



HOUSING ELEMENT UPDATE 2013–2021

City of Cerritos











City Council Adoption January 27, 2014

A City with Vision

CERRITOS HOUSING ELEMENT UPDATE

Housing Element Cycle

2013-2021



Adopted January 27, 2014

City of Cerritos 18125 Bloomfield Avenue Cerritos, CA 90703-3130 (562) 916-1201 phone (562) 916-1371 fax www.cerritos.us



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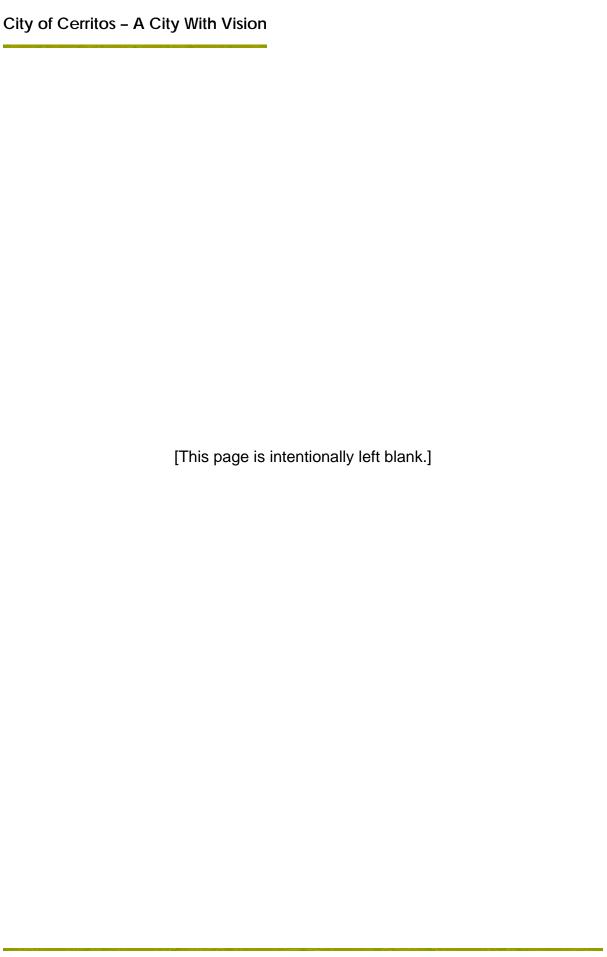
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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

The Housing Element of the City's General Plan establishes the City's policy strategy for housing development and guides all housing activities in the City. The document addresses the manner in which the City will accommodate all types of housing needs for all income levels in the City for the applicable Housing Element period.

According to State Government Code Section 65583, it is mandatory that each city and county prepare a Housing Element as part of the General Plan, consisting of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element should identify adequate sites for all types of housing and shall make adequate provision for the existing and projected needs of all economic segments of the community.

Further, the referenced Code Section states that the Housing Element must include:

- 1) An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs; and
- 2) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

Housing Element legislation also requires that a schedule of actions be established to achieve identified goals and objectives. Finally, the final Housing Element document must be approved by the State of California Department of Housing and Community Development (HCD). The approval of the Housing Element by HCD is important to cities because non-compliance could result in the potential suspension by the State of the City's authority to approve discretionary approvals (permits). In addition, cities that are in non-compliance may not be able to apply for State grants and loans.

The development of this Housing Element has occurred through five steps that are revisited with each Housing Element planning cycle: evaluate housing needs, analyze resources and constraints, refine goals and policies, develop an action plan (Housing Program) and implement the Housing Program. This process is developed in concert with community stakeholders.

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The Cerritos 2013-2021 Housing Element has nine (9) chapters, and includes all required State mandated topics. The following pages provide a brief synopsis of each chapter:

Chapter 1 – Overview/Public Participation

Redevelopment in Cerritos

- a. Over the past 40 years, redevelopment has funded a variety of infrastructure projects, including four award winning affordable housing developments.
- b. On February 1, 2012, redevelopment agencies were dissolved in the state of California, which resulted in the loss of \$30 million in annual tax increment revenue to the City of Cerritos. Of this loss, approximately \$6 million (20%) of said funds were annually allocated to the provision of housing and housing programs.
- c. Despite the loss of redevelopment, the City is committed to, and will continue its best efforts to, address housing needs based on the availability of future funding.

Public Participation

- a. On April 27, 2013, the City participated in the Cerritos Community Spring Festival where City staff distributed comment cards and addressed questions from the public in regard to the Housing Element.
- b. The City conducted the required minimum 30 day public review and comment period.

- c. On August 14, 2013 the City conducted a public workshop with the community for further discussion of the Housing Element to solicit public input with regard to the document. Further, two additional public meetings/ hearings are scheduled for September 4, 2013 with the Planning Commission and September 26, 2013 with the City Council at which time members of the community will be able to provide comment and input on the Housing Element.
- d. The Housing Element was adopted by the City Council on January 27, 2014.

Chapter 2 – Review and Revise

Program Evaluation

- a. The City evaluated 29 Housing Element programs for appropriateness, effectiveness, and progress.
- b. The City is recommending a total of 27 programs for the 2013-2021 Housing Element that had previously been included in the 2008-2013 Housing Element. It should be noted that 16 of the programs that are included within this category have been directly impacted by the dissolution of redevelopment. Accordingly, the City will only be able to implement said programs upon the identification of a suitable funding source.
- c. Two programs relating to the implementation of redevelopment-related activities from the 2008-2013 Housing Element will not be included in the 2013-2021 Housing Element as they are no longer applicable given the dissolution of redevelopment in California.

Chapter 3 – Existing Housing Needs

<u>Demographic Data</u>

- a. Cerritos population decreased by three percent from 2000 (51,488) to 2010 (49.041).
- b. The median age increased from 39.3 years to 44 years.
- c. The Asian/Pacific Islander population represents the largest population at 62 percent. This represents a one percent increase from 2000.
- d. The City has 15,175 households, which represents a one percent decrease from 2000.
- e. The median number of persons per household in Cerritos is three to four persons, representing 43 percent of households.
- f. Cerritos median household income in 2010 was \$88,742, an increase of 22 percent from 2000.
- g. According to the 2010 Census, 4 percent of Cerritos households are overcrowded.
- h. In 2013 (April 2013), the average single-family home sales price in Cerritos was \$550,000, which represents a 92 percent increase from 2000.
- i. In 2013 (April 2013), the average condominium sales price in Cerritos was \$283,882, which represents a 122 percent increase from 2000.
- j. An average two bedroom apartment rent is \$1,856.
- k. Cerritos has 54 percent of renters overpaying for rent and 39 percent of homeowners overpaying for their mortgage (35% or more).

Chapter 4 – Special Housing Needs

<u>Seniors</u>

- a. There are 8,671 seniors over 65 in the City, which represents a 75 percent increase from 2000.
- b. A majority of senior households are homeowners (60 percent).

Disabled Persons

a. There are 6,390 disabled persons in the City, which represents thirteen percent of the population.

Large Families

a. According the 2010 Census, 17 percent of renter and owner households in Cerritos are large families. Large families are defined as households with 5 or more people.

Single Parent Households

- a. Currently, non family households account for 14 percent of households in Cerritos.
- b. According to the 2010 Census, 86 percent of households were headed by married couples.
- c. In Cerritos, there are 564 female households with their own children under 18 years of age.

Chapter 5 – Projected Housing Needs

RHNA is a process that devises the number of housing units a city or county must plan for in its Housing Element. The RHNA process starts with the California Department of Finance's estimate of the State's total housing needs for all income levels. That number is divided proportionately among the State's regions, and then is further divided and assigned to each city and county by regional council's of government. Cerritos' RHNA allocation of 86 units for the 2013-2021 Housing Element includes:

a. Very low income units:
b. Low income units:
c. Moderate income units:
d. Above moderate income units:
e. Total RHNA Units:

Chapter 6 - Site Inventory and Analysis

Summary of Sites Available for Residential Developments

- a. Currently, there are three sites that have been approved for residential development and are pending construction.
- b. The City has identified eight sites for potential residential development. These sites will satisfy the required 86 RHNA units from the 2013-2021 Housing Element

- planning cycle. These eight sites may accommodate up to a total of 203 single-family units and up to 1,011 multi-family units.
- c. Only one vacant parcel, located on the northeast corner of Clarkdale Avenue and Aclare Street, was identified as suitable for residential development (Site 1).

Emergency (Homeless) Shelters

a. As required by SB 2, the City has identified an industrially zoned area to potentially accommodate emergency (homeless) shelters. This subject area is bounded by the North Fork Coyote Creek River Channel to the west, Coyote Creek Channel to the north, Valley View Avenue to the east and 183rd Street to the south. The subject site was identified as a suitable location for the potential development of an emergency homeless shelter due to its size and existing infrastructure. Further, the site was identified because of its close proximity to places of employment and public transportation, the use of which could assist homeless persons in ultimately obtaining permanent housing. Finally, the site is desirable due to its limited potential to impact sensitive land uses, including existing residential uses located to the west beyond Coyote Creek.

<u>Transitional and Supportive Housing</u>

a. SB 2 also includes provisions that require cities to provide transitional housing in order to facilitate the movement of homeless individuals and families to permanent housing. A homeless person may live in a transitional unit for up to two (2) years while receiving supportive services that enable independent living, such as counseling and job training. The City is legally obligated to permit transitional housing within existing residential areas without undue regulatory requirements. Therefore, the City will permit by right transitional and supportive housing in all residential zones.

Farm Worker Housing/Factory Built Housing

a. Due to the lack of land in the City zoned Agricultural, farm workers are not a significant component of the general population of Cerritos. The City permits manufactured housing suitable to support farm worker housing in the RS-Single Family Residential zones and these structures are subject to the same property development standards as other residentially zoned properties.

Multi-Family Housing

a. The City has identified sites that may be suitable for multi-family residential uses. If developed as multi-family residential, these sites could accommodate up to 989 units.

Extremely Low-Income Units

a. State law requires that the City address the needs of extremely low-income households. Accordingly, the City is required to facilitate the development of housing through the identification of suitable locations for 12 extremely low-income households. This has been accomplished through the City's evaluation of potential housing sites, as included within the 2013-2021 Housing Element.

Chapter 7 – Constraints

Constraint Removal Efforts

The removal of constraints on the provision of housing and housing programs is an important requirement of the Housing Element. Below is a brief overview of some of the efforts made by the City to promote housing and remove potential constraints.

- a. Cerritos maintains some of the lowest residential permit application fees in the local area.
- b. The City Council adopted Resolution No. 2006-24, which requires that the City give water and sewer service priority to development projects with an affordable housing component when there are competing development projects seeking utility services in an area deemed to have limited wastewater capacity or water supply.
- c. The City adopted Ordinance 916, which established a detailed administrative procedure for reasonable accommodations requests from existing site design standards for all properties in the City of Cerritos (Chapter 23.30 of the Cerritos Municipal Code).
- d. The City will continue to utilize Area Development Plan designations to allow design flexibility to accommodate various housing types.
- e. The City will continue to explore the possibility of incorporating additional recommendations to encourage the development of "green" buildings without resulting in additional costs or other burdens upon developers, building owners or occupants. The City will also develop Green Building Guidelines to explain possible ways of achieving green building goals.

Chapter 8 – The City of Cerritos Housing Program

Programs

The Housing Program serves as the implementation plan for the Housing Element and will provide vision and direction to the City during the 2013-2021 Housing Element planning cycle. The Housing Program includes 26 programs for the 2013-2021 Housing Element that are intended to preserve and promote housing in the City of Cerritos.

Chapter 9 – Neighborhood and Community Resources

At-Risk Housing

a. California Housing Element Law requires all jurisdictions to include a study of all low income housing units which may at some time be lost due to the expiration of affordability restrictions. During the 2013-2021 Housing Element cycle, there are no units at risk of converting from affordable to market rate.

Strategies to Retain Affordable Units

a. The City has identified 22 strategies and resources for retaining affordable housing units. In addition, the City has also identified the Low and Moderate Income Housing Asset Fund as potential funding for the City's affordable housing programs.





Chapter I OVERVIEW/ PUBLIC PARTICIPATION

CHAPTER 1 – OVERVIEW AND PUBLIC PARTICIPATION

Section 1.1 - Redevelopment in Cerritos

Throughout much of its history, Cerritos has relied upon and utilized revenue derived from tax increment generated by the Cerritos Redevelopment Agency (CRA). Adopted and implemented approximately 40 years ago in accordance with California Redevelopment Law, the CRA was established in order to assist in the remediation of blighted conditions associated with undeveloped and unproductive vacant land, remove substandard conditions in the area, coordinate the development of various land use types (including the provision of affordable housing) and develop public services and facilities that best serve the area. To accomplish these objectives, the CRA established two project areas (Los Cerritos and Los Coyotes, respectively) that encompassed approximately 40% of the total area of the City.

Over the years the CRA has generated millions of dollars in tax increment revenue that has been re-invested into the community. Projects that have been directly funded by tax increment revenue include the Cerritos Sheriff's Station, Fire Station #30, the Cerritos Senior Center, many community parks and gymnasiums and the Cerritos Towne Center to name a few.

In addition to the above-referenced projects, at least 20% of the tax increment proceeds generated by the CRA had been set aside for the provision of affordable housing and the implementation of affordable housing programs. Accordingly, the CRA utilized its housing set-aside funds to develop all four (4) of the City's award-winning affordable housing developments. The projects include Emerald Villas, Pioneer Villas, Vintage Cerritos and Fountain Walk. Combined the four developments provide 389 units of affordable housing within Cerritos. The unit breakdown for each development is as follows:

Emerald Villas – 126 units Pioneer Villas – 98 units Vintage Cerritos – 147 units Fountain Walk – 18 units

Redevelopment Dissolution

A proposal to dissolve redevelopment agencies Statewide was included as part of California's budget for the 2011-12 fiscal year. The resulting legislation, known as Assembly Bill 1X 26 ("AB 26"), was enacted in June 2011 as part of the FY 2011-2012 State budget package. Under the provisions of AB 26, the bill dissolved redevelopment agencies, prevented agencies from engaging in new activities, established a process for winding down current agency activities and set forth a mechanism for the distribution of funds from current agencies to other local taxing entities. In accordance with this legislation, over 400 California redevelopment agencies (including the Cerritos Redevelopment Agency) were dissolved effective February 1, 2012. In addition, in June 2012, as part of the FY 2012-13 State budget package, the California State Legislature passed Assembly Bill 1484 ("AB 1484") the primary purpose of which was to make

technical and substantive amendments to AB 26 in order to address various issues at the State and local level that surfaced while attempting to dissolve redevelopment agencies.

Loss of Tax Increment Revenue

The impact of this legislation on Cerritos has been significant. Upon dissolution, the CRA immediately lost approximately \$30 million in annual tax increment revenue that could have been used for continued re-investment in the community. Further, 20% of these funds, or approximately \$6 million annually, has been lost that would have been dedicated to the provision of affordable housing and affordable housing programs. In addition to the loss of future tax increment revenue and housing set-aside monies, Cerritos was required by the State to disburse to the County Auditor-Controller approximately \$10.1 million in funds that had been accumulated within its 20% housing set-aside reserve and had been earmarked for future housing projects, such as the now defunct Cuesta Villas Affordable Housing Development, which would have provided 247 low-income affordable housing units. A discussion of the loss of the referenced reserve funds follows.

Mandatory Payment Requirements

In addition to the loss of tax increment revenue, as of September, 2013 Cerritos has been ordered by the State to make a total of three (3) payments to the Los Angeles County Auditor Controller's Office for distribution to other taxing entities. The referenced payments include a Residual Property Tax Payment (RPTP), a Low and Moderate Income Housing Fund Due Diligence Review Payment (LMIHF DDR) and an All Other Funds and Accounts Due Diligence Review Payment (OFA DDR). Cerritos has remitted payment for the RPTP in the amount of approximately \$6 million and approximately \$10.1 in funds for the LMIHF DDR (as indicated previously). The combined total of Cerritos' remittance to the County to date is approximately \$16.1 million. Cerritos disputes and is currently pursuing litigation regarding payment determinations made by the State Department of Finance (DOF) for the OFA DDR.

Recognized Obligation Payment Schedules

Every six months the former redevelopment agencies (now referred to as successor agencies) are required by AB 26 to submit a Recognized Obligation Payment Schedule (ROPS) to the DOF that lists all enforceable obligations of the successor agency during a six month period. Based on the obligations listed within the ROPS, the DOF issues a determination outlining its objections to any obligations listed and distributes monies to the successor agency to cover expenses associated with approved obligations of the former redevelopment agency. Obligations of the former redevelopment agency that are not funded by DOF through the ROPS process must be funded by the City through the use of general fund or other monies.

Since the implementation of this requirement the City of Cerritos has submitted four ROPS to DOF outlining obligations of the former CRA that should be funded by DOF. The DOF has deemed that a total of \$18.1 million in obligations are not considered enforceable and are therefore not eligible for Redevelopment Property Tax Trust Fund

(RPTTF) funding. This determination has left the City in a position where it must meet these obligations using already depleted general funds. The City is pursuing litigation against DOF in an effort to recover a portion of the \$18.1 million RPTTF funding shortfall; however, the disposition of this litigation is unknown at this time.

Loss of Redevelopment Staff

Prior to the dissolution of redevelopment, the CRA had two dedicated staff members that were responsible for managing the City's affordable housing programs. Unfortunately, with the loss of redevelopment and the subsequent loss of available funds, the City was not able to retain these positions. The duties of these two positions had to be re-assigned to other City staff members who are primarily responsible for completing the extensive work required for the winding down of the CRA. Accordingly, as a direct result of the loss of redevelopment, the City no longer has adequate staff and funding to properly manage and/or administer the City's housing programs.

Summary

Taken as whole, AB 26 and AB 1484 have had a major impact on Cerritos and its ability to properly fund and support its affordable housing programs. As mentioned, Cerritos had long used redevelopment tax increment funds to provide many services and programs to the community. This included construction of four award winning affordable housing developments and all of the City's affordable housing programs. As of September, 2013 Cerritos has lost \$30 million in annual tax increment revenue, has been required to make at least \$16.1 million in mandatory payments to Los Angeles County, has had to address \$18.1 million in funding shortfalls based on DOF determinations, and has lost two key staff positions necessary to administer the City's affordable housing program. Cumulatively, the loses totaling approximately \$64 million, make the provision of affordable housing and programs exceedingly difficult, especially when considered in light of the ongoing economic difficulties facing most California cities. Despite these losses imposed by the State, the City of Cerritos remains committed to providing an effective affordable housing program and will continue its best efforts to address housing needs based on the availability of future funding.

