affordability covenants for 14 very low-income units in Tara Village apartments.</p> <p><u>Goal:</u> Report to HCD on the status of purchasing affordability covenants no later than July 1, 2010.</p>	<p><u>Progress:</u> In November 2008, the Cypress City Council approved an agreement with the owners of the Tara Village apartment complex to acquire long-term affordability covenants on a portion of the units in the development. In April 2009, an Affordable Housing Agreement was recorded, securing covenants on 40 very low-income units and 40 low-income units within the complex.</p> <p><u>Effectiveness:</u> The City more than exceeded its goal and has secured covenants on 80 units that will be reserved for lower-income households.</p> <p><u>Appropriateness:</u> Given the elimination of the City's Redevelopment Agency and the State taking of housing set-aside funds, this program will not be continued as part of the 2014-2021 Housing Plan. The program can be revived if the City identifies an adequate funding source.</p>
REMOVING GOVERNMENTAL CONSTRAINTS	
<p>16. Affordable Housing Density Bonus</p> <p><u>Action:</u> Facilitate the development of mixed-income housing projects.</p> <p><u>Goal:</u> Amend the City's existing density bonus provisions by November 2009 to reflect current State requirements.</p>	<p><u>Progress:</u> In January of 2010, the City Council approved Ordinance 1115 updating the Density Bonus Ordinance to be consistent with State law. Unfortunately, no projects have utilized the City's affordable housing density bonus incentive since 2006.</p> <p><u>Effectiveness:</u> This program provides opportunities for developers to increase density while creating affordable housing.</p> <p><u>Appropriateness:</u> This program is an effective way for new affordable housing to be developed within the community. The City's current ordinance is consistent with State law, and the program will be offered in the 2014-2021 Housing Plan.</p>
<p>17. Zoning Ordinance Revisions</p> <p><u>Action:</u> Amend the zoning ordinance by November 2009 to make explicit provisions for transitional and supportive housing, and emergency shelters. Develop objective standards to regulate emergency shelters as provided for under SB 2.</p> <p><u>Goal:</u> Review and revise the Cypress Zoning Code to better facilitate the provision of a variety of housing types by June 2009.</p>	<p><u>Progress:</u> In November 2009, the Cypress City Council approved Ordinance No. 1110 revising the Zoning Ordinance to provide definitions for transitional and supportive housing consistent with the State Health and Safety Code definitions, and to permit these uses as "Community Care Facilities" within residential zoning districts subject to the same standards as other residential uses. The Zoning Ordinance and the Lincoln Avenue Specific Plan were also revised on October 26, 2009 to allow emergency homeless shelter by right in the Commercial Mixed Use District (CM) in the PC-Lincoln Zone.</p> <p><u>Effectiveness:</u> This program was implemented effectively within the suggested timeframe.</p> <p><u>Appropriateness:</u> This program addressed specific updates required to meet State requirements and was effectively implemented during the planning period. Thus, the program does not need to be included in the 2014-2021 Housing Plan.</p>

Housing Program/Policy	Accomplishments
<p>18. Efficient Project Processing <u>Action:</u> Provide efficient development processing procedures. <u>Goal:</u> Continue to offer streamline development processing. Offer priority processing for affordable housing developments.</p>	<p><u>Progress:</u> The City has continued to offer streamlined development processing, including priority processing for affordable housing projects. During the planning period, two projects utilized this incentive: the Habitat for Humanity condominiums located at 6122 Lincoln Avenue and a condominium project located at 4851 Bishop Street. <u>Effectiveness:</u> The City's existing process with only one decision-making body (City Council, not Planning Commission) and concurrent processing of related applications is relatively streamlined. <u>Appropriateness:</u> The City will continue this program in the 2014-2021 Housing Plan.</p>
<p>19. Fair Housing Program <u>Action:</u> Further fair housing practices in the community. <u>Goal:</u> Continue to promote fair housing practices. 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 maintains an active partnership with the Fair Housing Council of Orange County to address housing disputes, referring residents with landlord/tenant issues to the organization. The City also provides informational handouts about the OCFHC in the Community Development Department lobby. <u>Effectiveness:</u> This is an effective and efficient way for affected residents to obtain correct information regarding landlord/tenant regulations. <u>Appropriateness:</u> The City will continue this program.</p>
<p>20. Accessible Housing <u>Action:</u> Cypress will adopt a reasonable accommodation procedure to encourage and facilitate the provision of housing for persons with disabilities. <u>Goal:</u> Adopt and implement a reasonable accommodation procedure by 2009; 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.</p>	<p><u>Progress:</u> In 2013, the City adopted a reasonable accommodation policy to provide reasonable adjustments to its rules, policies, practices, and procedures to enable residents with a disability or developers of housing for people with disabilities to have an equal opportunity to access housing in the City. <u>Effectiveness:</u> The City effectively implemented this program. <u>Appropriateness:</u> This program is no longer needed in the Housing Plan.</p>

