

X. Implementation Program

Introduction to the Implementation Program

This program describes the initial actions stated in the General Plan that will assist in the carrying out of the ultimate policy goals of the City of Cypress. An annual review of this program will be done in concert with the annual budget cycle so that the City's fiscal resources can be focused on the development of priorities that respond to policy direction as set forth in the General Plan.

The following Implementation Actions are categorized by General Plan Element. Each of the Implementation Actions are assigned a numeric designation (IMP-xx) in order to provide ease of reference, with the exception of the Housing Element which numerically (1, 2, 3, etc.) lists the implementation programs. It should also be noted that the numeric designations are not prioritized and, therefore, do not represent a preferred sequence of actions.

The City of Cypress intends to ensure continuous interaction between the General Plan and its Implementation Actions that will ensure a high level of consistency. As conditions or circumstances merit change, refinements to the General Plan and Implementation Program will be initiated.

LAND USE ELEMENT

The following implementation actions shall implement the goals and policies of the Land Use Element of the Cypress General Plan:

➤ **IMP-2.1: Update the City of Cypress Zoning Ordinance.**

The City of Cypress is a charter City and has no explicit requirement to ensure that zoning is consistent with the General Plan. However, the City strives to formulate zoning consistent with the General Plan. To ensure this consistency, the City will evaluate potential conflicts between general plan policy and zoning regulations in order to achieve consistency.

➤ **IMP-2.2: Continued Implementation of Specific Plans Governing the Cypress Business Park.**

The City of Cypress has adopted six specific plans to govern the 587-acre Cypress Business Park. The Cypress Business Park Specific Plans coordinate development within the area to ensure high quality development through the implementation of design standards and regulations. To ensure this high quality development will continue, the City of Cypress will continue to implement the Specific Plans that regulate development in the Cypress Business Park area consistent with the goals and policies of the General Plan.

➤ **IMP-2.3: Continue Further Investigation for the Disposition of the Former Union Pacific Right-of-Way.**

The City has evaluated potential options in the future disposition of the former Union Pacific Right-of-Way. The unique location of the abandoned right-of-way in the Cypress Business Park and the expressed interest by property owners provides an opportunity to capitalize on the opportunities presented in this area. The City will continue to investigate additional options for development and/or utilization of the area through continued discussions with adjacent property owners and evaluating the feasibility of allowable land uses within those classifications.

➤ **IMP-2.4: Conduct Further Studies in the Gay/Denni Street and Belmont/La Salle Street Annexation Study Areas.**

The evaluation of the Crescent Street/Lincoln Avenue annexation area's three sub-areas (Gay/Denni Street, Belmont/La Salle, and Bishop Street) has resulted in the identification of issues related to the existing and future development. The City will continue to conduct further studies within the Gay/Denni and Belmont/La Salle sub-areas to resolve issues related to land use compatibility, character, and design.

CIRCULATION ELEMENT

The following Implementation Actions shall implement the goals and policies of the Circulation Element of the General Plan:

➤ **IMP-3.1: Continue to Monitor Traffic Impacts Associated with New Development.**

At General Plan buildout conditions, the City's circulation system is anticipated to be operating at capacity conditions within certain road segments and key intersections. As such, it is imperative to closely evaluate and monitor new development as it occurs in order to determine its impacts on the surrounding street system.

➤ **IMP-3.2: Improve Impacted Intersections.**

Future buildout conditions will affect three key intersections during peak hours. The Lincoln/Walker, Valley View/Ball and Katella/Knott intersections will reach the City's adopted LOS standard of "E". Therefore, continued monitoring conditions at these three intersections and insuring LOS standards will not be exceeded shall be conducted as warranted.

CONSERVATION/OPEN SPACE/RECREATION ELEMENT

The following Implementation Actions shall implement the goals and policies of the Conservation/Open Space/Recreation Element of the General Plan:

➤ **IMP-5.1: Continue to Evaluate Strategies for Conservation of Energy Resources.**

The City's acknowledges the need to reduce energy consumption. Reduction in energy consumption will require continued evaluation of strategies that conserve energy resources. The City of Cypress will evaluate existing and evolving strategies that contribute to the conservation of energy resources in the City including, but not limited to; solar power, energy efficient building design and compliance with Title 24 Energy Regulations.