Section 1.2 - Overview and Public Participation

Each governing body (City Council) of a local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the city or county. The Housing Element is one of the seven mandated elements of the local General Plan. Housing Element law (Government Code Section 65580 et seq.) enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing developments. As a result, housing policy in the State rests largely upon the effective implementation of local General Plans and, in particular, local Housing Elements. Housing Element law also requires the Department of Housing and Community Development (HCD) to review

local Housing Elements for compliance with State law and to report its written findings to the local government.

Government Code Section 65583(c)(7) states that the 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.

Section 1.3 - Introduction to the Housing Element

Accommodating the housing needs of the State of California is an important goal for the City of Cerritos, regional agencies and State agencies. As the population of the State continues to grow and pressure on resources increases, Cerritos is concerned with providing adequate housing opportunities while maintaining a high standard of living for all citizens in the community. This Housing Element was created in compliance with State General Plan law pertaining to Housing Elements and was certified by HCD on (Pending Date).

Section 1.4 - Purpose

The State of California has declared that the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. In addition, early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of all economic levels (Government Code Section 65580). Further, State Housing Element law requires an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs (Government Code Section 65583).

The law requires:

- ✓ An analysis of population and employment trends;
- ✓ An analysis of the City's fair share of the regional housing needs;
- ✓ An analysis of household characteristics;
- ✓ An inventory of suitable land for residential development;
- ✓ An analysis of governmental and non-governmental constraints on the improvement, maintenance and development of housing;
- ✓ An analysis of special housing needs;
- ✓ An analysis of opportunities for energy conservation; and
- ✓ An analysis of publicly assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules which promote preservation, improvement and development of diverse types and costs of housing throughout Cerritos.

Section 1.5 - Organization

The Cerritos Housing Element is organized into five primary sections:

- 1. Review of Previous Element: an evaluation of the previous element based on appropriateness, effectiveness and progress of the previous housing program;
- 2. Housing Needs: an analysis of demographic variables, such as population, employment and households;
- Inventory of Resources: an analysis of the housing supply, housing condition, housing vacancy, housing affordability, neighborhood resources and at-risk units;
- 4. Constraints: an identification of governmental constraints, non-governmental constraints and opportunities for energy conservation; and,
- 5. Housing Program: an identification of housing goals, policies and objectives, as well as funding sources, schedules for implementation, and a summary of quantified objectives.

Section 1.6 - Relationship to Other Elements

State law requires that the General Plan and Elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies (Government Code Section 65300.5). The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City. The Housing Element is part of the Cerritos General Plan. All elements of the Cerritos General Plan have been reviewed for consistency and completed in coordination with the Housing Element. In addition, the Department of Community Development will work on an ongoing continuous basis to ensure that the Housing Element remains consistent with the goals and objectives of the General Plan throughout the 2013-2021 planning period. Should any of the existing elements of the General Plan be amended during the referenced planning period, the Housing Element will be reviewed concurrently to ensure that said element remains in compliance and consistency with the Cerritos General Plan.

Section 1.7 - The State Housing Goal

Attainment of the State's housing goal is approached by passing down gross allocations of housing unit goals to regional governments, which in turn allocate the housing unit goals to counties and cities. At this time, counties and cities analyze the needs of their respective communities in the formulation of a Housing Program. The Housing Program sets forth goals, policies and objectives intended to facilitate the attainment of the local housing unit goals and ultimately the State housing goal. The Regional Housing Needs Assessment (RHNA) is a process that devises the number of housing units a city, county or agency must plan for in its Housing Element. The RHNA process starts with the California Department of Finance's estimate of the state's total housing needs from all income levels. That number is divided proportionately among the state's regions, then further divided and assigned to each city and county by regional councils of governments.

Section 1.8 - Cerritos Housing Goals and Policies (2008-2013 Adopted Housing Element)

The goals and policies of the Housing Element provide direction for the City's programs or actions. The goals and polices and subsequent programs or actions were formulated to address the existing and future housing needs of all segments of the community according to the state, regional and county framework, in concert with the City's housing needs, resources and constraints. On the following page are the goals and policies from the previously adopted 2008-2013 Housing Element.

Goals and Policies

Goal:	HOU-1	Encourage the provision of a wide range of housing types.
Policies:	HOU-1.1	Facilitate the development of housing for all household types, including special needs.
	HOU-1.2	Coordinate and cooperate with State, regional and local governments and agencies toward the attainment of the State housing goal.
	HOU-1.3	Maintain Residential Assistance Grant Program (G-RAP) and the Residential Assistance Loan Program (L-RAP) for low-income households and special needs groups.
	HOU-1.4	Require the preservation of affordable housing, when possible.
Goal:	HOU-2	Promote the minimization of constraints on housing development.
Goal: Policies:	HOU-2 HOU-2.1	•
		development. Provide incentives to affordable housing developers in the form of financial contributions, density bonus, land contributions, development and design flexibility, and fee
	HOU-2.1	development. Provide incentives to affordable housing developers in the form of financial contributions, density bonus, land contributions, development and design flexibility, and fee waivers. Assist developers in the identification of suitable residential

	HOU-2.5	Promote flexibility in development standards for innovative developments.
Goal: <i>HOU-</i>	3	Preserve and enhance the quality of the existing housing stock.
Policies:	HOU-3.1	Encourage the maintenance and repair of existing housing.
	HOU-3.2	Support neighborhood associations and residents in the pursuit of City Wide Pride.
	HOU-3.3	Encourage the conservation of natural resources and the reduction of energy conservation through the promotion of alternative energy sources.
	HOU-3.4	Continue with the removal program for lead-based paint and asbestos hazards.
	HOU-3.5	Encourage green building design for residential projects.
	HOU-3.6	Encourage attractive design for home remodels and enlargements.
Goal:	HOU-4	Provide opportunities for home ownership.
Policies:	HOU-4.1	Improve housing assistance for low and moderate income households to obtain homeownership.
	HOU-4.2	Utilize public and private funds to assist first-time homebuyers.
	HOU-4.3	Foster relationships with public and private agencies to increase first-time homebuyer opportunities.

Section 1.9 - Public Participation

Government Code 65583(c) (7) states that "The 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." With this in mind, the City participated in public outreach to educate and engage the community on the City's affordable housing program and the development of the Housing Element.

Opportunities for residents to recommend strategies and comment on Cerritos' Housing Element are an important component of the Housing Element preparation. Accordingly, public participation for the Housing Element included a series of public workshops and public hearings.

Public Outreach

In order to engage the community, staff from the Department of Community Development attended the annual City sponsored Spring Festival on April 27, 2013. At this festival, a booth was provided and City staff distributed comment cards and addressed questions from the public with regard to the Housing Element. In addition, information packets were disseminated during the event that included maps that identified sites that may be suitable for new residential development.

Public Review Draft

In accordance with HCD requirements, a public review draft Housing Element was prepared and was made available to the community for the minimum 30-day public review period commencing on August 2, 2013 to September 4, 2013. The draft Housing document was distributed to the Los Angeles County Housing Authority (LACHA), ABC Unified School District, eight neighboring cities, Los Angeles County, Orange County, 18 non-profit organizations and various service providers for review and comment. Additionally, the document was made available for download on the City's website and was provided in hard copy form at Cerritos City Hall and the Cerritos Public Library (See Attachment 4).

Public Workshop

The City conducted a public workshop at the Cerritos Senior Center on August 14, 2013 to in order to receive input on the Housing Element. The City notified the community with an advertisement in the Los Cerritos Community News two weeks prior to the workshop. Further, the City advertised the workshop with notifications posted on the City's local cable network, the City's website as well as at four (4) designated public posting boards located throughout the City.

Public Hearings

The City conducted two public hearings in order to receive public comments. First, the Planning Commission conducted a public hearing on September 4, 2013 to review and comment on the draft Housing Element Update. Second, the City Council conducted a public hearing on January 27, 2014 to consider approval of the Housing Element. Notification was published in the local newspaper in advance of each hearing and copies of the draft Housing Element Update were made available for public review at City Hall and the Cerritos Library, and an electronic copy was made available for download from the City's website.

Section 1.10 - Public Comments

On the following page are the comments received during the public comment period and during the public hearing held by the Planning Commission and the City Council.





Chapter 2 REVIEW AND REVISE

CHAPTER 2 - REVIEW AND REVISE

Government Code Section 65588 requires "Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal; (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives; and, (3) The progress of the city, county, or city and county in implementation of the housing element."

Section 2.1 - Appropriateness, Effectiveness and Progress

The following section evaluates the appropriateness, effectiveness and progress of the City's Housing Program through its goals, policies and subsequent program actions from the previous Housing Element cycle. Please note, that various Policies/Programs that were originally identified in the previous State Certified Housing Element were directly impacted by the Great Recession, housing bubble and the dissolution of redevelopment agencies Statewide. As a result, several of the Policies/Programs contained in the previous Housing Element were unable to be implemented during said cycle.

1. AB 1290 – Redevelopment Agency Implementation Plan	
Policy/Program	Accomplishments
Action:	Progress:
The Redevelopment Agency	This program was implemented on an annual basis to
Implementation Plan (AB	evaluate the effectiveness, appropriateness and progress
1290) will be reviewed on an	of the former Cerritos Redevelopment Agency. However,
annual basis to evaluate the	as a direct result of the dissolution of redevelopment (as
effectiveness,	outlined in Chapter 1 herein), this program was no longer
appropriateness and progress	applicable and the City did not administer this program
of the Cerritos	beyond the effective dissolution date of February 1, 2012
Redevelopment Agency.	
	Effectiveness:
Implementation:	Not applicable
On-going	
	Appropriateness:
Responsibility:	Given that redevelopment has been dissolved Statewide,
Department of Community	this program is no longer applicable. Accordingly, the City
Development	will no longer pursue or support this program.

2. Cerritos Code Enforcement Program	
Policy/Program	Accomplishments
Action:	Progress:
Continue proactive	In order to prevent the deterioration of the existing housing
enforcement of existing	stock, the City's Code Enforcement Division has continued
Municipal Code provisions	to bring sub-standard properties into compliance with the
relating to the appropriate	enforcement and implementation of existing development
use, development and	code standards relative to property maintenance. On a
maintenance of properties	monthly basis, the City has a caseload of approximately 50
throughout the City.	to 75 residential violations, with one-third to one-half of
landam entation.	those cases being resolved. The remaining violations are
Implementation:	monitored by City staff for compliance. Approximately 12-
On-going	15 cases per month are brought before the Property Preservation Commission for final resolution.
Responsibility:	Preservation Commission for final resolution.
Department of Community	Effectiveness:
and Safety Services	Highly successful
and darety dervices	Tigilly Successful
	Appropriateness:
	The City will continue to support this program in order to
	continue to proactively enforce the property maintenance
	provisions of the Cerritos Municipal Code and the program
	will be included in the 2013-2021 Housing Element cycle.

3. City Wide Pride Program	
Policy/Program	Accomplishments
Action: Continue to support the City Wide Pride beautification program and other neighborhood associations in an effort to maintain the City's existing housing stock by encouraging residents and property owners, through proactive enforcement and positive reinforcement, to maintain their property.	Progress: The City Wide Pride Program continues to operate successfully, with the City recognizing homeowners from 14 designated City-wide geographical areas for maintaining their respective properties in an aesthetically pleasing manner. Said property owners are presented with City Council Proclamations at a regularly scheduled City Council meeting in an effort to promote citywide pride through property maintenance. In an effort to further promote community involvement, the program is heavily reliant on volunteer judges comprised of Cerritos residents, who are also honored by the City for their service.
Implementation: On-going Responsibility: Department of Community and Safety Services	Effectiveness: Successful. From 2008 to 2012, a total of 250 houses were recognized by the Property Preservation Commission and the City Council. Houses are awarded for overall aesthetic appearance and landscaping. The program has helped to develop community pride in homeownership, has reduced the number of blighted properties, and has improved the quality of the City's housing stock. The program also promotes community participation through the volunteer judges program.
	Appropriateness: Due to the overall success and value of the program, the City intends to continue to support this program in the upcoming Housing Element cycle. During the 2013-2021 Housing Element cycle, the City will continue to recognize homeowners on an annual basis for outstanding property maintenance.

4. Density Bonus Program		
Policy/Program	Accomplishments	
Action: Pursuant to State law, a density bonus of up to 35 percent, along with other regulatory concessions to ensure lower development costs, is afforded to developers that allocate at least 20 percent of the units in a housing project to lower income households, or 10 percent for very low income households, or at least 50 percent for "qualifying residents" (e.g., senior citizens). The Density Bonus Program is designed to ensure affordability of all lower income density bonus units for a minimum of 30- years. Implementation: On-going Responsibility: Department of Community Development	Progress: No affordable housing units were constructed as a result of the Density Bonus Program during the 2008-2013 Housing Element cycle. Specifically, due to the adverse economic impacts to the residential development community caused by the Great Recession and the housing bubble collapse starting in 2008, no residential development occurred within Cerritos that qualified for a density bonus. Effectiveness: Not applicable Appropriateness: In accordance with Government Code Section 65915 et seq., the City will continue to support this program by way of its inclusion in the 2013-2021 Housing Element cycle.	

5. Disabled Housing Program		
Policy/Program	Accomplishments	
Action: The City will establish a Disabled Housing Program that would assist with the development of affordable housing developments that are designed for disabled residents. Implementation: 2013 Responsibility: Department of Community Development	Progress: Due to the Great Recession and the housing bubble collapse starting in 2008, no residential development occurred within Cerritos during the 2008-2013 Housing Element cycle that would have benefited from the Disabled Housing Program. Further, with the dissolution of the former Cerritos Redevelopment Agency in 2012, and the subsequent State mandated redistribution of approximately \$10 million in former Redevelopment Agency 20% Housing Set-Aside Funds, the City did not have adequate resources in the form of funding and/or staffing to implement this program beyond February 1, 2012 which was the effective date for the dissolution of redevelopment agencies statewide.	
	Effectiveness: Not applicable Appropriateness: Despite not having the appropriate resources to implement this program during the 2008-2013 Housing Element Cycle, the City of Cerritos recognizes the importance of providing affordable housing assistance to the 13% (6,390) of Cerritos residents who are disabled. Accordingly, the City will include this program within the 2013-2021 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly administer the program to achieve the objectives established herein.	

6. Emergency Shelter Program	
Policy/Program	Accomplishments
Action: Establish zoning to allow emergency (homeless) shelters as a permitted use. Implementation: 2010	Progress: Zoning to permit emergency shelters for the homeless as a permitted use was unable to be established by the City during the 2008-2013 Housing Element Cycle partially as a result of the dissolution of redevelopment, which resulted in the elimination of staff and funding required to support such efforts.
Responsibility: Department of Community Development	Effectiveness: Not applicable Appropriateness: Despite not having the necessary resources to establish the required zoning to implement this program, the City of Cerritos recognizes its importance. Accordingly, the City will include this program within the 2013-2021 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly establish and administer the program to achieve the objectives referenced herein.

7. Energy Conservation and Green Development Program	
Policy/Program	Accomplishments
Action:	Progress:
Implement a program that	The City implemented the Green Cerritos Program in 2009
educates the public in regard	in an effort to provide information and resources to
to energy conservation and	encourage the development of a green environment made
promotes the use of	up of environmentally friendly buildings and sustainable
alternative energy sources	landscaping. Additionally, a brochure was developed to
through financial	highlight the City's extensive and innovative green
reimbursement programs.	programs, which include the installation of solar energy
lead an autotion.	facilities on City buildings, aggressive recycling programs
Implementation:	and the use of alternative fuel sources for City vehicles. As
2010	part of the program, the City also offers discounts on various building permits to project applicants that utilize
Responsibility:	certified environmentally-friendly building materials.
Department of Community	definited environmentally-inertally building materials.
Development	Effectiveness:
Bevelopment	Highly successful
	The state of the s
	Appropriateness:
	The City will continue to support this program by way of
	recommending inclusion in the 2013-2021 Housing Element
	cycle.

Action: Obtain services from the Fair Housing Council of Los Angeles County to administer the Equal Housing Program and act as an independent third-party to address discrimination complaints. The City will make available literature about the Program at Cerritos City Hall, Chamber of Commerce, Library, website and other areas that the community gathers information. Implementation: 2010 Action: Progress: No discrimination complaints were received by the City during the 2008-2013 Housing Element Cycle, therefore the utilization of this program was not necessary. Effectiveness: Not applicable Appropriateness: During the 2008-2013 Housing Element cycle, the City did not receive any phone calls or correspondence requesting information in regard to discrimination complaints. In addition, the City did not have sufficient funding or personnel to adequately administer this program beyond February 1, 2012 which was the effective date for the dissolution of redevelopment agencies Statewide Despite these factors, the City of Cerritos recognizes the importance of maintaining the Equal Housing Program. Accordingly, the City will include this program within the 2013-2021 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding	8. Equal Housing Program	
Obtain services from the Fair Housing Council of Los Angeles County to administer the Equal Housing Program and act as an independent third-party to address discrimination complaints. The City will make available literature about the Program at Cerritos City Hall, Chamber of Commerce, Library, website and other areas that the community gathers information. Mo discrimination complaints were received by the City during the 2008-2013 Housing Element Cycle, therefore the utilization of this program was not necessary. Effectiveness: Not applicable	Policy/Program	Accomplishments
Council source that provides the resources needed to properly administer the program to achieve the objectives established herein.	Action: Obtain services from the Fair Housing Council of Los Angeles County to administer the Equal Housing Program and act as an independent third-party to address discrimination complaints. The City will make available literature about the Program at Cerritos City Hall, Chamber of Commerce, Library, website and other areas that the community gathers information. Implementation: 2010 Responsibility: Department of Community	Progress: No discrimination complaints were received by the City during the 2008-2013 Housing Element Cycle, therefore the utilization of this program was not necessary. Effectiveness: Not applicable Appropriateness: During the 2008-2013 Housing Element cycle, the City did not receive any phone calls or correspondence requesting information in regard to discrimination complaints. In addition, the City did not have sufficient funding or personnel to adequately administer this program beyond February 1, 2012 which was the effective date for the dissolution of redevelopment agencies Statewide Despite these factors, the City of Cerritos recognizes the importance of maintaining the Equal Housing Program. Accordingly, the City will include this program within the 2013-2021 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly administer the program to achieve the objectives

9. Extremely Low-Income (ELI) Household Incentive Program
Policy/Program	Accomplishments
Action:	Progress:
Establish an ELI program to	The City did not receive any requests from developers to
address housing for extremely	use or implement this program within the 2008-2013
low-income residents.	Housing Element Cycle. This may be partially as a result of
	the Great Recession, the housing bubble collapse and the
Implementation:	dissolution of redevelopment that took place in 2012.
2010	
	Effectiveness:
Responsibility:	Not applicable
Department of Community	
Development	Appropriateness:
	Despite not having the appropriate resources to implement
	this program, the City of Cerritos recognizes its importance.
	Accordingly, the City will include this program within the
	2013-2021 Housing Element cycle, with the caveat that it
	will be implemented upon the identification of a funding
	source that provides the resources needed to properly
	administer the program to achieve the objectives established herein.
	established herein.