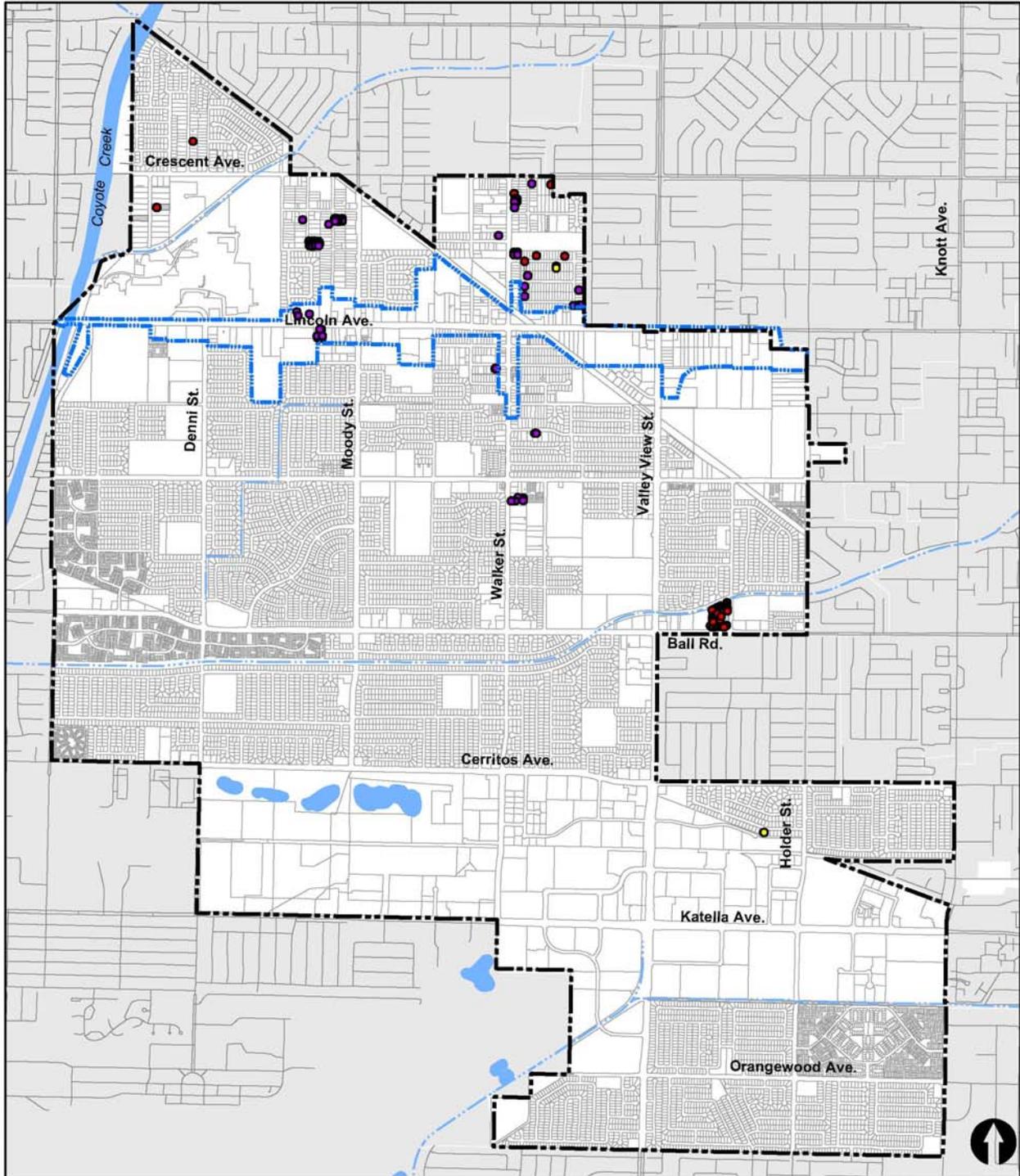
SUMMARY OF HOUSING ELEMENT ACCOMPLISHMENTS