➤ **IMP-5.2: Continue to Implement the City's Landmark Tree Ordinance.**

The City of Cypress has identified a number of landmark trees within the City. These "landmark trees" provide a unique vegetative resource within the City. In order to preserve this resource, the City has established a landmark tree ordinance to protect trees from removal, alteration or pruning unless comparable replacement resources are provided. Continued application of the landmark tree ordinance will ensure the protection of this unique resource.

➤ **IMP-5.3: Implement Green Waste Program.**

Green waste represents a significant portion of the waste stream. Reduction in green waste generation ultimately reduces the demand for landfill spaces. The City is in the process of developing a Green Waste Program, which seeks to reduce green waste generation by 20 percent. Implementation of the goals and policies related to reducing waste generation requires full implementation of the Green Waste Program.

➤ **IMP-5.4: Seek Additional Cooperative Arrangements with Schools to Provide Open Space.**

The City of Cypress currently has informal use arrangements with both the Anaheim Union High School and Cypress Elementary School Districts to provide additional recreational resources for the City's residents. Capital investments required to provide additional park facilities and open space can be a motivating factor in establishing the shared use of these existing facilities. Therefore, the City of Cypress will seek additional opportunities to establish cooperative arrangements with schools to provide additional open space resources for its residents.

➤ **IMP-5.5: Seek Cooperative Arrangement with Other Park Departments and Districts.**

Establishment of cooperative arrangements with surrounding parks departments and districts will expand the opportunities for local residents as well as reduce the fiscal impacts associated with funding, development and maintenance of a diverse recreational program. Seeking cooperative arrangements with surrounding communities and districts will expand recreational choice with limited fiscal impacts.

NOISE ELEMENT

The following Implementation Actions shall implement the goals and policies of the Noise Element of the Cypress General Plan:

➤ **IMP-6.1: Continue to Review and Enforce the City' Noise Ordinance.**

The City's Noise Ordinance sets forth standards for acceptable noise levels citywide and provides the means to enforce the reduction of obnoxious or offensive noise, as set forth in Sections 13-64 through 13-78 of the Cypress Municipal Code. Enforcement of the Noise Ordinance includes requiring proposed development to show compliance with the ordinance, as well as requiring construction related activities and uses to comply with acceptable noise thresholds.

➤ **IMP-6.2: Continue to Enforce Site Planning and Design Standards for the Reduction of Noise Impacts.**

The City's Noise Ordinance and Municipal Code set forth the regulatory guidelines, criteria, site planning and design standards necessary to mitigate noise impacts associated with new development. In addition, regulations contained within the City's various Specific Plans provide site-specific standards related to noise abatement.

➤ **IMP-6.3: Continue to Coordinate Land Use Planning and Design Efforts Within the Environs of the Joint Forces Training Center (JFTC).**

The Joint Forces Training Center (JFTC) Los Alamitos is situated along the southern jurisdictional boundary of the City. Although the facility is not within the City's jurisdictional boundaries, the aircraft approach pattern's impact zone extends through the City. Therefore, it is imperative that future development within the JFTC environs thoroughly address land use impacts through the City's development review process.

AIR QUALITY ELEMENT

The following Implementation Actions shall implement the goals and policies of the Air Quality Element of the Cypress General Plan:

- **IMP-7.1: Coordinate the Implementation of Transportation and Land Use Measures as Contained in the Air Quality Management Plan (AQMP) with SCAQMD and SCAG.**

Air quality is a regional issue requiring the participation of local, and regional agencies in order to establish a coordinated effort in improving air quality in the region. The City of Cypress will continue with a coordinated effort to implement the provisions of the region's Air Quality Management Plan (AQMP) with the South Coast Air Quality Management District and the Southern California Association of Governments.