10. Homeless Shelter Program	
Policy/Program	Accomplishments
Action: Support local homeless shelters in the region. Specifically, the City, with former 20% set-aside funding, provided a \$50,000 contribution to the Rio Hondo shelter for the homeless and a \$20,000 annual contribution to the Su Casa Crisis and Support Center/Transitional Housing for battered women	Progress: The City provided funding on an annual basis to the Rio Hondo Shelter and Su Casa Crisis and Support Center from 2008 through 2012 until the dissolution of redevelopment on February 1, 2012. Following the dissolution, the City did not have sufficient funds or staffing resources to support the program. Effectiveness: Not applicable Appropriateness:
until the dissolution of redevelopment on February 1, 2012. Annual review of contributions will be conducted to determine if an adjustment to funding is necessary.	Despite not having the appropriate resources to properly manage and implement this program, the City of Cerritos recognizes its importance. Accordingly, the City will include this program within the 2013-2021 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly administer the program to achieve the objectives established herein.
Implementation On-going	,
Responsibility: Department of Community Development/Department of Community and Safety Services	

11. Housing Element Review Program	
Policy/Program	Accomplishments
Action:	Progress:
Pursuant to State law, the	The City conducts an annual review of the Housing
Housing Element will be	Element to determine its effectiveness and appropriateness
reviewed annually to evaluate	and to monitor the progress the City is making towards the
the effectiveness,	implementation of its housing goals, program and actions.
appropriateness and progress	Etter Conservation
the City is making towards its	Effectiveness:
housing, programs and actions.	Highly successful. In accordance with the provisions of
actions.	Health and Safety Code Section 33080.1, the City is required to prepare an annual report to its legislative body
Implementation:	within six months of the end of the City's fiscal year. In
On-going	addition, the report must be submitted to HCD on an annual
	basis. The detailed report includes all the City's activities,
Responsibility:	including capital projects and housing activities for the
Department of Community	previous fiscal year. The report provides the City with the
Development	opportunity to evaluate the Housing Element's programs,
	goals and actions and to determine which housing
	programs are effective.
	Appropriateness:
	The City intends to continue to support this program during
	the 2013-2021 Housing Element cycle.

12. Land Use Element Revi	ew Program
Policy/Program	Accomplishments
Action: As part of the General Plan Update, the Land Use Element will be reviewed to determine if any non- residential zoned land can be converted to residential uses and to evaluate possibilities for the development of higher residential land densities in an effort to investigate ways of maximizing land use and identifying possible new or under-utilized sites appropriate for multi-family development.	Progress: The Cerritos General Plan, including the Land Use Element, was adopted on January 6, 2004. The Land Use Element identified several parcels that were underutilized or vacant and that would serve as possible sites for residential uses. Effectiveness: Successful. The City has been able to identify possible sites in the Housing Element that are underutilized and that may be suitable for residential. Appropriateness: Due to the success of the program, the City intends to continue to support this program during the 2013-2021 Housing Element cycle.
Implementation: On-going	
Responsibility: Department of Community Development	

13. Large Family Study Policy/Program **Accomplishments** Progress: Action: Investigate the various During the 2008-2013 Housing Element cycle the City housing needs of large proposed the development of a 247-unit affordable multifamilies in the community. family housing development. Objective: Determine if the City is providing enough The referenced project, which was to be a partnership of housing for large families in the City and the local school district, received all of the the City in the very-low, low necessary approvals and entitlements to move forward. and moderate income including confirmation of the project's validity as established categories. If there is an by a Los Angeles County Superior Court's findings. unmet need, explore ways of meeting need through new Ultimately, the project was not able to be implemented due construction, mixed-use to a lack of available funding brought about with the housing and governmental dissolution of the former Cerritos Redevelopment Agency, programs. and the subsequent State mandated redistribution of approximately \$10 million in funds from the former Implementation: Redevelopment Agency's 20% Housing Set-Aside Fund. 2014 Effectiveness: Responsibility: Not applicable Department of Community Development Appropriateness: The City has evaluated the current population trends and 2010 Census data for large families and has concluded that there is a minimal need for housing within this category. The 2010 Census data identifies 1,971 or 13% of Cerritos' total households as having five or more persons living in the same unit. In addition, the Census data indicates that Cerritos population has decreased in 1990, 2000 and 2010. In addition to declining population figures and despite not having the appropriate resources to properly manage and implement this program, the City of Cerritos recognizes its importance. Accordingly, the City will include this program in the 2013-2021 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly administer the program to achieve the objectives established herein.

14. Lead-Based Paint and Asbestos Reduction Program	
Policy/Program	Accomplishments
Action: Evaluate the need for a lead-based paint and asbestos reduction program. If a need exists, implement a program that offers financial reimbursements to affected housing unit owners. Implementation: On-going	Progress: The City annually earmarked a portion of the former Redevelopment Agency's 20% set-aside funding for this program as a component of the Residential Assistance Grant Program (G-RAP). In addition former Redevelopment Agency staff were used to manage and administer said program. However, as a direct result of the dissolution of redevelopment, the City was unable to support the program beyond the effective dissolution date of February 1, 2012.
Responsibility: Department of Community Development	Effectiveness: Moderately Successful. A total of 23 residents have benefited from this program by way of the City awarding \$7,945 in 20% set-aside funding to eligible residents for the removal of lead based paint during the 2008-2013 Housing Element cycle.
	Appropriateness: Despite not having the appropriate resources to properly manage and implement this program, the City of Cerritos recognizes its importance. Accordingly, the City will include this program within the 2013-2021 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly administer the program to achieve the objectives established herein.

15. Multi-Family Housing Program

Policy/Program

Action:

After the Land Use Element is updated and a site database of vacant or under-utilized land has been created, the City will identify appropriate sites for multi-family development.

Implementation: 2010

Responsibility:

Department of Community Development

Accomplishments

Progress:

No multi-family housing developments were constructed during the 2008-2013 Housing Element cycle; however, one privately funded residential development (comprised of 198 units) was entitled during said period. The subject property, located at the northeast corner of Bloomfield Avenue and Artesia Road totaling 3.47 acres, was re-zoned Area Development Plan Sixteen (ADP-16) in order to accommodate a non-age restricted multi-family residential housing development for families. Entitlements obtained in support of the project include: Precise Plan; Development Code Amendment; Development Map Amendment; and, General Plan Amendment. The project is scheduled for completion in 2016. Please reference Section 6.1 - Pending Projects for additional information.

Additionally, one publicly funded residential development (comprised of 247 units) was proposed by the City, in partnership with the local school district, during the 2008-2013 Housing Element cycle. Specifically, the City entered into a Development Agreement with the local school district for the construction of the proposed multi-family housing development on school district-owned property.

As with the privately funded project referenced above, this project received all of the necessary approvals to move forward, including confirmation of the project's validity and compliance with existing redevelopment law as established by a Los Angeles County Superior Court's findings.

Ultimately, the project was abandoned due to a lack of available funding brought about by the dissolution of the former Cerritos Redevelopment Agency, and the subsequent State mandated redistribution of approximately \$10 million in former Redevelopment Agency 20% Set-Aside Funds that were earmarked for this project.

Effectiveness:

Moderately Successful. Although no multi-family residential housing units were constructed during the 2008-2013 Housing Element Cycle, the City was successful in entitling a multi-family residential development comprised of 198 units that is scheduled to be completed within the 2013-2021 Housing Element cycle.

Appropriateness:

Despite not having the tools and resources previously provided by redevelopment to properly facilitate, manage and implement this program, the City of Cerritos recognizes its importance. Accordingly, the City will include this program within the 2013-2021 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly administer the program to achieve the objectives established herein.

16. Multi-Family Housing Facilitation Program

Policy/Program

Action:

Increase housing opportunities for families and allow for additional non-age restricted multi-family residential opportunities for Site 3 and Site 4 from the 2008-2013 adopted Housing Element.

Implementation: 2010-2013

Responsibility:

Department of Community Development

Progress:

Accomplishments

No multi-family housing developments were constructed on Sites 3 or 4 during the 2008-2013 Housing Element cycle; however, one privately funded multi-family residential development (comprised of 198 units) was entitled during said period. The subject property, located at the northeast corner of Bloomfield Avenue and Artesia Road totaling 3.47 acres, was re-zoned Area Development Plan Sixteen (ADP-16) in order to accommodate a non-age restricted multi-family residential housing development for families. Entitlements obtained in support of the project include: Precise Plan; Development Code Amendment; Development Map Amendment; and, General Plan Amendment. The project is scheduled for completion in 2016. Please reference Section 6.1 - Pending Projects for additional information.

Effectiveness:

Moderately Successful. Although no multi-family residential housing units were constructed on Sites 3 or 4, the City was successful in entitling a multi-family residential development comprised of 198 units that is scheduled to be completed within the 2013-2021 Housing Element cycle.

Appropriateness:

Despite not having the tools and resources previously provided by redevelopment to properly facilitate, manage and implement this program, the City of Cerritos recognizes its importance. Accordingly, the City will include this program within the 2013-2021 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly administer the program to achieve the objectives established herein.

17. Officer/Fireman/Teacher Next Door Homeowners Assistance Program

Policy/Program

Action:

Investigate potential sites and identify issues of concern for a program that would offer single-family homes at a discount to law enforcement officers or firemen and ABC Unified School District teachers. Eligible participants would be required to have a moderate income (between 80 and 120 percent of the median income). Terms of the proposed program may require: 1) participants to live in the subject property as their sole residence for at least fifteen years after purchase: and, 2) include a discount off the list price of the subject property in the form of a second mortgage that is the equivalent of the discounted price that will be waived after the mandatory occupancy period is satisfied. If the buver leaves the home during the mandatory occupancy period, he/she will be required to repay the Agency a portion of the second mortgage depending on length of occupancy.

Implementation: 2010

Responsibility:

Department of Community Development

Accomplishments

Progress:

Due to the high cost of housing in Cerritos, the City concluded that this program may not be feasible for implementation. According to DataQuick Information Services, the median price for a single-family residential home in Cerritos in May 2002 was \$368,000. In comparison, the median price for a single-family residential home in April 2013 was \$550,000. Based on this information, the City may be required to provide a cost-prohibitive subsidy in order to provide sufficient assistance to applicants. Accordingly, due to the potential size of the referenced subsidy and the City's limited financial resources, implementation of this program may be infeasible.

Further, as a direct result of the dissolution of redevelopment (as outlined in Chapter 1 herein), the City does not have adequate financial or personnel resources to administer this program moving forward from the effective redevelopment dissolution date of February 1, 2012.

Effectiveness:

Not applicable

Appropriateness:

Despite the issues presented by the high cost of housing in Cerritos, and in light of the fact that the City does not have the appropriate resources to properly manage and implement this program, the City of Cerritos is aware of the program's importance. Accordingly, the City will include this program within the 2013-2021 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly administer the program to achieve the objectives established herein.

18. Owner-Occupied Housing Rehabilitation	
Policy/Program	Accomplishments
Action:	Progress:
Investigate need for a low	From FY 2008-2009 to FY 2011-2012, the City processed
interest rehabilitation loan or	10 loan applications and awarded \$158,166 in funds to be
grant program that would be	used for exterior home improvements through the
utilized to allow citizens of	Residential Assistance Loan Program (L-RAP). This
Cerritos to make	program was funded by a portion former Cerritos
improvements to their homes	Redevelopment Agency's 20% Affordable Housing Set-
or correct code violations on a	Aside Fund. However, as a direct result of the dissolution
first-need basis. If the need is	of redevelopment and the subsequent redistribution of 20%
present, implement the	set-aside funds, the City was unable to support the program
program with priority for	beyond the effective dissolution date of February 1, 2012.
senior and disabled persons	C#octiveness:
that are within the very low, low and moderate income	Effectiveness: Highly successful. The L-RAP assisted 10 residents from
groups and homeowners that	FY 2008-2009 to FY 2011-2012. Since the program's
have been identified as	inception in FY 2005-2006, a total of 27 households have
violating City housing codes	received assistance from this program totaling \$406,836.
that are within the very low,	
low and moderate Income	Appropriateness:
groups.	Despite not having the appropriate resources to properly
	manage and implement this program, the City of Cerritos
Implementation:	recognizes its importance. Accordingly, the City will include
On-going	this program within the 2013-2021 Housing Element cycle,
	with the caveat that it will be implemented upon the
Responsibility:	identification of a funding source that provides the
Department of Community	resources needed to properly administer the program to
Development	achieve the objectives established herein.

19. Proposition 1C – Housing and Emergency Shelter Trust Fund Act of 2006	
Policy/Program	Accomplishments
Action: Apply for Proposition 1C grants to further expand the City's supply of affordable housing. Proposition 1C was approved by the voters of California in 2006 and it offers grants and loans for affordable housing developments. Implementation: 2010	Progress: Due to the Great Recession and the housing bubble collapse starting in 2008, no residential development occurred within Cerritos during the 2008-2013 Housing Element cycle that would have benefited from the utilization of Proposition 1C funding. Further, with the dissolution of the former Cerritos Redevelopment Agency in 2012, and the subsequent State mandated redistribution of approximately \$10 million in former Redevelopment Agency 20% Housing Set-Aside Funds, the City did not have adequate resources in the form of funding and/or staffing to implement this program beyond February 1, 2012 which was the effective date for the dissolution of redevelopment agencies statewide.
Responsibility: Department of Community Development	Effectiveness: Not applicable Appropriateness: Despite the difficulties in obtaining Proposition 1C funding, including stringent qualifying standards and substantial matching funds requirements, the City recognizes the value of seeking any funding that can be used to offset and/or assist in the promotion of affordable housing. Accordingly, the City will continue to support this program in the upcoming Housing Element cycle and will apply for funds based on the availability of City funds to meet applicable matching fund requirements.

20. Redevelopment Set-Asid	de Fund Transfers
Policy/Program /	Accomplishments
Action: Research feasibility and need for redevelopment set-aside fund transfers. Explore the possible benefits of AB 2041, which recognizes the difficulty cities may have building low and moderate income housing due to the availability and cost of land. The Assembly Bill would allow cities to establish a joint powers authority that would	Progress: Due to a lack of available funding in the form of former Redevelopment Agency 20% Set-aside Funds resulting from the dissolution of redevelopment Statewide, this program was unable to be implemented during the 2008-2013 Housing Element cycle. Effectiveness: Not applicable Appropriateness: Given that redevelopment has been dissolved Statewide, this program is no longer applicable. Accordingly, the City will no longer pursue or support this program

21. Regional Cooperation	
Policy/Program	Accomplishments
Action: Work in conjunction with other municipalities and regional agencies in an effort to promote regional cooperation regarding housing needs.	Progress: The City participates in regional planning activities, including monthly meetings and discussion forums, sponsored by the Southern California Association of Governments (SCAG) and the Gateway Cities Council of Governments (Gateway COG). Through its active
Timing: On-going Responsibility:	participation, the City demonstrates its commitment to regional cooperation towards housing. The Gateway COG is comprised of 28 cities in the southeast area of Los Angeles County, and it addresses regional issues within the context of the southeast Los Angeles County area.
Department of Community Development	Effectiveness: Successful. The Gateway COG has been instrumental in developing studies and conferences in regard to regional housing needs. For example, in 2010, the Gateway COG developed a study to address implementation of SB 375, which addresses sustainable planning practices related to the provision of transportation and housing. Additionally, in 2011, the Gateway COG produced a Homeless Action Plan to address homelessness in the Gateway Cities geographic area.
	Appropriateness: The City intends to continue participating in these monthly meetings and conferences in order to work in conjunction with other surrounding municipalities to address regional issues such as housing, transportation, air quality and economic development.

22. Rehabilitation Rebate P	rogram
Policy/Program	Accomplishments
Action:	Progress:
Continue with the City's	From FY 2008-2009 to FY 2011-2012, the City processed
Residential Assistance Grant	68 grant applications and awarded \$315,371 towards
Program (G-RAP) in an effort	exterior home improvements through the Residential
to maintain the existing	Assistance Grant Program (G-RAP). Until the dissolution of
housing stock in the City. The	redevelopment in 2012, this program had been funded by a
G-RAP provides qualified	portion of the former Redevelopment Agency's 20%
residents with up to \$3,000 in	Affordable Housing Fund.
funds to address outstanding	
violations of the Cerritos	Effectiveness:
Municipal Code as it relates to	Highly successful. Since the program's inception in 1997, a
exterior property	total of 166 households have received assistance from this
maintenance. Funds are	program totaling \$503,926.
provided for residents that are	
within the very-low, low and	Appropriateness:
moderate income groups.	Despite the loss of the primary funding source for the
	program (former Cerritos Redevelopment Agency's 20%
Implementation:	Affordable Housing Fund), the City will continue to support
On-going	this program with approximately \$75,000 annually from an
	alternative source of funds, given its success and popularity
Responsibility:	during the 2013-2021 Housing Element cycle.
Department of Community	
Development	

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	23. Review of Residential Development Fees	
Policy/Program	Accomplishments	
Action:	Progress:	
Review residential	Over the course of several years, the City conducted a	
development fees to	statewide survey of municipalities in California to assess	
encourage the continued	residential development fees. After a comprehensive study	
development of housing and	of development fees from other municipalities, it has been	
to insure that the City's	determined that the City of Cerritos has some of the lowest	
development fees remain	development fees in the state of California.	
among the lowest in the	·	
region.	Effectiveness:	
	Highly successful. The survey concluded that the City's	
<u>Timing:</u>	residential development fees are lower than the	
On-going	development fees imposed on residential development by	
	other local municipalities resulting in the promotion and	
Responsibility:	creation of new housing units.	
Department of Community		
Development	Appropriateness:	
	The City intends to continue to support this program and	
	will actively monitor residential development fees during the	
	2013-2021 Housing Element cycle in an effort to continue	
	to encourage and promote the development of new housing	
	in Cerritos.	