Since 2006, 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 60 low- and moderate-income homeowners through the HELP II program, funded by both local Redevelopment housing set-aside and County of Orange Community Development Block Grant funds.
- Approval of an agreement was made to transfer an Agency-owned property to Habitat for Humanity of Orange County, resulting in the construction of 15 units, with five units affordable to very low-income and 10 units affordable to low/moderate-income households.
- Enforcing the Inclusionary Housing Policy for the Redevelopment Agency, has created 238 affordable units in new housing developments, including 100 very low income and 138 low/moderate income units. All units have covenants requiring long-term affordability.
- Securing affordability covenants on 40 very low-income units and 40 low-income units within the Tara Village apartment complex located on Lincoln Avenue.
- Amending the Lincoln Avenue Specific Plan to allow up to 30 dwelling units per acre in the Residential Mixed-Use district and to create an R30 district that permits exclusively residential development up to 30 dwelling units per acre.
- Implementing Zoning Code amendments to allow for emergency shelters, transitional housing, and SRO units in zones appropriate to accommodate the specific uses, respectively.
- Providing efficient project processing, including priority processing for affordable housing projects which was utilized by two developers during the planning period.
- Continuing relationship with the Fair Housing Council of Orange County to provide information and technical advice to residents on landlord/tenant issues.
- Adopting reasonable accommodation procedures and providing relevant information on the City's website and at City Hall.
- Continuing the implementation of the neighborhood improvement plan for the Lemon-Lime neighborhood located adjacent to Cypress College, including goals, strategies, and recommendations to alleviate issues and concerns identified in the neighborhood.
- Continuing code enforcement of residential units.
- Providing one loan to first-time homebuyers through the HELP I program.
- Adopting an updated Density Bonus Ordinance to ensure consistency with State law.

During the prior planning period, a number of housing units have been constructed in Cypress, including units affordable to lower-income households. **Exhibit HOU-2** and **Table HOU-5** provide detailed information about the location and type of development that has occurred since 2006.

Exhibit HOU-2
INVENTORY OF NEW RESIDENTIAL DEVELOPMENT



Legend

-  Cypress City Boundary
-  Lincoln Avenue Specific Plan Area
-  Second Unit
-  Single Family Attached
-  Single Family Detached

Sources: City of Cypress, 2012 U.S. Census, TIGER 2010
0 0.125 0.25 0.5 0.75
Miles

New Residential Development

City of Cypress General Plan
2014-2021 Housing Element

**Table HOU-5
UNITS CONSTRUCTED FROM JANUARY 2006 TO DECEMBER 2012**

Year	Single Family Attached	Single Family Detached	Multi-Family 2-4 units	Multi-Family 5+ Units	Mobile Homes	Second Units	Total per year
2006	68	0	1	0	0	0	69
2007	65	4	4	0	0	0	73
2008	3	4	0	0	0	0	7
2009	21	10	0	0	0	1	32
2010	4	20	0	0	0	0	24
2011	13	1	0	0	0	1	15
2012	10	0	0	0	2	0	12
Total	184	39	5	0	2	2	232

Since 2006, a total of 232 new residential units have been constructed in Cypress, including 184 attached apartments or condominiums, 39 detached single-family homes, and 5 units in multi-family buildings. Two new units were added to the existing mobile home parks. Two second units were also constructed on single-family lots. Table HOU-6 compares the City's accomplishments to the RHNA.