GROWTH MANAGEMENT ELEMENT

The Growth Management of the General Plan establishes policy guidance in order to comply with Measure M, the Orange County initiative that imposes requirements for funding related to transportation improvements. The following Implementation Actions shall implement the goals and policies of the Growth Management Element:

➤ **IMP-8.1: Continue to Implement the Development Mitigation Program.**

This program ensures new development pays its share of needed transportation improvements to the City's roadway network associated with that development. These requirements include the payment of citywide traffic fees, regional traffic fees and the Los Alamitos Settlement Agreement Traffic Fee. Continued implementation of this program will ensure that all future development will occur in conjunction with necessary transportation improvements.

➤ **IMP-8.2: Provide Annual Performance Monitoring.**

In order to provide for an annual evaluation of compliance with newly approved development phasing allocations, the City of Cypress Performance Monitoring Program provides an annual evaluation of the maintenance of transportation service levels. Annual traffic reports prepared under this program shall utilize data collected within three (3) months of preparation of the report.

➤ **IMP-8.3: Continue to Implement Comprehensive Phasing Program.**

In order to ensure that adequate infrastructure is constructed as development occurs, the City has instituted a Phasing Program linking construction with infrastructure improvements. The City will continue to implement this phasing program as a means to ensure the relationship between growth and the provision of infrastructure.

➤ **IMP-8.4: Continue to Implement Capital Improvement Program.**

The Capital Improvement Program estimates future development over a seven-year period and determines the necessary infrastructure and associated costs required for this new development. The Capital Improvement Program is closely linked to the Comprehensive Phasing Plans. The City will utilize the Capital Improvement Program to meet and maintain adopted Level of Service and Performance Standards.

HOUSING ELEMENT

GOALS AND POLICIES

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 in order 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.
 - 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 maintenance 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.

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: Use financial and/or regulatory incentives where feasible to encourage the development of affordable housing by both the private and public sectors.

- 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 Provide a variety of residential development opportunities in the City, ranging from low density to high density, as designated by Land Use policy.

PROVISION OF ADEQUATE HOUSING SITES

- HOU-4: Provide adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the City’s share of regional housing needs.
 - HOU-4.1: Encourage residential construction in areas which can be adequately served by public services and facilities in accordance with local plans and programs.
 - HOU-4.2: Facilitate development of a range of housing types in the City’s targeted areas including redevelopment areas Lincoln Avenue and Civic Center.
 - HOU-4.3: Identify available in-fill lots for future housing development opportunities
 - 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 financial and/or regulatory incentives where feasible to off-set 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.
 - HOU-5.5: Amend the zoning ordinance to permit the development of transitional housing in the City’s multi-family residential zones and emergency shelters in commercial and industrial zones, subject to a CUP.

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 to enforce fair housing laws prohibiting arbitrary discrimination in the sale or rental of housing with regard to race, ethnic background, religion, handicap, income, sex, age and household composition.
 - HOU-6.2: Promote housing which meets the special needs of elderly persons and the handicapped.
 - HOU-6.3: Encourage the provision of adequate housing to meet the needs of families of all sizes.
 - HOU-6.4: Continue active support and participation with the Orange County Fair Housing Council to further fair housing opportunities.

HOUSING PROGRAM STRATEGY

The goals and policies contained in the Housing Element 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 and Redevelopment Agency. 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 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.

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 IMP-1) included at the end of this section specifies for each program the following: five-year objective(s), time frame, funding source(s), and agency responsible for program implementation. With an estimated \$2.6 million available for Housing Fund expenditures from 2000 to 2004, and a Housing Fund balance of \$900,000 as of 7/1/2000, Cypress redevelopment housing funds will provide an important source of funding for implementation of the City’s housing programs.

CONSERVING THE EXISTING SUPPLY OF AFFORDABLE HOUSING

Conserving and improving the City’s housing stock is an important goal for Cypress. While most of Cypress’ housing stock is in good condition, approximately one-third of the City’s housing stock is 30 years or older, the age when most homes start to have rehabilitation needs. The proposed neighborhood Clean-Up program is an example of the City’s pro-active efforts to conserve its current housing stock. The neighborhoods identified as evidencing physical deterioration are specifically targeted for City housing improvement assistance.