24. Senior and Disabled Cit	tizen Labor Assistance Program
Policy/Program	Accomplishments
Action: Organize additional county and local community groups and organizations to provide labor for minor housing repair and maintenance for the senior and disabled community.	Progress: The Senior and Disabled Citizen Labor Assistance Program is designed to assist seniors and disabled residents with minor home improvements, such as lawn maintenance, installation of new landscape and minor exterior painting, through the work of volunteers. The program serves as a complement to the Residential Assistance Grant Program (G-RAP).
Implementation: 2010 Responsibility: Department of Community Development	During the 2008-2013 Housing Element cycle, the City did not receive any interest on the part of the volunteer community to participate in the program. Seniors and disabled residents whose homes were in need of rehabilitation were assisted through the G-RAP program. In order to promote and support this program the City will continue to make a concerted effort to work with service organizations, churches, and non-profit agencies that may be able to coordinate volunteers to assist with minor home improvements. Staff will develop specific program guidelines and a new marketing strategy for this program. Effectiveness: Not applicable
	Appropriateness: Although there were no participants in the program during the 2008-2013 Housing Element cycle, the City will continue to support this program by including it in the 2013-2021 Housing Element cycle.

25. Shared Housing Progra	25. Shared Housing Program				
Policy/Program	Accomplishments				
Action:	Progress:				
Establish membership with	Due to limited financial and staffing resources during the				
the Area Agency on Aging-	2008-2013 Housing Element cycle, the City was not able to				
Shared Housing Program or	implement this program.				
other such organizations that					
assist seniors in finding	Effectiveness:				
roommates. The	Not applicable				
establishment of this program					
would allow seniors to reduce	Appropriateness:				
their individual housing costs	Despite not having the appropriate resources to properly				
by sharing said expenses with	manage and implement this program, the City of Cerritos				
roommates.	recognizes its importance. Accordingly, the City will include				
Implementation	this program within the 2013-2021 Housing Element cycle,				
Implementation: 2012	with the caveat that it will be implemented upon the				
2012	identification of a funding source that provides the resources needed to properly administer the program to				
Responsibility:	achieve the objectives established herein.				
Department of Community	adilieve the objectives established herein.				
Development					
Development					

26. Simplified Residential Development Review Process				
Policy/Program	Accomplishments			
Action: The City will produce a formal review of the development process in order to further encourage the development of new housing units through fast tracking and streamlining of the entitlement process. Implementation: On-going Responsibility: Department of Community Development	Progress: The City continues to maintain a policy of fast tracking the processing of entitlements and permits associated with residential housing developments. Effectiveness: While there were no new residential developments constructed within Cerritos during the 2008-2013 Housing Element Cycle, the City was successful in utilizing this program to facilitate the entitlement of a major residential development that will be constructed in the 2013-2021 Housing Element Cycle. The referenced project was approved by the City Council in 2013 and will provide for the development of 198 above market, multi-family residential units to be located at an under-utilized former shopping center. Staff was able to assist the developer in expediting the plan review and entitlement process and in obtaining City Council approval for the project in a timely manner that met their aggressive development schedule.			
	Appropriateness: The City has enjoyed overwhelming success with this program during prior Housing Element cycles. As a result of this success the City will continue to fast track and streamline the development review process in order to encourage the development of new housing units in the City of Cerritos.			

27. Single-Family Housing	Addition Program
Policy/Program	Accomplishments
Action: Create a program that will offer grants and low interest loans to single-family homeowners that would allow for the construction of housing additions. Very-low and low income households would be eligible for grants and moderate income households would be eligible for low interest loans.	Progress: Due to limited staff time and resources within the current Housing Element cycle, the City was not able to implement this program. Further, as this project was previously funded wholly by funds derived from the former Redevelopment Agency's 20% Housing Set-Aside fund the City did not have sufficient funding to support this program beyond the effective date of the dissolution of redevelopment of Februrary 1, 2012. Effectiveness: Not applicable
Implementation: 2014 Responsibility: Department of Community Development	Appropriateness: The 2010 Census data reports that overcrowding is not a significant issue in the City. Nevertheless, the City intends to evaluate this program in greater detail and will consider its implementation during the 2013-2021 Housing Element cycle based on resident need and the availability of appropriate funding and staffing resources to implement said program. In an effort to support the program the City will explore the possibility of using other funding sources, such as State and Federal housing grants to fund this program.

28. Sub-Standard Property Abatement Program				
Policy/Program	Accomplishments			
Action:	Progress:			
Continuation of program that	The City annually budgets funds to remove unsafe			
allows for the removal of sub-	structures or abate code violations that threaten the health,			
standard properties and	safety, and welfare of the community. During the 2008-			
properties in continual	2013 Housing Element cycle, there were no code violations			
violation of the Municipal	that warranted the demolition or removal of any structure.			
Code which threaten the				
health, safety and welfare of	Effectiveness:			
the community.	Not applicable. The City's Code Enforcement Division has			
	been successful in implementing proactive measures to			
Implementation:	help reduce the potential need for the removal of sub-			
On-going	standard properties. Staff will continue to utilize these			
	proactive measures; however, a case may arise in the			
Responsibility:	future in which a sub-standard property may have to be			
Department of Community	addressed through this program.			
and Safety Services/				
Department of Community	Appropriateness:			
Development	Despite the fact that the City does not anticipate a need for			
	the removal of sub-standard properties during the 2013-			
	2021 Housing Element cycle, the City intends to continue			
	with the inclusion of this program in the 2013-2021 Housing			
	Element as it has the potential to be a useful tool for the			
	City to utilize in the event a sub-standard property needs to			
	be removed.			

29. Supportive/Transitional	Housing Program
Policy/Program	Accomplishments
Action:	Progress:
The City will provide for a	Due to limited staff time and resources within the current
Supportive/Transitional	Housing Element cycle, the City was unable to implement
Housing Program in order to	this program. This program had been supported by former
provide housing in	Redevelopment Agency staff and was to be wholly funded
accordance with Government	by monies derived from the former Redevelopment
Code Section 65583(c) (1). In	Agency's 20% Housing Set-Aside fund. Given the
accordance with Senate Bill 2,	dissolution of redevelopment that took place in 2012, the
the City is required to permit	City has lost this primary source of funding and staffing for
Supportive/Transitional	the program.
housing by right as a	C#octiveness:
residential use. Said housing will only be subject to those	Effectiveness: Not applicable
restrictions that apply to other	Not applicable
residential uses of the same	Appropriateness:
type and zone.	Despite not having the appropriate resources to properly
typo and zono.	manage and implement this program, the City of Cerritos
Timing:	recognizes the importance of complying with the provisions
2010	of SB 2. Accordingly, the City will include this program
	within the 2013-2021 Housing Element cycle, and will seek
Responsibility:	to identify a funding source that provides the resources
Department of Community	needed to properly administer the program to achieve the
Development	objectives established herein.
·	-

Section 2.2 - Conclusion

In the past, the City of Cerritos utilized former tax increment revenue generated by the Cerritos Redevelopment Agency to fund various housing activities within the community. However, as of February 1, 2012, redevelopment agencies throughout California, including the Cerritos Redevelopment Agency, were dissolved. The dissolution of redevelopment directly impacts, and limits, the amount of funding that is available to the City to fund its affordable housing programs and activities.

The City of Cerritos continues to take pride in the role it plays in promoting housing opportunities throughout the community and has served as a model for high quality, award winning affordable housing developments. The City has been successful in implementing and preserving many of the programs in the Housing Program identified in the 2013-2021 Housing Element, such as the review of the Land Use and Housing Elements and the ongoing implementation and operation of the City Wide Pride Program and Code Enforcement Programs. Overall, 11 of the housing programs were implemented, 12 programs were not utilized due to due to the economic impacts of the Great Recession, the housing bubble collapse and the dissolution of redevelopment in California. Of the actions that were not implemented, several merit additional attention. The City will conduct further research on these programs during the 2013-2021 Housing Element cycle. Furthermore, to allow the housing programs in Cerritos to be given

appropriate attention, the City would prioritize housing programs contained in this report and retain additional resources to implement such programs.

Below is a summary of the programs from the 2008-2013 Housing Element cycle:

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Programs that were implemented during the 2008-2013 Housing Element cycle and will be continued for the 2013-2021 Housing Element cycle:

- A. Cerritos Code Enforcement Program
- B. City Wide Pride Program
- C. Energy Conservation and Green Development Program
- D. Housing Element Review Program
- E. Land Use Element Review Program
- F. Multi-Family Housing Program
- G. Regional Cooperation
- H. Rehabilitation Rebate Program (Residential Assistance Grant Program G-RAP)
- I. Review of Residential Development Fees
- J. Simplified Residential Development Review Process
- K. Sub-Standard Property Abatement Program



Programs that were unable to be implemented during 2008-2013 Housing Element cycle due to the economic impacts of the Great Recession, the housing bubble collapse and the dissolution of redevelopment in California, but will be included in the 2013-2021 Housing Element. These programs will only be implemented upon the identification of a suitable funding source:

- A. Equal Housing Program
- B. Homeless Shelter Program
- C. Density Bonus Program
- D. Large Family Study
- E. Multi-Family Housing Facilitation Program
- F. Shared Housing Program
- G. Senior and Disabled Citizen Labor Assistance Program
- H. Single-Family Housing Addition Program
- I. Transitional/Supportive Housing
- J. Officer/Fireman/Teacher/City Employee Next Door Homeowners Assistance
- K. Lead Based Paint and Asbestos Reduction Program
- L. Owner-Occupied Housing Rehabilitation (Residential Assistance Loan Program L-RAP)
- M. Disabled Housing Program
- N. Emergency Shelter Program
- O. Extremely Low Income (ELI) Household Incentive Program
- P. Proposition 1C Housing and Emergency Shelter Trust Fund Act of 2006

- Programs that will not be included in the 2013-2021 Housing Element cycle:
 - A. AB 1290 Redevelopment Agency Implementation Plan
 - B. Redevelopment Set-Aside Fund Transfer





Chapter 3 EXISTING HOUSING NEEDS

CHAPTER 3 - EXISTING HOUSING NEEDS

As required by State law, all Housing Elements must identify the City's existing housing needs and plan for these needs for the next Housing Element cycle based on existing demographic data. Cities utilize Census data and demographic projections from SCAG to determine projected housing needs. Government Code Section 65583(a) requires an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. This assessment includes an analysis of population and employment trends (Government Code Section 65583 (a) (1)) and household characteristics (Government Code Section 65583 (a) (2)).

Section 3.1 - Summary of Existing Conditions

The following section summarizes and analyzes the existing housing conditions in Cerritos. The section consists of an analysis of population trends, employment trends, household trends and special needs. In addition, this section includes an analysis of existing housing characteristics, housing conditions, vacancy trends, housing costs and availability, neighborhood and community resources, "at-risk housing" and suitable lands for future development.

Section 3.2 - Housing Needs Assessment

To effectively determine the present and future housing needs of the City of Cerritos, it is important to analyze demographic variables, such as population, employment and households. This data is gathered from the 2010 U.S. Census, the California Department of Finance (Demographic Research Unit) and Southern California Association of Governments (SCAG). See Attachment 6 for a complete list of data sources.

Section 3.2.1 - Population Trends

The City of Cerritos is located in Los Angeles County, which is one of six counties (including Imperial, Orange, Riverside, San Bernardino and Ventura) that are a part of SCAG, a regional planning agency. Over the last twenty (20) years, Los Angeles County represents the smallest proportionate gain in population in the region. For example, Los Angeles County grew by 11 percent over the last two decades, while Riverside County grew by over 87 percent. The lower proportionate growth can be attributed to a myriad of factors including out-migrations of populations from the central Los Angeles area and the lack of easily developed land in the central Los Angeles area, lifestyle preferences, lack of affordable housing and dynamics within proportionate analysis.

TABLE 1
POPULATION - SCAG COUNTIES

County	1990	2000	2010	Cha (1990-	_
				Number	Percent
Imperial	109,303	142,361	174,528	65,225	60%
Los Angeles	8,863,164	9,519,338	9,818,605	955,441	11%
Orange	2,410,556	2,846,289	3,010,232	599,676	25%
Riverside	1,170,413	1,545,387	2,189,641	1,019,228	87%
San Bernardino	1,418,380	1,709,434	2,035,210	616,830	43%
Ventura	669,016	753,197	823,318	154,302	23%
TOTAL	14,640,832	16,516,006	15,861,893	1,221,061	8%

Source: 1990 Census, 2000 Census and 2010 Census

The City of Cerritos is bordered by eight cities: Artesia, Bellflower, Buena Park, Lakewood, La Palma, La Mirada, Norwalk and Santa Fe Springs. Out of the nine-city area, the City of Cerritos is the only city that decreased in population from 2000 to 2010. Cerritos' decrease in population can be attributed to the fact that the City is almost built-out, has a high cost of housing and a growing senior population.

TABLE 2
POPULATION - CERRITOS AND SURROUNDING CITIES

City	1980	1990	2000	2010	Cha (1980-	nge ·2010)
					Number	Percent
Cerritos	53,020	53,240	51,488	49,041*	-3,973	(- 7%)
Artesia	14,301	15,464	16,380	16,522	2,221	16%
Bellflower	53,411	61,815	72,878	76,616	23,205	43%
Buena Park	64,165	68,784	78,282	80,530	16,365	26%
Lakewood	74,511	73,557	79,345	80,048	5,537	7%
La Palma	15,399	15,392	15,408	15,568	169	1%
La Mirada	40,986	40,452	46,783	48,527	7,541	18%
Norwalk	84,901	94,279	103,298	105,549	20,648	24%
Santa Fe Springs	14,520	15,520	17,438	16,223	1,703	12%
TOTAL	415,214	438,503	481,300	488,624	73,410	18%

Source: 1980 Census, 1990 Census, 2000 Census and 2010 Census

^{*}Please note that the 2010 Census reported Cerritos population at 49,041; however, the City challenged the official population count and the U.S. Census revised the figure to 49,047. At the time of the preparation of the Housing Element, the U.S. Census is reporting 49,041.

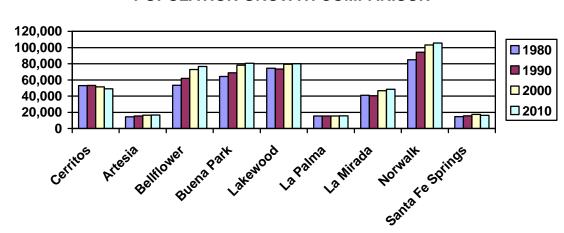


CHART 1
POPULATION GROWTH COMPARISON

According to the 2010 Census, the City currently has a population of 49,041 persons. From 2000 to 2010 the City's population decreased by 2,447 persons and Cerritos was the only surrounding city to experience a decrease in population.

TABLE 3
POPULATION TRENDS - CITY OF CERRITOS

Year	Total Population	Numeric Change	Percent Change
1980	53,020	N/A	N/A
1990	53,240	220	0.4%
2000	51,488	-1,752	-3.3%
2010	49,041	-2,447	-5%

Source: 2000 Census, 2010 Census and SCAG

According to the 2010 Census, all age groups between zero and 49 experienced a decline in population. The 85 years and over category had the largest proportionate and numeric growth, which suggests an aging community and an increase in demand for senior housing. This category represents the growing baby boomer population, who are of retirement age.

The decrease in younger age groups implies a migration of younger populations leaving home to other communities and subsequently less demand for rental units. The 20-34 age group is very dynamic, because this group is the predominate age range where families are beginning to form and persons make the transition from renting to ownership. Over the last 10 years, this category decreased by 942 persons or 11 percent, which suggests the demand for single family homes by young families has decreased. In 2000, the median age was 39.3 years and in 2010, the median age was 44 years. This equates to a 12-percent increase and is anticipated to continue to increase as families age in place and baby boomers retire.

TABLE 4
POPULATION BY AGE GROUPS

	2000		2010		Change	
Age Group	Number	Percent	Number	Percent	Number	Percent
0-4 Years	2,395	5%	1,935	4%	(-460)	(-19%)
5-9 Years	3,389	7%	2,509	5%	(-880	(-26%)
10-19 Years	8,237	16%	6,802	14%	(-1,435)	(-17%)
20-34 Years	8,687	17%	7,745	16%	(-942)	(-11%)
35-49 Years	12,003	23%	9,888	20%	(-2,115)	(-18%)
50-69 Years	13,596	26%	14,886	30%	1,290	9%
70-84 Years	2,775	5%	4,457	9%	1,682	61%
85 + Years	313	1%	819	2%	506	162%
TOTAL	51,395	100.0%	49,041	100%	(-2,354)	(-5%)
Median Age	39.3 Years		44.0	Years		

Source: 2000 Census and 2010 Census

In 2000, five percent of families in Cerritos had at least one child under the age of four and seven percent of families had a child between the ages of five to nine in their households. In 2010, four percent of families had a child under the age of four and five percent of families had a child between the ages of five to nine. Both of these age groups experienced a decline in population.

According to the 2010 Census, 30,363 persons in Cerritos classified themselves as Asian/Pacific Islander, which translates to 62 percent of the population. From 2000 to 2010, the number of Asian/Pacific Islanders increased by 176 persons or one percent. The White cohort represented the second largest race category with 23 percent in 2010. Compared to the County and the State, the City of Cerritos has a much more diverse population.