**Table HOU-6
2008-2014 REGIONAL HOUSING GROWTH NEEDS COMPARED TO UNITS CONSTRUCTED**

Income Category	Regional Housing Needs (RHNA)	Number of New Units Constructed	Number of Units Rehabilitated ¹	Number of Units Conserved ²
Very Low	98	7	15	151
Low	79	2	24	400
Moderate	89	13	5	0
Upper	185	210	0	0
Totals	451	232	44	551

¹ Includes 36 single-family homes assisted with HELP II funds and 8 apartment units assisted through the Lemon-Lime Neighborhood Improvement Program.

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 (Table HOU-7) 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. Generally, the City has a history of partnering with affordable housing developers to produce units affordable to a range of income levels. During the 2008-2014 planning period, the City provided developers with land write-downs, funding for infrastructure improvements, efficient project processing, density bonuses, and a number of other development incentives resulting in the creation of multiple affordable units.

The City historically has relied on Redevelopment housing set-aside revenues ranging from \$1.26 to \$1.5 million annually to support the development of affordable housing and the implementation of programs outlined in the Housing Plan. On December 29, 2011, the California Supreme Court ruled to uphold ABx1 26, which dissolved all Redevelopment Agencies (RDAs) in the State. A companion bill, ABx1 27, which would have allowed the RDAs to continue to exist, was declared invalid by the court. The courts decision required that all RDAs within California be eliminated no later than February 1, 2012. Per Resolution CRA 141, the City of Cypress Redevelopment Agency was dissolved as of January 23, 2012. The City was selected to be the Successor Agency responsible for all enforceable obligations owed. For the 2014-2021 planning cycle, the City is investigating new funding sources to utilize to continue administering its existing programs. However, the City must realistically identify programs that can be funded and has modified its programs accordingly for the 2014-2021 planning period.

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, approximately 80 percent is 30 years or older, the age when most homes start to have rehabilitation needs. 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 Redevelopment housing set-aside funds (which are no longer available as of 2012) and CDBG funds to assist extremely low-, 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 refers clients to the program. The program is also 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. Since Cypress is nearing that population, becoming a direct entitlement city may be feasible during this planning period.

2014-2021 Objective: 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.

2014-2021 Objective: The City will continue to operate its Code Enforcement Program to stem housing deterioration and make appropriate referrals to the HELP II program.

3. Neighborhood Improvement Program

The Cypress Redevelopment Agency adopted a Neighborhood Improvement Plan for the Lemon-Lime Neighborhood in March 2008. The neighborhood is composed of 27 residential lots characterized by four-plex developments built in the early 1960s. The former Agency decided to focus on this area because of the configuration, potential for rehabilitation, rental rates that are lower than most of the City, increasing complaints from residents and property owners, and increased calls for police service to the area.

Goals noted in the plan include infrastructure improvements, community-oriented policing, code enforcement, improving property management, improving building maintenance, and providing affordable housing. Implementation actions include: initiating street and alley infrastructure improvements, bolstering the Home Owner Association, and establishing a neighborhood watch program.

The City is also continuing the neighborhood clean-up program that provides trash receptacles, on a periodic basis, to low- and moderate-income neighborhoods for the purpose of waste disposal and overall neighborhood enhancement. The neighborhood clean-up program is administered in conjunction with the provision of proactive code enforcement activity and rehabilitation programs.

2014-2021 Objective: *Continue to implement the Lemon-Lime Neighborhood Improvement Plan, providing a periodic report to the City Council assessing the progress of the implementation. Continue to sponsor neighborhood clean-up events, and explore developing a housing rehabilitation assistance program for the area.*

4. 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 current housing programs. 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.