➤ **1. Single Family Rehabilitation Programs**

1a. Home Enhancement Loan Program (Help II)

The Cypress Redevelopment Agency initiated the HELP II program to provide funds to low and moderate income single-family homeowners to assist with the provision of interior and exterior improvements of their homes. Currently, 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 loans which are completely forgiven after 10 years. The City is currently enhancing marketing efforts for the HELP II program to enhance utilization. One program modification under examination is the assessment of a nominal “up-front” fee for applicants to promote commitment to the program, and decrease the high attrition rate currently experienced.

1b. County CDBG Rehabilitation Loans

Cypress is a cooperating City in the rehabilitation loan program administered through the Orange County Department of Housing and Community Development. This program provides low interest rehabilitation loans to single-family and mobilehome households of up to \$15,000 per unit to lower (80% MFI) income homeowners. All health and safety problems must be corrected before any other home improvements can be made. Loans are limited to households located within the City’s CDBG target areas.

Five-Year Objective: The Redevelopment Agency will continue to provide rehabilitation loans to qualified low and moderate income homeowners. The objective is to provide rehabilitation assistance to 50 households during the five year planning period. In terms of rehabilitation assistance through the County’s CDBG program, the City will assist in advertising the program to eligible households, with the goal of assisting 25 households over the five year period.

➤ **2. Community Rental Rehabilitation Program**

This program proposed by the City’s Redevelopment Agency will provide funds for the upgrading of deteriorating and substandard rental properties within the City to assist income qualified tenants within the complexes. The comprehensive rehabilitation of larger rental properties can be undertaken through the pooling of public funds from various agencies, including the County’s Rental Rehabilitation Program which the City is eligible to participate in as part of the Urban County.

Five-Year Objective: By 2002, the Redevelopment Agency will develop policies and procedures for implementation of the Community Rental Rehabilitation Program. The objective is to rehabilitate twenty units with Agency assistance over the five year planning period, with additional units to be rehabilitated using outside funding sources.

➤ **3. Code Enforcement Program**

The objective of the City’s Code Enforcement Program is to bring substandard housing units into compliance with City codes. Cypress’ building inspectors work closely with the City 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 they may be eligible for in correcting code violations.

Five-Year Objective: The City will continue to operate its code enforcement program to stem housing deterioration.

➤ **4. Neighborhood Clean-Up Program**

This program proposed by the City will provide trash receptacles, on a periodic basis, to predominately low and moderate income neighborhoods for the purpose of waste disposal and neighborhood cleanup. The provision of funds and/or materials for the purpose of performing deferred maintenance and repair (including exterior painting and roof repair) to properties will also be incorporated into the program. An initial community outreach event is proposed to be conducted in each neighborhood to provide information on available housing rehabilitation and homeownership programs, followed by a neighborhood clean-up day. The Neighborhood Clean-up Program will be administered in conjunction with the provision of proactive code enforcement activity.

Five-Year Objective: The City has submitted an application to the County Housing and Community Development Department (HCD) for CDBG funds to initiate a Neighborhood Clean-Up Program. Funding would initially be for the 2001-2003 period, at which time the City will reassess the need to continue the program and pursue additional funds as necessary.

➤ **5. Preservation Of Assisted Rental Housing**

Preservation of the City's existing stock of subsidized housing units is far more cost effective than replacing affordable units through new construction. While the City has four subsidized rental projects, only one of these projects is at-risk of conversion to market rate during the next ten year period. The project – 8781 Walker Avenue – is a 42 unit project which was granted a density bonus for setting aside eight (20%) of the project's units for low income households for a ten year period expiring in September, 2001. The project owner accepts Section 8 tenants for the eight income restricted units, although Section 8 assistance is tenant based and not tied to the project. Because Fair Market Rents (FMRs) under the Section 8 program are higher than actual rents in the open market in Cypress, this serves as a strong incentive for the property owner to continue participation in the Section 8 program.

Even though 8781 Walker is at relatively low risk of conversion to market rate, the following are strategies the City may undertake as necessary to preserve this project as affordable rental housing.