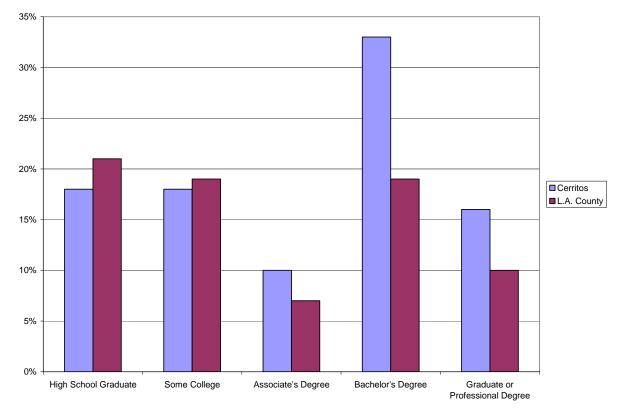
TABLE 5
POPULATION BY RACE

I OI OEMION DI MAGE							
Cotogony	20	2000		2010		Change	
Category	Number	Percent	Number	Percent	Number	Percent	
White	13,851	26.9%	11,341	23%	2,510	(-18%)	
Black	3,432	6.7%	3,388	7%	44	(-1%)	
Amer. Indian	142	0.3%	131	0.3%	11	(-8%)	
Asian	30,187	58.6%	30,363	62%	176	1%	
Other	1,930	3.7%	3,818	8%	1,888	98%	
TOTAL	51,488	100.0%	49,041	100%	2,447	(-5%)	

Source: 2000 Census and 2010 Census

In 2010, for the population of 25 years or older, 33 percent of the Cerritos population had a bachelor's degree and 16 percent had a professional degree. Comparatively, only 19 percent of the County's population had a bachelor's degree and 10 percent had a professional degree.

CHART 2
EDUCATIONAL ATTAINMENT – 25 YEARS OF AGE AND OVER



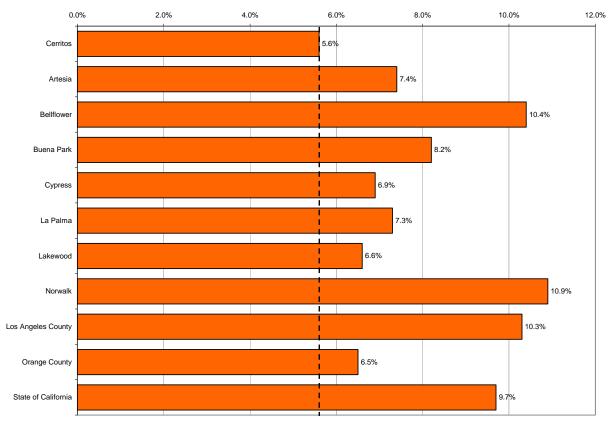
Source: 2010 Census

^{*}The US Census does not consider "Hispanic/Latino" to be a race; rather, it is an umbrella term used to refer to a group of people of a common culture and language.

Section 3.2.2 - Unemployment Trends

According to the State of California Employment Development Department, the City has an unemployment rate of 5.6 percent (February 2013). Compared with Los Angeles County (in which the City of Cerritos is located), Cerritos has a much lower unemployment rate. For example, February 2013 figures indicate that the County's unemployment rate was 10.3 percent. Additionally, Cerritos' unemployment rate was lower than surrounding cities, such as Lakewood, Artesia, Buena Park, Bellflower and Cypress.

CHART 3
UNEMPLOYMENT RATE – CITY OF CERRITOS
FEBRUARY 2013



Source: U.S. Bureau of Labor and Statistics

Section 3.2.3 – Labor Force Trends

Labor force refers to the sum of all employed and unemployed individuals in the economy. According to the United States Bureau of Labor and Statistics, the labor force for the City has remained fairly stable from 2000 to 2012. In 2000, the labor force for Cerritos was 28,251 and in 2012 it was 28,662.

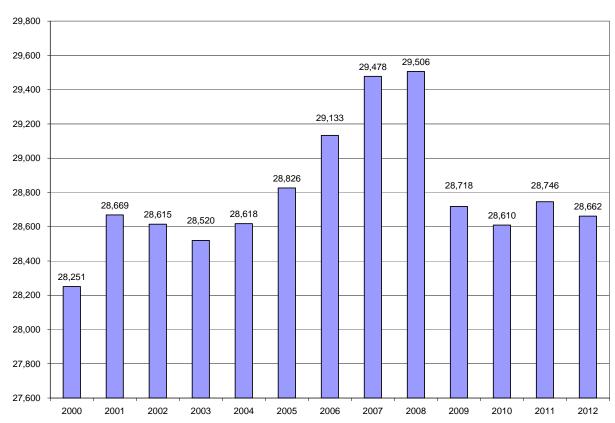


CHART 4
LABOR FORCE – CITY OF CERRITOS

Source: U.S. Bureau of Labor and Statistics

Section 3.2.4 – Employment Trends

According to the United States Bureau of Labor and Statistics, in 2012, there were a total of 26,952 persons employed in Cerritos. The employment in Cerritos was 27,443 in 2000, increased to a high of 28,688 in 2007 and decreased to a low of 26,633 in 2010. On average, 27,579 persons were employed in Cerritos from 2003 to 2012. See Chart 5 on the following page.

CHART 5
EMPLOYMENT – CITY OF CERRITOS

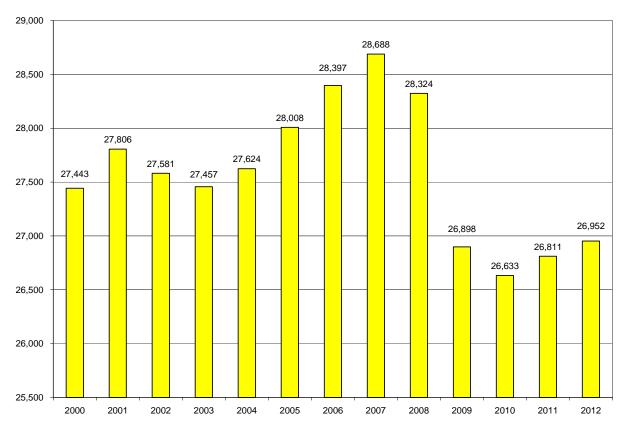


TABLE 6
LABOR FORCE AND EMPLOYMENT TRENDS – CITY OF CERRITOS

Year	Labor Force	Employment	Unemployment Rate
2000	28,251	27,443	2.9%
2001	28,669	27,806	3.0%
2002	28,615	27,581	3.6%
2003	28,520	27,457	3.7%
2004	28,618	27,624	3.5%
2005	28,826	28,008	2.8%
2006	29,133	28,397	2.5%
2007	29,478	28,688	2.7%
2008	29,506	28,324	4.0%
2009	28,718	26,898	6.3%
2010	28,610	26,633	6.9%
2011	28,746	26,811	6.7%
2012	28,662	26,952	6.0%

Source: U.S. Bureau of Labor and Statistics

In 2010, the Los Angeles County employment by industry was 4,522,917, and educational, health and social services was by far the largest industry (19.9 percent), while manufacturing (11.4 percent) and retail trade (10.6 percent) were the next largest. The employment industry breakdown of Cerritos residents is roughly comparable to the County's percentage by each type of industry.

TABLE 7
EMPLOYMENT BY INDUSTRY – CITY OF CERRITOS

Type of Industry	Cerritos		Los Angeles County	
Type of industry	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing, Hunting and Mining	0	0%	20,535	0.5%
Construction	674	3%	282,740	6.3%
Manufacturing	2,536	11.3%	516,482	11.4%
Wholesale Trade	1,185	5.3%	175,349	3.9%
Retail Trade	2,510	11.2%	481,291	10.6%
Transportation, Warehousing and Utilities	1,446	6.4%	235,440	5.2%
Information	597	2.7%	198,832	4.4%
Finance, Insurance, Real Estate, Rental and Leasing	1,575	7.0%	318,578	7.0%
Professional, Scientific, Management, Administrative, and Waste Management Services	2,155	9.6%	541,345	12%
Educational, Health and Social Services	6,275	27.9%	898,130	19.9%
Arts, Entertainment, Recreation, Accommodation and Food Services	1,719	7.6%	440,701	9.7%
Other Services (except public administration)	912	4.1%	268,290	5.9%
Public Administration	913	4.1%	149,204	3.3%
TOTAL	22,497	100%	4,522,917	100%

Source: 2010 Census

Section 3.2.5 - Household Trends

Population growth and household growth do not necessarily mirror each other. The formation of households is impacted by a variety of factors. The aging of the population, young adults leaving home and divorce are some of the many events that can impact household size during relatively static periods of population growth. Subsequently, population growth can greatly exceed household growth, due to factors such as families having children, children staying at home longer and relatives moving in together. From 1980 to 1990, Cerritos households increased from 14,917 households to 15,364 households. Between 1990 and 2000, Cerritos increased by only 26 households. From 2000 to 2010, total households decreased by 215. Comparatively, Los Angeles County households grew at a much higher rate from 1980 to 1990; however, the County experienced a decrease of 26,296 households from 1990 to 2000. From 2000 to 2010, Los Angeles County experienced an increase of 308,029 households.

TABLE 8a HOUSEHOLD TRENDS – CERRITOS

Year	Total Households	Numeric Change
1980	14,917	N/A
1990	15,364	447
2000	15,390	26
2010	15,175	-215

TABLE 8b HOUSEHOLD TRENDS – LOS ANGELES COUNTY

Year	Total Households	Numeric Change
1980	2,730,469	N/A
1990	3,163,343	432,874
2000	3,137,047	-26,296
2010	3,445,076	308,029

Source: 1980 Census, 1990 Census and 2000 Census

Between 1980 and 1990 the household growth (447) in Cerritos was larger than the population growth (220). From 1990 to 2000, this trend continued as the household growth (26) exceeded population growth (-1,752). However, from 2000 to 2010, the population growth (-2,447) and household growth (-215) decreased.

CHART 6
POPULATION GROWTH VS. HOUSEHOLD GROWTH – CITY OF CERRITOS

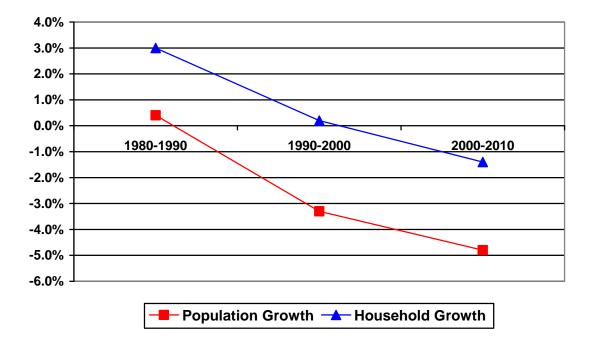


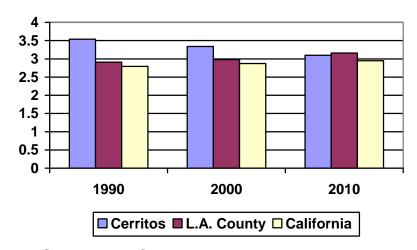
TABLE 9
POPULATION GROWTH VERSUS HOUSEHOLD GROWTH

Year	Population Growth	Percent Change	Household Growth	Percent Change
1980-1990	220	0.4%	447	3.0%
1990-2000	-1,752	-3.3%	26	0.2%
2000-2010	-2,447	-4.8%	-215	-1.4%

Source: 1980 Census, 1990 Census, 2000 Census and 2010 Census

From 1990 to 2000, the average Cerritos household size has consistently remained equal to or greater than Los Angeles County and the State of California. However, in 2010, Cerritos household size was comparable to Los Angeles County and the State of California. According to the 2010 Census, the average Cerritos household size was 3.1 persons, Los Angeles County's average household size was 3.16 and the State's was 2.95. According to the U.S. Census, the average household size in Cerritos has decreased from 3.5 in 1990 to 3.3 in 2000 and decreased again to 3.1 in 2012. In contrast, household size has increased in Los Angeles County (2.91 to 3.16) and the state of California (2.79 to 2.95).

CHART 7
AVERAGE HOUSEHOLD SIZE



Source: 2010 Census

The City of Cerritos has a larger proportion of households with 3-4 persons than Los Angeles County. In 2010, 43 percent of Cerritos households consisted of 3-4 persons, while 32 percent of the County's households had the same household size. In addition, households with more than five persons are higher in the City (17 percent) than the County (16 percent). Cerritos experienced a decrease in households of three-four persons (-24%) and five persons and above (-34%) during the Census period.

TABLE 10
PERSON PER HOUSEHOLD TRENDS

Number of	200	00	201	10	Cha	nge
Persons Per Household	Number	Percent	Number	Percent	Number	Percent
		CITY O	F CERRITO	S		
1 person	1,363	8.9%	1,405	12%	42	3%
2 person	3,932	25.5%	3,964	29%	32	1%
3-4 person	7,105	46.2%	5,371	43%	-1,734	-24%
5+ person	2,990	19.4%	1,971	17%	-1,019	-34%
TOTAL	15,390	100.0%	15,526	100%	136	1%
		LOS ANG	ELES COUN	NTY		
1 person	771,854	24.6%	828,176	26%	56,322	7%
2 person	820,368	26.2%	865,793	27%	45,425	6%
3-4 person	959,528	30.6%	1,009,347	32%	49,819	5%
5+ person	582,024	18.6%	498,479	16%	-83,545	-14%
TOTAL	3,133,744	100.0%	3,201,795	100%	68,051	2%

Source: 2000 Census and 2010 Census

In 1980, 87 percent of the households in Cerritos were owners and 13 percent were renters. In 1990, the percentage of renters increased slightly to 17 percent, and stayed consistent through 2000. Currently, 12,711 households or 82 percent are owners and 2,815 households or 18 percent are renters. Comparatively, the percentage of renters in the County is much higher. For example, in 2010, 54 percent of households in the County were renters compared to the 18 percent of households in Cerritos. The City's lower proportion of renters is due in part to the housing market responding to a lifestyle preference and the high demand for housing units suitable for ownership.

TABLE 11
TENURE BY HOUSEHOLDS - CERRITOS

Year	Owners		Rent	ers
	Number	Percent	Number	Percent
1980	13,023	87%	1,894	13%
1990	12,814	83%	2,550	17%
2000	12,852	84%	2,538	17%
2010	12,711	82%	2,815	18%

Source: 1980 Census, 1990 Census, 2000 Census and 2010 Census

TABLE 12
TENURE BY HOUSEHOLDS - LOS ANGELES COUNTY

Year	Owners		Rent	ers
	Number	Percent	Number	Percent
1980	1,323,397	49%	1,407,072	52%
1990	1,440,830	48%	1,548,722	52%
2000	1,499,744	48%	1,634,030	52%
2010	1,482,011	46%	1,719,784	54%

Source: 1980 Census, 1990 Census, 2000 Census and 2010 Census

The City's median income increased from \$73,030 in 2000 to \$88,743 in 2010, which represents a growth of \$15,713 or 22 percent. Income is considered a very important factor in a household's shelter decision. When a household expands or contracts and a judgment is made to move to a house with a more appropriate number of bedrooms, income becomes a strong factor in that decision.

TABLE 13
HOUSEHOLDS BY INCOME - CITY OF CERRITOS

HOUSEHOEDO BY INCOMIE OFFI OF SERVINGS							
Income Ranges	20	2000		2010		Change	
licome Kanges	Number	Percent	Number	Percent	Number	Percent	
Less than \$10,000	510	3.3%	856	6%	346	68%	
\$10,000-14,999	298	1.9%	220	7%	-78	-26%	
\$15,000-24,999	898	5.8%	688	5%	-210	-23%	
\$25,000-34,999	1,125	7.3%	650	4%	-475	-42%	
\$35,000-49,999	1,821	11.8%	1,797	12%	-24	-1%	
\$50,000-74,999	3,294	21.4%	2,663	17%	-631	19%	
\$75,000-99,999	2,840	18.5%	2,027	13%	-813	-29%	
\$100,000-149,999	3,018	19.6%	3,482	23%	464	15%	
\$150,000+	1,579	10.3%	2,850	19%	1,271	80%	
TOTAL	15,383	100.0%	15,233	100%	-150	-1%	
Median Income	\$73	,030	\$88	,743	15,713	22%	

Source: 2000 Census and 2010 Census

In 2010, the City's median household income was \$88,743, which was second highest among the eight cities bordering Cerritos. The City of La Palma had the highest median household income of \$89,788. Of the nine-city area (including Cerritos), Bellflower had the lowest median household income of \$50,565.

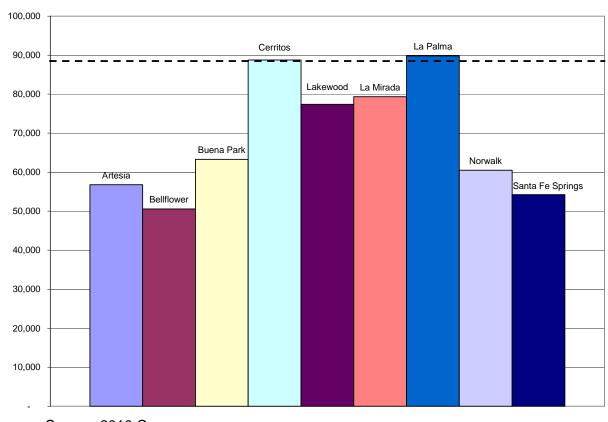


CHART 8
2010 MEDIAN INCOME COMPARISON – SURROUNDING CITIES

The U.S. Department of Housing and Urban Development (HUD) estimates Area Median Incomes (AMI) for every county in the United States. These AMI numbers are then used to classify households into four different income groups. They are defined as: (1) very-low income, which are households earning less than 50 percent of the AMI; (2) low income, which are households earning between 50 percent and 80 percent of the AMI; (3) moderate income, which are households earning between 80 percent and 120 percent of AMI; and (4) above-moderate income, which are households earning over 120 percent of the AMI. Many housing programs, such as CDBG and HOME, use some form of these income groups to establish eligibility.

The Los Angeles County median income for 2012 for a 4-person household was \$64,800, which is \$23,943 less than the Cerritos median income (\$88,743). Based on the 2012 HUD AMI and household income tables, 19 percent of Cerritos households are in the very low income category and 26 percent of the households are in the low income category. Concurrently, the majority of households in Cerritos are classified as above moderate.

TABLE 14
CERRITOS HOUSEHOLDS BY INCOME GROUP – 2012

2000 HUD Median Income: \$59,800; 2012 HUD Median Income: \$64,800

Income Category	Income Range* (2012)	Number**	Percent
Very-Low	\$42,150 or less	2,970	19%
Low	\$42,151 – \$67,450	3,904	26%
Moderate	\$67,451 – \$77,750	2,027	13%
Above-Moderate	Greater than \$77,751	6,332	55%

^{*}Income range for a household of four persons.