2014-2021 Objective: *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.*

5. 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.

2014-2021 Objective: *Preserve the long-term use of the existing two mobile home parks. 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.*

6. Rental Deposit Program

While few visible homeless persons have been identified in Cypress, several older motels on Lincoln Avenue house persons and families living close to homelessness. The City is exploring the feasibility of establishing a rental deposit program to assist income-qualified households currently residing in local area motels with funds to cover the initial “upfront” costs of securing an apartment. Funds would be allocated to cover first and last month’s rent and the security deposit. The program could also be used to provide one-time subsidies to lower-income households falling behind in rent payments to stay evictions. The City is interested in pairing emergency rental assistance with completion of a financial and life skills training program to assist households in achieving long-term success.

2014-2021 Objective: *Continue to research similar rental assistance programs in the region and explore potential partnerships with non-profit organizations. Apply annually for additional CDBG funds and/or grants to fund the program.*

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.

2014-2021 Objective: *The City will continue to provide appropriate standards to encourage development of senior housing to meet the needs of the growing senior population. These standards and alternative housing models will be addressed in discussions with developers. Additionally, the City will 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. Further, the City will continue to permit community care facilities by right in residential zones pursuant to applicable State law.*

ASSISTING IN THE PROVISION OF AFFORDABLE HOUSING

The following programs are aimed at addressing the overall need for the provision of both affordable homeownership and rental housing in Cypress. 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.

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 extremely low-, 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.

2014-2021 Objective: *The City will continue to provide regulatory incentives to private developers to increase the supply of affordable housing in Cypress.*

9. Second Unit Ordinance

Allowing for the development of second units on single-family lots offers a valuable affordable housing option to specific types of residents within the community. Second units can benefit seniors, students, and single persons who desire to live in a less dense setting. Allowing for second units can also provide property owners with a source of income which can benefit middle-class residents and elderly homeowners. Throughout the planning period, City staff will ensure that the second unit ordinance remains in compliance with State law and that development standards (including unit size, parking, fees and other requirements) are not arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create second units in zones in which they are authorized by local ordinance. Staff will continue to administer and promote the second unit ordinance at City Hall and on the City's website.

2014-2021 Objective: *The City will 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 of this provision.*

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.

2014-2021 Objective: City staff will maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects. The City will provide information on Federal, State, and local government programs, such as the Orange County Home Weatherization Program and the City’s HELP II program that are available to assist homeowners in providing energy conservation measures.

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.

11. 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. In support of the Element update, the City performed a parcel-specific analysis of vacant and underutilized sites using a combination of aerial photographs and field surveys. This inventory of potential housing sites can now be used to assist developers in the identification of potential sites for residential development.

As a means of facilitating the development of affordable and mixed-income housing on identified residential and mixed-use sites, the City offers a variety of financial and regulatory incentives described in Program 8 (Affordable Housing Development Assistance) and Program 14 (Affordable Housing Density Bonus). The sites inventory will be available through Community Development staff at City Hall. Reference to the inventory and financial incentives provided by the City will appear on the City’s website and in the City’s quarterly newsletter.

2014-2021 Objective: *Maintain a current inventory of vacant and underutilized residential sites and potential mixed-use infill sites, and provide this information to interested developers in conjunction with information on available development incentives.*

12. Lot Consolidation Program

Parcels identified as part of the sites inventory range in size from 0.9 acres to 11.5 acres; 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 City will establish a lot consolidation program which offers incentives such as a reduction in development standards (e.g., lot size, parking, and open space requirements) to merge adjacent lots. 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.

2014-2021 Objective: *Encourage lot consolidation of smaller parcels to accommodate projects, including a minimum of 16 units at a density of up to 30 dwelling units per acre. The City will also offer reductions in development standards and/or a reduction in development fees for qualifying projects that include units affordable to low- or very low-income households.*

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.