- a. **Monitor Units At-Risk:** Contact project owner as expiration date on restricted units approach to determine the intent of property owner. Discuss with owner the City's desire to preserve at risk units as affordable to low income households.
- b. **Work With Potential Priority Purchasers:** Establish and maintain close contact with public and non-profit agencies, such as the Orange County Community Housing Corporation (OCCHC), interested in purchasing and/or managing units at-risk to inform them of the status of at-risk projects. Solicit technical assistance for additional means of preserving these units at risk from OCCHC and the California housing partnership.
- c. **Evaluate Provision Of Locally Funded Rent Subsidies:** Should market conditions improve in Cypress such that the project owner no longer participates in the Section 8 program, or if Section 8 assistance were no longer available from HUD, additional subsidies would be necessary to maintain affordability to very low income households. The City's Redevelopment Agency could enter into a rent agreement

with the project owner of 8781 Walker to provide the necessary rent subsidies, estimated at an annual subsidy amount of about \$6,000.

Five-year Objective: The City will seek to preserve the affordability of the eight lower income units at 8781 Walker Avenue.

➤ **6. Section 8 Rental Assistance Program**

The Section 8 Rental Assistance Program extends rental subsidies to very low-income households who spend more than 30 percent of their gross income on housing. Rental assistance not only addresses housing affordability, but also overcrowding by allowing families that may be “doubling up” to afford their own housing. The County Housing and Community Development Department, through the Orange County Housing Authority (OCHA), coordinates Section 8 rental housing on behalf of the City of Cypress.

Five-year Objective: The city's objective is to continue current levels of Section 8 rental assistance, and to direct eligible households to the County program.

➤ **7. Rental Deposit Guarantee Program**

This program proposed by the City would assist income-qualified renters currently residing in local area motels with funds to cover the initial “upfront” costs of securing an apartment. Up to \$3,000 would be allocated per household to cover first and last month’s rent and the security deposit. Program participants would be required to satisfactorily complete a financial and “life skills” training program before receiving assistance.

Five-year Objective: The City has submitted an application to the County Housing and Community Development Department (HCD) for CDBG funds to establish a rental deposit guarantee program. Funding would be for the 2001-2003 period, and would enable the City to assist approximately 20 households over the two year period. Should the City not be awarded CDBG funds for this purpose, the City will consider directing redevelopment housing set-aside funds to implement this program.

ASSISTING IN THE PROVISION OF AFFORDABLE HOUSING

To enable more households, especially renters, to own homes in Cypress, the City offers programs for first-time homebuyer assistance. 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. The following programs attempt to address the overall need for the provision of both affordable homeownership and rental housing in Cypress.

➤ **8. Home Equity Loan Program (Help I)**

The Cypress Redevelopment Agency initiated the HELP I Program in 1997 to provide funds to low and moderate-income homebuyers who wish to purchase a home within the City, including households who have not owned a home within the last three years. Loans of up to \$25,000 are available to program participants for help with the down payment, including a portion of non-recurring closing costs. The City reassessed the HELP I Program in 2000, and expanded eligibility to permit mobilehome owners to participate in the program. The City has also expanded the level of redevelopment set-aside directed to this program given the demand for assistance.

Five-year Objective: The City’s objective is to provide assistance to 60 first-time homebuyers

over the five year planning period.

➤ **9. Mortgage Credit Certificate**

The Mortgage Credit Certificate (MCC) program is a federal program that allows qualified first-time homebuyers to take an annual credit against federal income taxes of up to 15 percent of the annual interest paid on the applicant's mortgage. This enables homebuyers to have more income available to qualify for a mortgage loan and make the monthly mortgage payments. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal income tax withholding. The MCC program has covenant restrictions to ensure the affordability of the participating homes for a period of 15 years. MCCs can be used in conjunction with Cypress' HELP I program.

Five-year Objective: Through the County, the City will continue to provide MCCS to qualified first-time homebuyers. The objective is to provide four (4) MCCS per year.

➤ **10. Affordable Housing Development**

For-profit and non-profit housing developers can play an important role in providing affordable housing in Cypress. The City has granted land write-downs, regulatory incentives, and direct financial assistance to a number of developers to provide both ownership and rental housing to low- and moderate-income households.

A major focus of the Lincoln Avenue Specific Plan is to provide for housing at key locations along Lincoln Avenue, although current market conditions do not support residential development along this corridor without some form of subsidy. The City and Redevelopment Agency could offer financial and regulatory incentives for the development of affordable housing within mixed use developments along Lincoln Avenue in support of both land use and housing goals.