Source: 2010 Census

Section 3.2.6 - Overcrowding

The Census defines overcrowding as "a housing unit that has more than one person per room." A room is defined as living rooms, dining rooms, kitchens and bedrooms. Between 2000 and 2010, the number of overcrowded housing units decreased by 72 percent in owner households and 54 percent in renter households. In 2010, 4 percent of households were in overcrowded conditions, which is a decrease from 11 percent in 2000.

TABLE 15a
OVERCROWDING
City of Cerritos 2000 to 2010 Change

City of Cerritos	2000		2010		Change	
City of Cerritos	Number	Percent	Number	Percent	Number	Percent
Overcrowded Owner Households	1,043	6.7%	291	2%	-752	72%
Overcrowded Renter Households	687	4.4%	319	2%	-368	54%
Overcrowded Sub Total	1,730	11.2%	610	4%	1,120	65%
TOTAL HOUSEHOLDS	15,390	N/A	15,233	N/A	157	1%

Source: 2000 Census and 2010 Census

^{**}Approximation based on data from Table 15.

TABLE 15b SEVERE OVERCROWDING 1.51 persons or more per room

City of Cerritos	Ow	Owner R		nter	Total Severe Overcrowding	
	Number	Percent	Number	Percent	Number	Percent
1.51 persons or more per room	56	2%	140	2%	196	1%

Severe overcrowding is defined as 1.51 persons or more per room. Severe overcrowding may be an indicator of a lack of housing in the community and/or high rent or mortgage payments. Based on the 2010 Census, overcrowded conditions and severely overcrowded conditions are not significant in Cerritos. Nevertheless, to address overcrowding conditions in the City, the Housing Element will continue to promote new housing developments with the creation of Area Development Plans (ADP's). ADP's permit the City to develop multi-family developments, which are unique and imaginative with attractive architectural features. The ADP's have been very successful in increasing Cerritos' supply of housing. For additional information regarding ADP's and their benefit to providing multi-family housing, please see Chapter 7 – Constraints.

Section 3.2.7 - Existing Housing Characteristics

Based on the 2010 Census and a 2013 City field survey, the proportion of housing units by type has remained stable. The vast majority of housing units in the City are single-family, which has comprised 94 percent of the City's housing stock over the last 20 years. The proportion of multi-family units (5+ units) increased from two and half percent to four percent between 2000 and 2010.

TABLE 16 HOUSING UNITS BY TYPE

Housing	19	90	20	00	20	10
Туре	Number	Percent	Number	Percent	Number	Percent
Single Family	14,366	93.5%	14,584	93.4%	14,189	94%
2-4 Units	458	3.0%	600	3.8%	369	3%
5+ Units	537	3.5%	396	2.5%	572	4%
Mobile Homes	4	0.03%	32	0.2%	18	0.1%
TOTAL	15,365	100.0%	15,612	100%	15,148	100%

Source: 1990 Census, 2000 Census and 2010 Census

Section 3.2.8 - Housing Conditions

According to the U.S. Census, Cerritos did not see any significant growth of its housing stock until the 1960's, when the number of housing units grew by over 2,000 percent.

The City boomed in the 1970's, which is when 63 percent of the current housing stock was built. Since the 1980's the volume of growth has slowed dramatically as the City approaches build out. The housing stock growth between 1990 and 2000 only represents 2 percent of the total housing units in the City. Comparably, Los Angeles County's housing stock growth has remained relatively stable since 1990.. According to the 2010 Census, 2.6% of the City's housing units were constructed from 2000 through 2010. Comparatively, in Los Angeles County, 6% of units were constructed during the same decade.

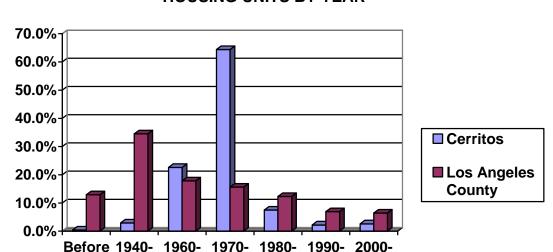
One of the main Census indicators for sub-standard housing is units by age. Units built before 1939 are considered likely to be sub-standard in some form, excluding diligent maintenance. In Cerritos, only 0.5 percent of the housing stock was built before 1939 and only 3.2.% of the stock was built prior to 1959. This shows Cerritos housing stock is relatively new, and only a small percentage of housing units are likely to be substandard due to age.

The City conducted a survey in 2012 that indicated that all multi-family apartment complexes are in good condition. While the apartments are approximately 40 years old, they are well maintained by their property managers. The majority of renters and owners inhabit housing units that were built between 1970 and 1979 (63 percent).

TABLE 17
HOUSING UNITS BY AGE BY TENURE

Year	Total Number of Housing Units		
Built	Number	Percent	
1939 or Earlier	77	0.5%	
1940-1949	105	0.7%	
1950-1959	306	2%	
1960-1969	3,429	23%	
1970-1979	9,566	63%	
1980-1989	1,040	7%	
1990-1999	253	2%	
2000-2004	349	2.3%	
2005 or later	50	0.3%	
TOTAL	15,175	100%	

Source: 2010 Census



1989

2000 2010

CHART 9 HOUSING UNITS BY YEAR

Given ownership stock and the small number of units built before 1960, the percentage of sub-standard housing units is likely to be small. However, as a large portion of the stock approaches 40 to 50 years in age, the need for maintenance such as re-roofing, new paint, patching and siding will become more prevalent.

1979

Code Enforcement Proactive Measures

1939 1959

1969

The City's Code Enforcement Program has been instrumental in preserving the City's high-quality, park-like appearance and in preventing the deterioration of existing neighborhoods, including the housing stock that was constructed prior to 1960. As part of these efforts, the City's Code Enforcement officers proactively conduct daily field inspections to identify and address any property maintenance violations and subsequently work with the homeowners to correct said violations in a timely manner. Accordingly, Code Enforcement Officers are tasked with providing information to needy residents about the City's Residential Assistance Grant Program (G-RAP), which is designed to provide assistance to eligible low-income senior and disabled residents that do not have the financial resources to make the required home improvements necessary to render their homes in compliance with the Cerritos Municipal Code. The City's Code Enforcement department processes approximately 600 to 900 cases per year. The City is confident that the referenced proactive measures will assist in the effective preservation of all housing units, including those built prior to 1960, and will reduce to a level of insignificance the potential need to remove pre-1960 built homes as a result of poor maintenance.

Section 3.2.9 - Vacancy Trends

Vacancy rates can indicate the relationship between housing supply and demand. If vacancy rates are very low then there is usually a high demand for housing and vice

versa. Furthermore, vacancy rates can indicate if there is too much or too little of different types of housing units.

The 2010 Census has six different categories for vacancy: (1) For Rent; (2) For Sale Only; (3) for Seasonal, Recreational, or Occasional Use; (4) Rented or Sold, Not Occupied; (5) For Migrant Workers; and, (6) Other. The Other category is defined as everything that has not already been classified. For example, if an owner were keeping a unit vacant for personal reasons or a unit were held for occupancy by a manager or caretaker, the unit would be characterized in the Other category.

According to the 2010 Census the total vacancy rate was 1.4% percent in Cerritos. This is much lower than Los Angeles County, which was at 7.2%. The largest type of vacant category in the City was For Rent, which constituted 48% of the total, followed by Other at 28%.

TABLE 18
VACANCY BY TYPE OF UNIT

Туре	Number	Percent
For Rent	105	48%
For Sale Only	51	23%
For Seasonal, Recreational, or Occasional Use	0	0%
Rented or Sold, Not Occupied	0	0%
For Migrant Workers	0	0%
Other	62	28%
TOTAL	218	100.0%
Total Units/Percentage	15,175	1.4%

Source: 2010 Census

In comparison, between the 2000 Census (217) and 2010 Census (218), the data suggests the vacancy rates have not changed significantly over the last 10 years.

Section 3.2.10 - Housing Costs and Affordability

Affordability of housing directly affects housing availability. To allow all aspects of the population to have adequate housing, a variety of housing types should be made available. The following tables describe the ideal monthly and annual payments for households in the three major income groups.

TABLE 19a
MAXIMUM AFFORDABLE MONTHLY RENTS BY INCOME GROUP
AND NUMBER OF BEDROOMS – 2013

Income Group	1-Bedroom	2-Bedroom
	Maximum Rents	Maximum Rents
Very-Low Income	\$648.13	\$728.75
	$= (0.30 \times 0.50 \times \$51,850) / 12$	$= (0.30 \times 0.50 \times $58,300) / 12$
Low Income	\$777.75	\$874.50
	$= (0.30 \times 0.60 \times \$51,850) / 12$	$= (0.30 \times 0.60 \times \$58,300) / 12$
Moderate Income	\$1,425.88	\$1,603.25
	= (0.30 x 1.1 x \$51,850) / 12	$= (0.30 \times 1.1 \times \$58,300) / 12$

Source: California Department of Housing and Community Development

TABLE 19b
MAXIMUM AFFORDABLE HOUSING ANNUAL COSTS BY INCOME GROUP - 2013

Income Group	Ownership	Rental
Very-Low	.30 x (\$64,800 x .50)	.30 x (\$64,800 x .50)
	.30 x \$32,400	.30 x \$32,400
	\$9,720	\$9,720
Low	.30 x (\$64,800 x .70)	.30 (\$64,800 x .60)
	.30 x \$45,360	.30 x \$38,880
	\$13,608	\$11,664
Moderate	.35 x (\$64,800 x 1.10)	.30 x (\$64,800 x 1.10)
	.35 x \$71,280	.30 x \$71,280
	\$24,948	\$21,384

Los Angeles Area Median Income = \$64,800. The above examples assume a household size of four persons.

Source: California Department of Housing and Community Development

TABLE 19c
MAXIMUM AFFORDABLE SALES PRICE BY INCOME GROUP

WIAXIIVIOW AFFORDABLE SALL		IIIOOME C	11001
	Very Low	Low	Moderate
Affordable Housing Cost (Annual)	\$9,720	\$13,608	\$24,948
Affordable Housing Cost (Monthly)	\$810.00	\$1,134.00	\$2,079.00
Monthly Expenses:			
Utility Allowance*	\$50	\$50	\$50
Maintenance and Repairs*	\$30	\$30	\$30
Property Taxes*	\$106	\$165	\$338
HOA Dues*	\$150	\$150	\$150
Tot	al \$336	\$395	\$568
Remaining Amount for Mortgage	0.47.4	Ф700	04.544
Payment	\$474	\$739	\$1,511
Mortgage Assumptions:			
Mortgage Assumptions: Interest Rate*	3%	3%	3%
	360		360
Term (30 years = 360 months)	10%	10%	10%
Down Payment*	10%	10%	10%
Mortgage Principal (including closing			
costs)	\$114,636	\$178,688	\$365,480
+ Down Payment	\$12,737		\$40,609
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Total Maximum Sale Price	\$127,373	\$198,542	\$406,089
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Source: City of Cerritos

According to Table 19c, the assumption is that the average very low- to moderate-income family can afford a home ranging from \$127,373 to \$406,089. In Cerritos, the median price of a home in April 2013 was \$550,000 and the average condominium sale price in March 2013 was \$283,882. Therefore, the average home is not affordable for very low- to moderate-income families. There is an affordability gap of up to \$156,509 for a condominium and \$432,627 (very low income category) for a single-family home.

In the Los Angeles region prices of single-family homes tripled between 1970 and 1979 and continued to increase through 2013. This strong real estate market was attributed to a growing, healthy labor market, relatively low mortgage rates and a stable economy. However, starting in 2008, the housing market slowed due to problems with sub-prime mortgages. Nevertheless, housing in Cerritos continued to maintain its value and remained above the \$500,000 range from 2000 through 2010.

^{*}It is important to note that the examples above are illustrative, and that actual sales prices may vary, depending upon utility costs, actual HOA dues, the prevailing interest rate, and whether the applicant can afford to pay a down payment.

In April 2013, the average single-family home sales price in Cerritos was \$550,000, which is an increase from \$287,000 in 2000. Surveys of all of the eight bordering cities indicate that single-family sales prices increased significantly from 2000 to 2013. Cerritos was ranked fourth highest in sales price increase and Buena Park (108%) experienced the highest rate of increase, while La Palma (74%) had the lowest rate of increase.

TABLE 20 SINGLE-FAMILY OWNER OCCUPIED HOMES

City	2000	2013 (April 2013)	Percentage Increase
Cerritos	\$287,000	\$550,000	92%
Artesia	\$180,000	\$350,000	94%
Bellflower	\$185,000	\$339,000	83%
Buena Park	\$197,000	\$409,500	108%
Lakewood	\$204,000	\$393,000	93%
La Mirada	\$222,000	\$400,000	80%
La Palma	\$305,000	\$530,000	74%
Norwalk	\$163,000	\$316,000	94%
Santa Fe Springs	\$168,000	\$316,000	88%

Source: DataQuick

According to DataQuick, the average price of condominiums in Cerritos increased from \$128,000 to \$283,882 between 2000 and 2013. The increase in the average price of condominiums in the City may be attributed to the strong real estate market during this time. A survey of all surrounding cities found that they all had an increase in condominium sale prices (except for La Palma which had no condominium sales in April 2013).

Currently, the prices of condominiums in Cerritos are moderately affordable, ranking third highest among other cities in the surrounding area. Condominiums have a niche in the housing industry between renting and owning single-family homes. Given the sale prices of condominiums in the area, moderate income groups may be able to afford to own a condominium in Cerritos and the surrounding area; however, housing prices are trending upward.

TABLE 21
AVERAGE CONDOMINIUM SALES PRICES

City	2000	2013	Percentage
		(April 2013)	Increase
Cerritos	\$128,000	\$283,882	122%
Artesia	\$145,000	\$350,000	141%
Bellflower	\$140,000	\$259,000	85%
Buena Park	\$153,000	\$385,000	152%
Lakewood	\$110,500	\$247,000	125%
La Palma	\$182,000	N/A	N/A
La Mirada	\$135,000	\$243,000	80%
Norwalk	\$126,000	\$243,000	93%
Santa Fe Springs	\$146,000	\$235,000	61%

Source: DataQuick

Section 3.2.11 - Rental Units

According to the 2010 Census, Cerritos had a higher median rent than any of its bordering cities. The second highest median rent was in La Palma, followed by Buena Park. A reason for Cerritos' higher median rent in 2010 can be partly attributed to the City's higher proportion of home rentals to apartment rentals.

TABLE 22
MEDIAN RENTS

City	Median Rent
Cerritos	<i>\$1,856</i>
Artesia	\$1,221
Bellflower	\$1,141
Buena Park	\$1,357
Lakewood	\$1,145
La Mirada	\$1,336
La Palma	\$1,430
Norwalk	\$1,215
Santa Fe Springs	\$1,154

Source: 2010 Census

Section 3.2.12 - Affordability

Affordability can be defined as a household spending 30 percent or less of household income for shelter. Shelter is defined as gross rent or gross monthly owner costs. Gross rent is the contract rent and utilities, and the gross monthly owner costs may include the mortgage payment, taxes, insurance, utilities and condominium fees.

According to the 2010 Census, there are a variety of household overpayment situations for homeowners and renters. For example, homeowners and renters may pay more than 50% for shelter, which constitutes an overpayment situation. Below are four tables

that illustrate the percentage of income dedicated to housing and overpayment for housing in Cerritos.

TABLE 23
PERCENTAGE OF INCOME DEDICATED TO HOUSING BY RESIDENTS IN CERRITOS

Percentage	Renter	Percentage	Owner	Percentage
Less than 20%	372	16%	2,467	26.9%
20% - 24.9%	250	10.6%	1,495	16.3%
25% - 29.9%	214	9%	900	9.8%
30% - 34.9%	252	10.6%	757	8.3%
35% or more	1,279	54%	3,554	38.7%

Source: 2010 Census

TABLE 24a
HOUSING OVERPAYMENT ANALYSIS

		Percent of
Total Households Characteristics	Number	Total Households
Total occupied units (households)	14,955	100%
Total renter households	2,800	19%
Total owner households	12,155	81%
Total lower income (0-80% of HAMFI) households	4,790	32%
Lower income renters (0-80%)	1,600	11%
Lower income owners (0-80%)	3,190	21%
Lower income households paying more than 50%	2,335	16%
Lower income renter households severely overpaying	695	5%
Lower income owner households severely overpaying	1,640	11%
Extremely Low Income (ELI) (0-30%)	760	5%
ELI renter households severely overpaying	335	2%
ELI owner households severely overpaying	425	3%
Income between 30%-50%	780	5%
Income between 50% -80%	795	5%
Lower income households paying more than 30%	3,220	22%
Extremely Low Income (0-30%)	855	6%
Income between 30%-50%	1,040	7%
Income between 50% -80%	1,325	9%

Source: 2010 Census

TABLE 24b
OVERPAYMENT ANALYSIS – RENTAL HOUSING

		Percent of Total
Renter Households Characteristics	Number	Households
Total renter-occupied units (renter households)	2,800	100%
Total lower income (0-80% of HAMFI) renter		
households	1,600	57%
Lower income renters paying more than 30% but		
less than 50%	455	16%
Extremely Low Income (0-30%)	0	0%
Income between 30%-50%	125	4%
Income between 50% -80%	330	12%
Lower income renters paying more than 50%	695	25%
Extremely Low Income (0-30%)	335	12%
Income between 30%-50%	265	9%
Income between 50% -80%	95	3%
Lower income renters paying more than 30%	1,150	41%
Extremely Low Income (0-30%)	335	12%
Income between 30%-50%	390	14%
Income between 50% -80%	425	15%

TABLE 24c
OVERPAYMENT ANALYSIS – OWNER OCCUPIED HOUSING

		Percent of
Owner Households Characteristics	Number	Total Households
Total owner-occupied units (owner households)	12,155	100%
Total lower income (0-80% of HAMFI) owner		
households	3,190	26%
Lower income owner households paying more than 30%		
but less than 50%	430	4%
Extremely Low Income (0-30%)	95	1%
Income between 30%-50%	135	1%
Income between 50% -80%	200	2%
Lower income owner households paying more than 50%	1,640	13%
Extremely Low Income (0-30%)	425	3%
Income between 30%-50%	515	4%
Income between 50% -80%	700	6%
Lower income owner households paying more than 30%	2,070	17%
Extremely Low Income (0-30%)	520	4%
Income between 30%-50%	650	5%
Income between 50% -80%	900	7%

Section 3.3 - Population, Employment and Household Summary

The majority of population and household growth in Cerritos occurred in the 1960's and 1970's; however, in the last ten years both growth rates have stabilized as Cerritos approaches build-out. Population growth has been more rapid than household growth, which suggests the City is running out of space for new construction. In addition, the population that originally moved to Cerritos 30 and 40 years ago have remained in the City. As their children have left, the demand for larger single family homes may have decreased, while the need for retirement living options has increased.