13. Remove Development Constraints

City staff will specifically review the development standards for the residential zones to identify standards that may constrain the development of affordable and market rate housing. Cypress is flexible and is committed to working with developers to build affordable units, which may require modifications to constraining standards. The City has a recent history of granting park fee reductions, modifying parking standards, and working with developers to provide units affordable to lower-income households on redeveloped sites. The City will further review any standards identified in Technical Background Report of the Housing Element as a constraint and alter them as necessary to ensure that the development of affordable housing is feasible. In particular, the City will review the Zoning Code to ensure compliance with Government Code Section 65583(a)(5) relating to transitional and supportive housing as a residential use of property, subject to only those restrictions applicable to other residential dwellings of the same type in the same zone. In the interim, staff will continue to, on a case-by-case basis, identify ways that standards can be relaxed if it is determined that such requirements are in any way impeding the development of affordable housing or housing for disabled residents. The City will also continue to provide development standards modifications and fast track processing for applications related to the creation of affordable housing, and will offer fee modifications for projects including affordable units that are required to apply for variations to the existing development standards. Incentives for extremely low-income housing will be encouraged to prioritize the development of units for this income group.

2014-2021 Objective: Periodically review development standards to ensure that the development of lower-income housing can occur. Revise the Zoning Code to address all constraints identified in the Background Technical Report of the Housing Element. Review the Zoning Code to ensure compliance with Government Code Section 65583(a)(5) related to zoning for transitional and supportive housing within one year of Housing Element adoption. Continue to use flexible development standards to facilitate the development of affordable housing through promotion of maximum development densities in the multi-family zone and the Lincoln Avenue Specific Plan.

14. 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. Generally, applicants of residential projects of five or more units may apply for a 25 percent density bonus and additional incentive(s) if the project provides for one of the following: 10 percent of units for lower-income households, five percent of units for very low-income households, or a development for qualifying senior residents. In addition to the density bonus, eligible projects shall receive one to three development incentives or concessions. The Cypress Zoning Code identifies the following list of eligible incentives and concessions:

Incentives:

- Subsidized development fees
- Mixed-use zoning
- Waiver of certain development fees
- Direct financial participation by the City

Concessions:

- Increases in parcel coverage
- Decreases in minimum parcel size allowed for development
- Reduction in side setbacks
- Reduction in rear setbacks
- Coordination of placement/responsibilities for public works improvements
- Reduction in local building standards to minimums approved by the state
- Reduction in the number of required off-street parking spaces
- Waiver of certain fee or dedication requirements
- Vehicle parking ratio reduction

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

2014-2021 Objective: Continue to advertise and administer the City's updated density bonus provisions throughout the planning period.

15. 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, thereby shortening review time and minimizing related holding costs. Nonetheless, a policy for priority processing of affordable housing project applications can assist in keeping project holding costs low.

2014-2021 Objective: *The City will continue to offer streamline development processing for affordable housing developments throughout the planning period.*

16. Water and Sewer Service Providers

In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must 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.

2014-2021 Objective: *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.

17. Fair Housing Program

The City uses the services of the Orange County Fair Housing Council for fair housing outreach and educational information, fair housing complaints, tenant/landlord dispute resolution, and housing information and counseling. The role of the Council is to provide services to jurisdictions, agencies, and the general public to further fair housing practices in the sale or rental of housing. Cypress advertises the fair housing program through placement of fair housing services brochures at public facilities including City Hall, the Cypress Community Center, and the library; contact information on the City's website; and through the City's quarterly newsletter.

2014-2021 Objective: *The City will continue to promote fair housing practices and provide educational information on fair housing to the public. The City will refer fair housing complaints to the Orange County Fair Housing Council.*