Five-year Objective: The City will continue to provide financial and regulatory incentives to private developers to increase the supply of affordable housing in Cypress. Consistent with the redevelopment agency's implementation plan, the City's five year objective will be to assist in the development of 36 affordable units.

➤ **11. Density Bonus**

The City of Cypress has incorporated provisions into its Zoning Code (Section 9, Division 3) to allow density bonuses in return for guarantees of affordable dwelling units in new construction as provided by State law. Density increases of greater than 25 percent may be granted if a higher percentage of units beyond the minimum eligibility requirements are designated for lower income households. 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. The developer shall agree to and the City shall ensure continued affordability of all lower income density bonus units for a minimum 30-year period. These standards are enforced through a Density Bonus Agreement which serves as a contract between the City and the developer.

Five-year Objective: The City will continue to utilize density bonuses as a means of supporting the development of mixed income housing projects.

PROVIDING ADEQUATE HOUSING SITES

A major element in meeting the housing needs of all segments of the community is the provision of adequate sites of all types, sizes and prices of housing. The City's General Plan, Zoning Ordinance, and specific plans dictate where housing may locate, thereby affecting the supply of land available for residential development.

➤ **12. Land Use Element**

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes and prices. This is an important function in both zoning and General Plan land use designations. A variety of residential types are provided for in Cypress, ranging in density from one to 20 dwelling units per acre, with higher densities achievable through the City's density bonus provisions. The residential development capacity under the Cypress Land Use Plan is adequate to meet the City's share of regional housing needs, which has been identified as 578 dwelling units over the next five years. In addition, the Lincoln Avenue Specific Plan permits multifamily residential densities above ground floor commercial uses of up to 25 units per acre.

Five-year Objective: The City will continue to provide appropriate land use designations, coupled with incentives for the development of affordable housing, to address its share of regional housing needs.

➤ **13. Residential Site Inventory**

As an established City with the majority of remaining residential development opportunities to occur through infill, an active program for site identification is essential in Cypress. In conjunction with update of the General Plan and development of a computerized land use data base, City planning staff have initiated a program to maintain an inventory of vacant and redevelopable residential sites in Cypress for use by interested parties in identifying development opportunities.

Five-year Objective: The City will maintain an up-to-date residential sites inventory, and provide this inventory to interested developers.

REMOVING GOVERNMENTAL CONSTRAINTS

Under current state law, 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.

➤ **14. Regulatory And Financial Assistance**

Cypress has a strong track record in providing regulatory and/or financial incentives to facilitate the development of affordable housing. The City can provide the following incentives to for-profit and non-profit developers to reduce the costs of providing affordable housing: density bonus, deferral of development impact fees, flexible development standards, assistance in applying for public funds as well as any other viable means. Where direct Agency assistance is involved, the City would typically enter into a Development Agreement which may also provide regulatory relief from density, parking, and other multi-family development standards in exchange for affordable housing.

Five-year Objectives: The City will continue to offer regulatory and/or financial incentives to facilitate the provision of affordable housing by private developers. The City will periodically review all regulations, ordinances, and residential fees related to housing rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate.

➤ **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.

Five-year Objective: The City will continue to offer streamline development processing, and will offer priority processing for affordable housing developments.

PROMOTING EQUAL HOUSING OPPORTUNITIES

To adequately meet the housing needs of all segments of the community, the housing plan 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.

➤ **16. 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 the public counter, and through the City's newsletter.