Cerritos' unemployment rate has consistently been low, and a large proportion of the labor force is comprised of some type of professional. Housing should continue to accommodate these persons who tend to have larger households and higher incomes with a preference for single-family homes.

Section 3.4 - Extremely Low Income Households

Extremely low-income households are defined as households with household income less than 30 percent of the area median income. For 2013, the area median income for Los Angeles County is \$64,800. For extremely low-income households, this results in an income of \$25,600 or less for a four-person household or \$17,950 or less for one-person household families.

According to the 2010 Census, approximately 943 extremely low-income households reside in the City, representing six percent of the total households. To calculate the projected housing needs, the City assumed 50 percent of its very low-income regional housing need for extremely low-income households. As a result, from the very low-income need of 23 units, the City has a projected need of 12 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or sub-standard housing condition. Some extremely low-income persons could have mental or other disabilities and special needs; therefore, the City would pursue other housing options to meet these needs.

To address the housing needs of extremely low-income households, the City will identity and meet with specific housing providers in addition to nonprofit builders who specialize in building housing for extremely low-income households and supportive housing. This effort is designed to promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing. As part of this effort, the City will develop an annual report to address extremely low-income households. Activities include assisting with site identification and acquisition, local financial resources, and assisting and streamlining entitlements.





Chapter 4 SPECIAL HOUSING NEEDS

CHAPTER 4 - SPECIAL HOUSING NEEDS

Every Housing Element in the State of California must address the housing needs of special populations and demographic groups defined in the law. Government Code Section 65583(a)(7) requires "an analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter..." With this in mind, this chapter will address special housing needs for Cerritos.

Section 4.1 - Elderly

The elderly community is a significant portion of the population that needs special consideration with regards to housing. The elderly may face financial difficulties due to limited income after retirement or may have limited housing options in their community once they decide living in a large home requires too much upkeep. In these instances, the lack of senior housing availability may force them to leave their community in which they may have been living all their lives. The purpose of this section is to identify the characteristics of the City's housing stock and to determine the City of Cerritos' senior population housing needs. From a practical standpoint 65 years of age is the retirement age and the age U.S. Census Bureau uses to determine elderly persons statistics. According to the U.S. Census Bureau, between 1990 and 2000 the elderly population in Cerritos grew by 1,987 persons or 66.6 percent. In addition, from 2000 to 2010, the elderly population grew from 4,969 to 8,671 (75 percent).

The elderly population represents 18 percent of Cerritos' total population. The significant growth of the elderly population over the last 30 years suggests the demand for senior housing is at an all time high.

TABLE 25
POPULATION TRENDS - 65 YEARS AND OVER - CITY OF CERRITOS

Year	Total Population	Numeric Change	Percent Change	Annual Percent Change
1980	1,421	N/A	N/A	N/A
1990	2,982	1,561	109.85%	10.99%
2000	4,969	1,987	66.63%	6.66%
2010	8,671	3,702	75%	7.5%

Source: 1980 Census, 1990 Census, 2000 Census and 2010 Census

In 2010, 30 percent of the total households in Cerritos were senior households. Furthermore, 33 percent of the City's homeowner population is comprised of elderly persons and 14 percent of renters comprise senior renter households. In addition, the largest number of owner- and renter-occupied households by tenure is the 55 to 64 age group, which indicates a future need for continued senior housing developments.

TABLE 26 AGE OF HOUSEHOLDER BY TENURE - 2010

Age of	Owner	Renter	Total	Percent
Householder	Occupied	Occupied	Households	Distribution
15 to 24	40	62	102	0.6%
25 to 34	440	399	839	5.4%
35 to 44	1,678	787	2,465	15.8%
45 to 54	2,890	748	3,638	23.4%
55 to 64	3,425	419	3,844	24.7%
65 to 74	2,839	166	3,005	19.3%
75+ years	1,399	234	1,633	10.5%
Total	12,711	2,815	15,526	100%

In 2010, there were a total of 4,638 senior households (4,238 senior owner households and 400 senior renter households). Senior owner households equate to 27 percent of the total owner households and senior renters equates to approximately three percent of the total housing population. Senior owner households in Cerritos in 2010 were much higher than the County, State and Nation. The lack of senior renter households can be attributed to a shortage of senior housing options in the City in 2010.

CHART 10a SENIOR HOUSEHOLDS BY TENURE – 2010 CITY OF CERRITOS

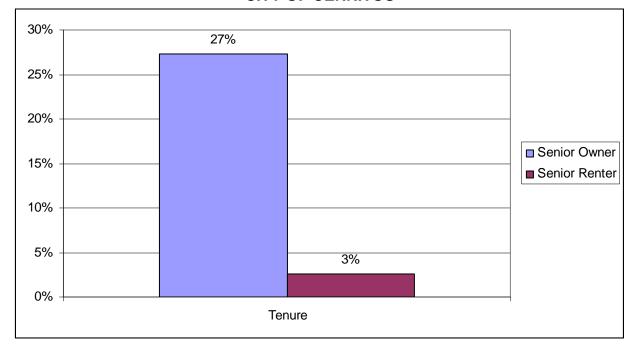


CHART 10b SENIOR HOUSEHOLDS BY TENURE - 2010 LOS ANGELES COUNTY, CALIFORNIA AND UNITED STATES

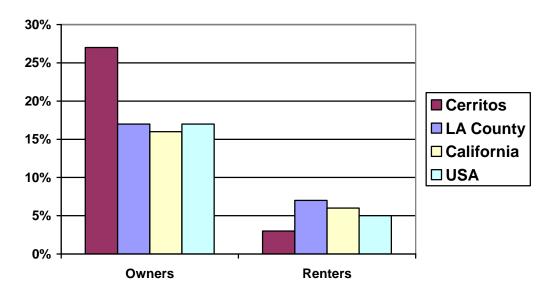


TABLE 27
SENIOR HOUSEHOLDS BY INCOME - 2000 to 2010

Income Range	2000		2000 2010		Change	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	162	7.3%	352	8%	190	117%
\$10,000 - \$24,999	438	19.6%	547	12%	109	25%
\$25,000 - \$49,999	637	28.6%	970	22%	333	52%
\$50,000 - \$74,999	483	21.7%	726	17%	243	50%
\$75,000 +	510	22.9%	1,795	41%	1,285	252%
TOTAL	2,230	100.0%	4,390	100%	2,160	97%

Source: 2000 Census and 2010 Census

Over the last ten years, senior households of all income categories have increased. For example, lower incomes (less than \$10,000) have increased 117 percent and seniors within the \$25,000 - \$49,999 income rage increased 52 percent. In addition, the senior households in the upper income categories (\$75,000 plus) have increased rapidly over the period.

The Los Angeles – Long Beach Area Median Income (AMI) for 2013 was \$64,800 (adjusted for a 4 person household). Based on the 2013 AMI and senior household

income tables, 41 percent of Cerritos senior households are classified as having above moderate incomes. Only 20 percent of senior households are classified as having very low income and 22 percent of senior households are low income. The high number of above moderate incomes indicates that a much larger proportion of the Cerritos senior population has higher incomes.

TABLE 28
SENIOR HOUSEHOLDS BY INCOME GROUP – 2010

Income Category	Income Range (2013)	Number*	Percent
Very Low	\$34,200	899	20%
Low	\$54,650	970	22%
Moderate	\$62,200	600	14%
Above Moderate	Greater than \$62,200	1,795	41%

Source: 2013 California State Department of Housing and Community Development and 2010 Census

All income ranges are for a two-person household.

An important statistic to measure the affordability of housing in Cerritos is "overpayment". Overpayment is defined as monthly shelter costs in excess of 30 percent of a household's gross income. In 2010, 34 percent of senior owners were overpaying for housing in Cerritos.

Comparatively, in Los Angeles County the percentage of senior owners overpaying for housing is 37 percent, which is slightly higher than Cerritos.

TABLE 29a
SENIOR HOUSING PAYMENTS – CERRITOS OWNERS

Category	Number	Percentage
Less Than 30%	2,241	66%
More Than 30%	1,140	34%
TOTAL	3,381	100%

Source: 2010 Census

TABLE 29b SENIOR HOUSING PAYMENTS – LOS ANGELES COUNTY OWNERS

Category	Number	Percentage		
Less Than 30%	250,198	62%		
More Than 30%	147,797	37%		
TOTAL	400.352	100%		

Source: 2010 Census

^{*}Approximation

Section 4.2 - Senior Housing

Currently, there are four senior housing communities in Cerritos. Emerald Villas, Pioneer Villas and Vintage Cerritos were completed during the 1998-2005 Housing Element cycle. Fountain Walk, the fourth affordable senior housing development was completed in 2007.

Emerald Villas opened in 2000 and consists of 48 very low, 48 low and 30 moderate units which are all owner occupied. In order to provide residents with affordable housing, the former Cerritos Redevelopment Agency allocated five million dollars of its 20% Housing Fund for the construction of the project.

Pioneer Villas opened in the spring of 2001. This project contains 98 one- and two-bedroom condominiums, with 37 percent of the units set-aside for seniors who fall within the very low income category and 46 percent of the units set-aside for seniors in the low income category. Pioneer Villas was subsidized with approximately five million dollars from the former Cerritos Redevelopment Agency's 20% Housing Fund.

Vintage Cerritos is the third senior housing development and is an assisted living community that provides 147 units. Vintage Cerritos consists of 46 very low income, 37 low income, 22 moderate income and 42 above-moderate income units. This innovative development was a partnership with Cerritos College and it provides an opportunity for the College nursing, cosmetology, and culinary students to gain valuable on-the-job training at the facility. This project was also funded by the former Cerritos Redevelopment Agency's 20% Housing Fund.

Fountain Walk, consists of two low income units, 14 moderate income units and two above-moderate income units. Fountain Walk was completed in 2007. This project was also funded by the former Cerritos Redevelopment Agency's 20% Housing Fund.

In 2007, the City Council approved Cuesta Villas, the City's fifth affordable housing development, which would have consisted of 247 affordable multi-family for-rent units. Cuesta Villas would have satisfied the growing need for senior affordable and market rate housing that has developed in response to an aging population. The project was to be funded utilizing 20% Housing Set-Aside funds derived from tax increment revenue generated by the Cerritos Redevelopment Agency. The dissolution of redevelopment in California and the associated financial impact to Cerritos has eliminated the proposed funding source for the project. Accordingly, the project has not moved forward due to a lack of funding.

Section 4.3 - Disabled Persons

The Federal Rehabilitation Act of 1973 defines a disabled person as "any individual who has a physical or mental impairment which substantially limits one or more major life activities, has record of such an impairment, or is regarded as having such an impairment." There are three types of disabled persons who are considered to have special housing needs; (1) physically; (2) mentally; and, (3) developmentally disabled.

Each type is unique and has different needs in terms of access to housing, employment, social and medical services.

For this section, disabled persons will be defined as persons with a sensory, physical, mental, self-care, go-outside-home or employment disability including persons with developmental disabilities,

TABLE 30a
DISABLED PERSONS BY TYPE OF DISABILITY - CERRITOS

Type of Disability	Number	Percent of Total Disabled Population	
Hearing difficulty	1043	15.5%	
Vision difficulty	497	7.4%	
Cognitive difficulty	908	13.6%	
Ambulatory	1637	24.4%	
Self-care difficulty	666	10.0%	
With an independent living difficulty			
	1636	24.4%	
Developmental	302	4.5%	
Total Disabled Persons	6689	100%	

Source: 2010 Census and Los Angeles County Regional Center

TABLE 30b
DISABLED PERSONS BY AGE AND TYPE OF DISABILITY LOS ANGELES COUNTY

Type of	5-17 Y	'ears	18-64	Years	65 Years a	and Over
Disability	Number	Percent	Number	Percent	Number	Percent
Hearing difficulty	9,167	1%	77,383	1%	143,870	13%
Vision difficulty	11,984	1%	90,081	1%	81,651	8%
Cognitive difficulty	42,629	2%	187,942	3%	131,453	12%
Ambulatory	11,148	1%	228,018	4%	277,939	26%
Self-care difficulty	16,085	1%	110,051	2%	146,104	14%
With an independent living difficulty	0	0%	178,063	3%	229,556	21%
Total Disabled Persons	91,013	5%	871,538	14%	1,010,573	94%
Person with No Disability	1,635,371	95%	5,500,846	86%	6,1590	6%
Total Persons	1,726,384	100%	6,372,384	100%	1,072,163	100%

TABLE 30c
TOTAL DISABLED PERSONS - CERRITOS

Total Disabled Persons	Total Population	Percent Disabled
6,689	49,041	13.6%

Source: 2010 Census and Los Angeles County Regional Center

TABLE 30d TOTAL DISABLED PERSONS – LOS ANGELES COUNTY

Total Disabled Persons	Total Population	Percent Disabled
1,973,124	9,819,067	20%

Source: 2010 Census

According to the 2010 Census, 13.6 percent of the total population in Cerritos has at least one disability. In addition, 80 percent of disabled persons age 16-64 are employed. Though, as the age of disabled persons increases, it is more likely that they will have a disability that limits their ability to obtain employment. The housing needs of this group can be addressed through the development of disabled accessible housing. In contrast, the total number of disabled persons in Los Angeles County is higher at 20 percent.

TABLE 31
CERRITOS - EMPLOYMENT STATUS AND DISABILITY STATUS
OF PERSONS AGE 16-64

Employment Status	Disabled Persons		Non-Disabled Persons	
	Number	Percent	Number	Percent
With a disability				
Employed	474	80%	20,205	90%
Not Employed	126	21%	2,173	10%
TOTAL	600	100%	22,378	100%

The City of Cerritos abides by the Americans with Disabilities Act (ADA). The City acknowledges the need for the disabled to have affordable housing, accessibility to housing, transportation and recreation services. In concert with the City's compliance with the ADA, and to further the goal of providing accessibility, the City maintains a policy of "reasonable accommodation" for disabled residents. The policy allows City staff to provide administrative approval for disabled residents who wish to make modifications to their home that are designed to make the home more accessible. In support of the City's reasonable accommodations policy, the City Council approved Ordinance 916 in 2006 and adopted Cerritos Municipal Code chapter 23.30, which formally established the City's commitment to provide disabled persons with reasonable accommodations to ensure equal access to their dwelling unit and/or place of business. Cerritos will continue to explore and encourage ADA retrofitting and related activities.

The City offers a number of programs and services that are also designed to accommodate members of the City's disabled community. The City is proud to provide disabled persons with access to public transportation in the form of both fixed route and demand response services. The City's Dial-A-Ride program (demand response) offers a unique shuttle service for disabled students to Cypress College for special educational courses not offered at Cerritos College. This program is unique because the transportation service goes beyond the regular scope of the program and no other local cities offer this type of transportation service. Further, the City of Cerritos retrofitted an existing community park (Liberty Park) to accommodate disabled persons and is in the process of removing barriers to improve access at four additional parks. These parks will provide equipment for both persons with and without disabilities.

Section 4.4 - Large Families

Large families are considered to be a special need group because in many housing markets there is not an adequate number of bedrooms to meet large family requirements. For the purpose of this section, large families are defined as households with five or more people. According to the 2010 Census, 17 percent of households in Cerritos are comprised of large families. Comparably, Los Angeles County has a similar proportion of large family households at 18 percent. However, the proportion of

renter households with five or more persons is higher in Cerritos (22 percent) than in Los Angeles County (16 percent).

TABLE 32a LARGE FAMILIES – CERRITOS (HOUSEHOLD BY TENURE SIZE)

Household	Owner Hou	Owner Households		Renter Households		Total Households	
Size	Number	Percent	Number	Percent	Number	Percent	
1 Person	1,405	11%	396	14%	1,801	12%	
2 Person	3,964	31%	517	18%	4,481	29%	
3 Person	2,694	21%	562	20%	3,256	21%	
4 Person	2,677	21%	740	26%	3,417	22%	
5 Person	1,132	9%	335	12%	1,467	9%	
6 Person	503	4%	160	6%	663	4%	
7 + Person	336	3%	105	4%	441	3%	
TOTAL	12,711	100%	2,815	100%	15,526	100%	

Source: 2010 Census

TABLE 32b
LARGE FAMILIES – LOS ANGELES COUNTY
(HOUSEHOLD BY TENURE SIZE)

Household	Owner Hou	useholds	Renter Ho	ouseholds	Total Ho	useholds
Size	Number	Percent	Number	Percent	Number	Percent
1 Person	281,042	18%	503,886	30%	784,928	24%
2 Person	435,828	28%	417,175	25%	853,003	26%
3 Person	264,854	17%	262,083	15%	526,937	16%
4 Person	258,732	17%	227,295	13%	486,027	15%
5 Person	142,604	9%	140,962	8%	283,566	9%
6 Person	72,685	5%	72,271	4%	144,956	4%
7+ Person	89,004	6%	72,783	4%	161,787	5%
TOTAL	1,544,749	100%	1,696,455	100%	3,241,204	100%

Source: 2010 Census

In 2010, 9 percent of all housing units had a minimum of five bedrooms. The 2010 Census indicates that Cerritos had an equal proportion of three, four and five bedroom units to Los Angeles County. This suggests the City of Cerritos has adequate housing stock to meet its large family needs. In addition, since 1990 the large family trend in Cerritos has decreased. For example, in 1990, Cerritos had 3,536 large family households (20 percent). In 2000, the Census data indicates that 2,990 large family households (19 percent) live in Cerritos whereas the 2010 Census indicated that 2,571 (16 percent) large family households live within the City.