**Table HOU-7
HOUSING IMPLEMENTATION PROGRAM SUMMARY**

Housing Program	Program Goal	2014-2021 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.	Provide rehabilitation assistance to 35 to 40 households. Apply to County on an annual basis for CDBG funds to supplement program funding. Explore entitlement city status for CDBG funds.	CDBG	Community Development Department; OC Community Services
2. Code Enforcement Program	Bring substandard units into compliance with City codes.	Continue to implement the Code Enforcement Program. Encourage the use of HELP II funds for rehabilitation.	General Fund; CDBG	Community Development Department
3. Neighborhood Improvement Program	Provide assistance for neighborhood improvement and clean-up projects.	Implement the Lemon-Lime Neighborhood Improvement Plan. Continue to sponsor neighborhood clean-up events. Provide information on rehabilitation assistance.	General Fund; CDBG	Community Development Department; OC Community Services
4. 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 advertising them on the City's website and by offering staff assistance at City Hall by 2014.	General Fund; Orange County HUD funds	Community Development Department
5. Mobile Home Park Preservation Program	Preserve the two mobile home parks in Cypress.	Maintain mobile home park zoning and General Plan designations. Provide tenants information on MPROP resources as appropriate.	General Fund; MPROP	Community Development Department
6. Rental Deposit Program	Help income-qualified renters residing in motels to cover the initial up-front costs of securing an apartment.	Research similar emergency rental assistance programs. Evaluate partnerships with non-profits and funding options.	CDBG; Other	Community Development Department

Housing Program	Program Goal	2014-2021 Objective/ Time Frame	Funding Source	Responsible Agency
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.	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.	General Fund	Community Development Department
Assisting in the Provision of Housing				
8. Affordable Housing Development Assistance	Facilitate affordable housing development by for-profit and non-profit housing developers/ corporations.	Continue to provide regulatory incentives to private developers. Use assistance to encourage affordable housing for larger households, lot consolidation, and mixed use.	General Fund; CDBG and other funds as available	Community Development Department
9. Second Unit Ordinance	Allow and promote second unit development which can serve as a valuable housing source for seniors, students, and single persons.	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.	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.	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.	General Fund; CDBG	Community Development Department
Providing Adequate Residential Sites				
11. Residential and Mixed-Use Sites Inventory	Ensure the provision of adequate and appropriate sites for future housing development.	Maintain a current inventory of residential and mixed-use sites, and provide the information to developers along with information on available incentives.	General Fund	Community Development Department

Housing Program	Program Goal	2014-2021 Objective/ Time Frame	Funding Source	Responsible Agency
12. Lot Consolidation Program	Establish a lot consolidation program which offers incentives such as a reduction in development standards to merge adjacent lots.	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 vary low income qualifying projects.	General Fund	Community Development Department
Removing Governmental Constraints				
13. Remove Development Constraints	Review City development standards for the residential zones to identify standards that may constrain the development of affordable and market rate housing.	Periodically review development standards to ensure that the development of lower-income housing can occur.	General Fund	Community Development Department
14. Affordable Housing Density Bonus	Facilitate the development of mixed-income housing projects by offering density and other incentives.	Continue to advertise and administer the City's updated density bonus provisions throughout the planning period.	General Fund	Community Development Department
15. Efficient Project Processing	Provide efficient development processing procedures.	Continue to offer streamline development processing for affordable housing developments.	General Fund	Community Development Department
16. Water and Sewer Service Providers	Ensure that service providers are updated on long-term planning activities in the City.	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.	General Fund	Community Development Department
Promoting Equal Housing Opportunities				
17. Fair Housing Program	Further fair housing practices in the community.	Provide educational information on fair housing to the public. Refer fair housing complaints to the Orange County Fair Housing Council.	Outside Sources	Community Development Department; Orange County Fair Housing Council

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.

**Table HOU-8
SUMMARY OF 2014-2021 QUANTIFIED OBJECTIVES**

	Income Level					Total
	Extremely Low ¹	Very Low	Low	Moderate	Above Moderate	
Construction Objective (RHNA)	71		50	56	131	308
HELP II Rehabilitation Objective	35-40				N/A	35-40
At-Risk Units Conservation Objective ²	0	0	0	0	0	0

1: State law allows local jurisdictions to utilize 50 percent of the very low-income category to represent households of extremely low income (less than 30 percent of the Area Median Income).

2: No affordable housing units are at risk of conversion to market rate over the next ten years.