Five-year 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 IMP-1
HOUSING IMPLEMENTATION PROGRAM SUMMARY**

Housing Program	Program Goal	Five-Year Objective(s)/ Time Frame	Funding Source(s)	Responsible Agency
Conserving the Existing Supply of Affordable Housing				
1. Single-Family Rehabilitation 1a. Home Enhancement Loan Program (HELP II) 1b. County CDBG Rehab	Assist homeowners with the improvement of their homes.	Provide rehabilitation assistance to 50 households. Assist 25 households	Redevelopment Set-Aside Funds CDBG	Community Development Department Orange County HCD
2. Community Rental Rehabilitation Program	Upgrade deteriorating and substandard rental properties.	Establish policies and procedures by 2002, and rehabilitate 20 units with Agency assistance.	Redevelopment Set-Aside Funds; HOME; Other Funds	Community Development Department; Orange County HCD
3. Code Enforcement Program	Bring substandard units into compliance with City codes.	Continue to operate the Code Enforcement Program.	General Fund	Community Development Department
4. Neighborhood Cleanup Program	Provide assistance for neighborhood cleanup projects.	Pursue County CDBG funds in 2000 to implement neighborhood clean-up program in targeted neighborhoods in 2001 - 2003.	CDBG	Community Development Department; Orange County HCD
5. Preservation of Assisted Rental Housing	Preserve the City's at-risk housing stock.	Preserve the affordability of the 8 lower income units at 8781 Walker Avenue.	Redevelopment Set-Aside Funds (as necessary)	Community Development Department
6. Section 8 Rental Assistance Program	Provide rental subsidies to very low-income households.	Continue current levels of rental assistance and direct eligible households to the County program.	HUD	Orange County Housing Authority
7. Rent Deposit Guarantee Program	Help income-qualified renters residing in motels to cover the initial "upfront" costs of securing an apartment.	Apply to County HCD for CDBG funds in 2000, and begin program implementation in 2001. Provide assistance to approximately 20 households.	CDBG; Redevelopment Set-Aside Funds (as necessary)	Community Development Department; Orange County HCD
Assisting in the Provision of Housing				
8. Home Equity Loan Program (HELP I)	Expand homeownership opportunities for lower and moderate-income homebuyers.	Provide assistance to 60 first-time homebuyers.	Redevelopment Set-Aside Funds	Community Development Department
9. Mortgage Credit Certificate (MCC)	Expand homeownership opportunities for lower and moderate-income homebuyers.	Provide 4 MCCs annually.	Federal Tax Credits	Orange County Community Development Commission

Housing Program	Program Goal	Five-Year Objective(s)/ Time Frame	Funding Source(s)	Responsible Agency
10. Affordable Housing Development	Facilitate affordable housing development by for-profit and non-profit housing developers/corporations.	Continue to provide financial and regulatory incentives to private developers. Assist in the development of 36 affordable units.	Redevelopment Set-Aside Funds	Community Development Department
11. Density Bonus	Facilitate the development of mixed income housing projects.	Continue to utilize density bonuses to support development of mixed income housing projects.	Redevelopment Set-Aside Funds (as necessary)	Community Development Department
Providing Adequate Residential Sites				
12. Land Use Element	Provide adequate sites for future housing development.	Provide appropriate land use designations, coupled with incentives for the development of affordable housing, to address the City's share of regional housing needs.	Redevelopment Set-Aside Funds (as necessary)	Community Development Department
13. Residential Site Inventory	Identify sites for future housing development.	Beginning in 2000 with the General Plan update, maintain an up-to-date residential sites inventory, and provide to interested developers.	General Fund	Community Development Department
Removing Governmental Constraints				
14. Regulatory and Financial Assistance	Facilitate the production of affordable housing through provision of regulatory and financial assistance.	Continue to offer incentives for affordable housing. Periodically review all regulations, ordinances, and fees.	Redevelopment Set-Aside Funds	Community Development Department
15. Efficient Project Processing	Provide efficient development processing procedures.	Continue to offer stream-line development processing. Offer priority processing for affordable housing developments.	General Fund	Community Development Department
Promoting Equal Housing Opportunities				
16. Fair Housing Program	Further fair housing practices in the community.	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.	CDBG	Community Development Department; Orange County Fair Housing Council
Five-Year Goals Summary: TOTAL UNITS TO BE CONSTRUCTED: 578 (107 Very Low, 73 Low, 171 Moderate, 227 Upper) TOTAL UNITS TO BE REHABILITATED: 95 (60 Low, 35 Moderate) TOTAL UNITS TO BE CONSERVED: Maintain current levels of Section 8 rent subsidies for very low income households. Conserve 124 low and moderate income assisted rental units. Preserve two mobile home parks (370 units).				