CHART 11a

LARGE FAMILY COMPARISON – 2010

CERRITOS, LOS ANGELES COUNTY AND CALIFORNIA

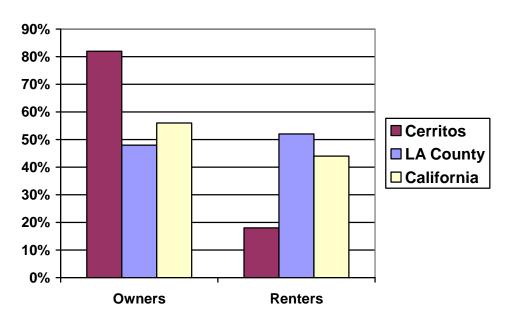


CHART 11b LARGE FAMILY TRENDS – CERRITOS

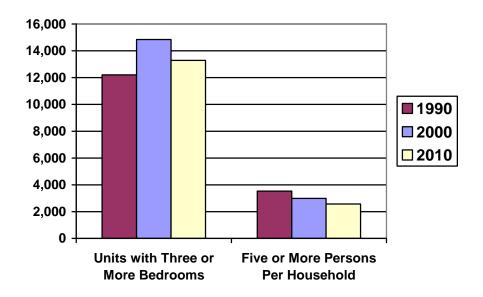


TABLE 33 HOUSEHOLDS BY BEDROOM TYPE

Bedroom Type	Number	Percent
1 BR	200	1%
2 BR	1,471	10%
3 BR	5,284	35%
4 BR	6,602	44%
5+ BR	1,376	9%
TOTAL	14,933	100%

Often many large households have lower incomes, which can result in the overcrowding of smaller housing units. In 2010, there were 2,571 households with five or more persons in Cerritos. Since the two-person household for owner occupied units was the highest at 29 percent and four-person household was the highest for rental households (26 percent), the 2010 Census data indicate that overcrowding may not be a significant factor. While it may appear there is enough housing stock for large households, they may not have enough income to rent large homes thereby creating a potential shortage of affordable large-number-bedroom apartment rentals in the City.

Since 1980, the proportion of large family households has been decreasing. For example, in 1980, 23.7 percent of households in Cerritos were large family households, According to the 2000 Census, the City's proportion of large family households dropped to 19.4 percent. Further, the 2010 Census reported 17 percent of the City's households were large family households.

Section 4.5 - Single Parent Households

Single parent households have special housing needs due to constraints, such as the high cost of health care, child care and the high cost of housing in Southern California. These households are considered in need of assistance, due to the potential to have lower incomes (one income households) that could limit access to affordable housing in an area. This puts these households at a greater risk of housing overpayment and homelessness.

According to the 2010 Census, non family households account for 14 percent of households in Cerritos, 86 percent of households were headed by married couples. There are 152 single male-headed households with children and 564 single female-headed households with children. The City of Cerritos acknowledges the special needs single-parent households have and will continue exploring methods of meeting those needs.

TABLE 34a HOUSEHOLD TYPE AND PRESENCE AND AGE OF CHILDREN

Household Type	Number	Percentage
Family Households	13,355	86%
Non Family Households	2,171	14%
TOTAL	15,526	100%

TABLE 34b
FAMILY STATUS AND PRESENCE OF CHILDREN - 2010

Туре	Number
Husband-Wife Family	10,843
With own children under 18 years	4,223
Male householder, no wife present	623
With own children under 18 years	152
Female householder, no husband	1,884
With own children under 18 years	564

Source: 2010 Census

Section 4.6 - Farm Workers

Currently, Cerritos has very little land zoned Agricultural (A). According to the City's Geographic Information Systems (GIS) Division, there are currently 2.1 acres of land zoned for agriculture in Cerritos. In addition, according to the 2010 Census, there are zero farm workers in Cerritos. Due to the lack of significant farmland and zero farm workers in the City, the needs of farm workers in the City are considered to be minor and can be dealt with through current housing strategies.

Section 4.7 - Homeless

According to the 2010 Census, zero homeless persons were reported in Cerritos. However, according to the 2011 Greater Los Angeles Homeless Count Report from the Los Angeles Homeless Services Authority, the estimated Los Angeles County homeless population reached 51,340. The County was split into eight areas, with the City of Cerritos being located in Service Planning Area 7 (SPA 7). Within SPA 7 there are 22 cities and five unincorporated areas. The study found that 3,000 to 5,999 homeless persons are in this specific planning area; however, it did not specify the amount of homeless persons in each city or unincorporated area.

According to a People Assisting the Homeless (PATH) Homeless Count Report conducted in January 2013, Cerritos and Artesia may have up to 30 homeless persons among both cities. Specifically, homeless persons have been reported along Bloomfield Avenue and the 605 Freeway off ramp (South Street), the riverbed areas of the Los Coyotes Creek and San Gabriel River and along Artesia Boulevard and Studebaker Road.

Pursuant to State law, the City of Cerritos permits by right community care facilities in all residential zones. These care facilities, serving six or fewer persons, provide non-

City of Cerritos - A City With Vision

medical transitional housing for battered spouses, the homeless and troubled youth as well as the physically and/or mentally disabled and abused or neglected children. Community care facilities that may potentially serve this population include nine adult residential care facilities and 16 facilities providing residential care for the elderly, which together have a capacity to serve approximately 285 persons.

As required by SB 2, the City has identified a location to assist with the homeless population (see Attachment 2). This location is suitable for a homeless shelter because it is in general proximity to public transportation and places of employment. In fact, this location is adjacent to an industrial park, which may provide job opportunities. The buildings in this area are large in size and may accommodate the approximately 30 homeless persons identified in the PATH report. However, these buildings would need substantial interior modifications in order to convert the existing industrial use into a homeless shelter. For more information on the location, please see Section 6.7 – Zoning for Emergency Shelters and Transitional Housing.



Chapter 5 PROJECTED HOUSING NEEDS

CHAPTER 5 - PROJECTED HOUSING NEEDS

Projected housing needs are an important component to the Housing Element, which includes the City's Regional Housing Needs Assessment (RHNA) allocation for very low, low, moderate and above moderate income units. According to State Housing law, the Housing Element shall contain an analysis of population and employment trends and documentation of projections and quantification of the locality's existing and projected housing needs for all income levels. These projected needs shall include the locality's share of the regional housing need as prescribed by law.

Section 5.1 - Regional Housing Needs

Housing Element law is intended to achieve the State's housing goal through the cooperation of government localities. Accordingly, multi-jurisdictional agencies or Councils of Governments (COGs) are responsible for distributing the State's housing need in an equitable method that attempts to avoid the uneven distribution of low income households.

RHNA is a process that devises the number of housing units a city, county or agency must plan for in its Housing Element. The RHNA process starts with the California Department of Finance estimate of the state's total housing needs from all income levels. That number is divided proportionately among the state's regions, then further divided and assigned to each city and county by regional councils of governments (COG). The City of Cerritos falls under the jurisdictions of two COGs: (1) SCAG; and, (2) Gateway Cities COG. Through a cooperative process, the two COGs and the City of Cerritos produced a RHNA allocation. The RHNA in essence consists of two components: income group goals and construction need.

Section 5.2 - Income Group Goals

The purpose of RHNA is to ensure that Cerritos attains its fair share of the state housing goal and that there is no disproportionate distribution of household income groups. The income categories are based on the HUD area median income (AMI): (1) very low (less than 50 percent of AMI); (2) low (50 to 80 percent of AMI); (3) moderate (80 to 120 percent of AMI); and, (4) above moderate (greater than 120 percent of AMI). For the County of Los Angeles, SCAG allocated a RHNA allocation of 179,881 units

TABLE 35
RHNA INCOME GROUP GOALS – LOS ANGELES COUNTY (2013-2021)

Income Category	2021 Goal	
Very Low	45,672	
Low	27,469	
Moderate	30,043 76,697	
Above Moderate		
Total	179,881	

Source: SCAG

Section 5.3 - Construction Needs

Construction need is determined from SCAG household growth estimates, vacancy need and replacement need. Over the next eight years, Cerritos has been given a construction need of 86 housing units in order to fulfill its RHNA allocation. Of these, 35 (over 41 percent) are needed for above-moderate (greater than 120 percent of AMI) households. In addition, the second highest housing need identified by SCAG is the very low income category income category with 23 (27 percent).

TABLE 36 RHNA CONSTRUCTION NEED (2013-2021)

Income Category	Construction Need	
Very Low	23	
Low	14	
Moderate	14	
Above Moderate	35	
TOTAL	86	

Source: SCAG

Below is a table detailing the RHNA allocation for 2013-2021 Housing Element cycle.

TABLE 37a 2013-2021 HOUSING ELEMENT CYCLE

2013-2021 RHNA Allocation

Very Low	Low	Moderate	Above Moderate	Total
23	14	14	35	86

RHNA Percentage

Very Low	Low	Moderate	Above Moderate	Total
27%	16%	16%	41%	100%

5.4 - Pending Projects

In 2013, the City approved a new 198-unit housing development on a vacant commercial center, which is currently in the plan check review phase. In addition, two additional units are currently in the planning process on Ely Avenue and are expected to start construction in 2014. These two developments have a total of 200 new units for the above moderate category and will far exceed the above moderate allocation of 35 units by 471 percent. On the following page is a table with the percent accomplishment.

TABLE 37b 2013-2021 HOUSING ELEMENT CYCLE (PENDING)

2013-2021 RHNA Allocation Accomplishment

(Through currently planned and approved projects)

			Above	
Very Low	Low	Moderate	Moderate	Total
			200	
			(471% above	
			the RHNA	
			requirement)	200

5.5 - Projects Cancelled During the 2008-2012 Housing Element Cycle

It should be noted that during the 2008-2013 Housing Element cycle, the City, in partnership with the ABC Unified School District, made a concerted effort to construct affordable rental units that would have exceeded the City's RHNA allocation. The City, in partnership with the ABC Unified School District, proposed a 247-unit affordable housing development with a four-acre park and recreational facility on an underutilized school district site. However, with the dissolution of the former Cerritos Redevelopment Agency and the 20% Housing Fund, said project was cancelled due to insufficient funds to start and complete the originally approved concept. In addition, said project was denied funding by the State Department of Finance as part of the Cerritos Successor Agency's Recognized Obligation Payment Schedule (ROPS) with the dissolution of said agency. Nevertheless, the City will continue to find housing opportunities and partner with other organizations to develop innovative developments to fulfill the RHNA requirement.



Chapter 6 SITE INVENTORY AND ANALYSIS

CHAPTER 6 - SITE INVENTORY AND ANALYSIS

The California Government Code requires that the Housing Element include an "inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment" (Government Code Section 65583(a)(3)). It further requires that the Housing Element analyze zoning and infrastructure on these sites, to ensure that their development with housing during the planning period is actually feasible. Through this process, the City must demonstrate that it has a sufficient amount of land to accommodate its fair share of the region's housing need for the 2013-2021 Housing Element cycle.

Demonstrating an adequate land supply, however, is only part of the task. Cerritos must also show that this supply is capable of supporting housing demand from all economic segments of the community, including lower income households. This means providing sufficient land for multi-family housing as well as single family housing, and accommodating a wide variety of housing types, including apartments.

The California Government Code also requires cities and counties to include a more detailed inventory of sites to accommodate projected housing needs and provide greater opportunities for development. This chapter will address these requirements in greater detail and will provide a site inventory organized by completed projects, pending projects, and land suitable for new developments.

Section 6.1 – Pending Projects

Pending - Gridley Road and Eloise Street

Aerial View



This site, located at the northwest corner of Gridley Road and Eloise Street, was rezoned in 2007 from Single-Family Residential (RS-6500) to Single-Family Residential (RS-5000) in order to accommodate two additional above-moderate income units at the site. This site received a Development Map Amendment and a new Parcel Map and is now suitable to accommodate two additional single-family residential units, for a total of three single-family above-moderate residential units. This site is completely surrounded by residential land uses, and infrastructure is in place to accommodate this development. No additional environmental constraints were identified.

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Pending – Bloomfield Avenue and Artesia Boulevard (Via Piazzo)

This site, located at the northeast corner of Bloomfield Avenue and Artesia Boulevard, was re-zoned in 2013 from Community Commercial to Area Development Plan 16 (ADP 16). This site received a Development Code Amendment, Development Map Amendment and a General Plan Amendment and will accommodate a total of 198 above-moderate, multi-family units. This site is bounded by California State Route 91 to the north, Bloomfield Avenue to the west, Artesia Boulevard to the south and a developed parcel zoned Regional Commercial (CR) to the east.

Pending – Ely Avenue and Sequoia Avenue



This site includes one existing single-family residential unit located on one Single-Family Residential (RS-6500) zoned property. Given the size of the subject property, the site may accommodate one additional single-family residential unit. This site is bounded by Carver Elementary School to the north, which is zoned Open Space (OS), and by Ely Avenue to the west, across which are located residential uses. In addition,

this site is bounded by residential areas to the east and south. Parcel maps and a precise plan were approved in 2012, and will serve to accommodate the additional single-family residential unit. This development would require the installation of new infrastructure improvements such as sewer, gas and water connections, underground utilities, new curb and sidewalk installation, new street trees, wheel chair ramps and a new street light. No environmental constraints have been identified.

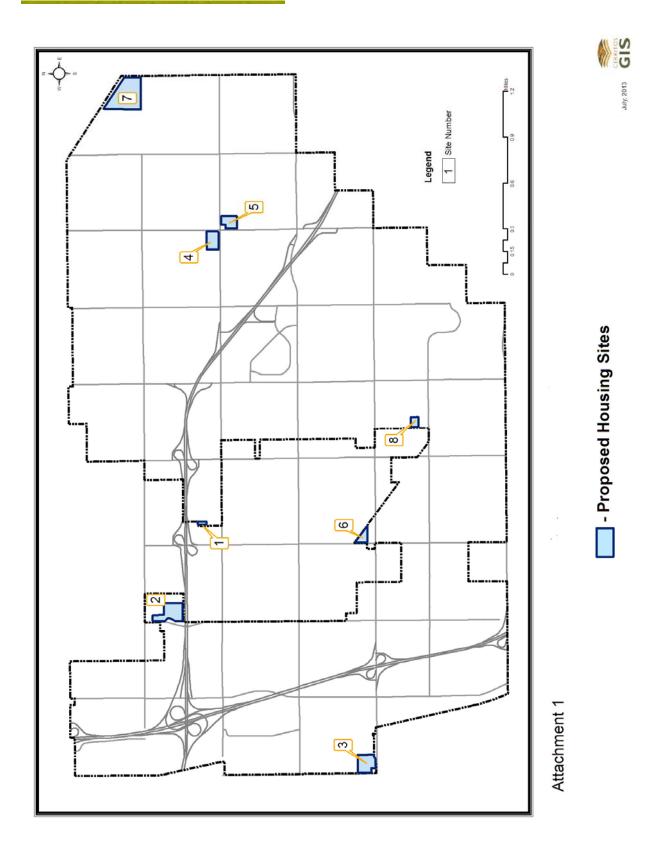
At the time of the preparation of the Housing Element, the homeowner has not obtained the required building permits; however, the City anticipates issuing said permits in 2014.

Section 6.2 - Inventory of Land Suitable for Residential Developments

The City conducted a survey of all available land within its jurisdiction and has identified eight sites that are potentially suitable for new residential developments. Some of these locations have been identified in the City's adopted General Plan and all maintain a realistic development capacity. Through the identification of these sites, the City will address its RHNA allocation for the 2013-2021 Housing Element cycle.

The following pages contain a map and brief summary of the eight identified sites. Each of the subject sites will require the preparation of a comprehensive master plan of development that is approved and codified through the establishment of an Area Development Plan (ADP) in advance of permitting the construction of any and all residential infill development. Subsequent residential development to be located on any of the subject sites identified herein, or on parcels that are a contiguous part of a larger commercial center, office complex and/or industrial park, shall be completed in accordance with a City-approved master plan of development, Area Development Plan (ADP), and the development standards of the Cerritos Municipal Code.

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Site 1
Aerial View

Site 1: This site is the only vacant parcel in the City that is currently zoned single-family residential and is available for residential development. Specifically, the vacant parcel is zoned RS-6500, and may accommodate up to five above-moderate single-family residential units. The parcel is bounded by Juarez Elementary School, which is zoned Open Space (OS) to the east, residential development to the south, and commercial areas to the west and north. Site 1 is located on the northeast corner of Clarkdale

Avenue and Aclare Street, north of Artesia Boulevard. A new Parcel Map would be required to facilitate the development of the site. In addition, the development would require the installation of new infrastructure improvements such as sewer, gas and water connections, underground utilities, curb, sidewalk and street trees as well as, wheel chair ramps and a new street light. No additional environmental constraints were identified.

Site Analysis

APN	Address	Parcel Size	General Plan Designation	Zoning Designation	Status
7033-004-039	17200 Clarkdale Avenue	0.7 acre	Low Density	Single-Family Residential RS-6500	Vacant
7033-004-046	No address available	0.09 acre	Low Density	Single-Family Residential RS-6500	Vacant

Total Area: 0.79 acre

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Site 2 Aerial View



Site 2: This site is located on the northern portion of the City of Cerritos and is bounded by the Artesia Freeway (91 Freeway) to the south and Gridley Road to the west, across which are residential and commercial uses. This site is currently zoned Industrial (M); however, as the site is bounded by multi-family housing to the east and the north, a

residential development at the subject location would be compatible with the area's surrounding uses .

The City is evaluating this site for a possible above-moderate multi-family housing development due to the site's close proximity to, and potential compatibility with, the existing residential uses in the area. As mentioned, this site is currently bounded by residential uses to the north, east and west, including multi-family housing to the northeast and east. The designation of this site for residential uses would be consistent with the goals and policies of the General Plan. For example, Policy CD-3.7 of the Community Design Element of the Cerritos General Plan states that the City will ensure that buildings are appropriate to their context and designed to be compatible with surrounding uses and special districts. An above-moderate multi-family housing development on this site would support this goal through the development's compatibility with the surrounding residential uses immediately adjacent to the subject property.

According to a site analysis and observations conducted during the preparation of the Housing Element, the subject area, which is currently developed with existing industrial uses, only has two vacancies. Despite this low vacancy rate, the City believes that this area may be appropriate for use as a future housing development due to its close proximity to existing housing to the north, east and west. Please reference the following table, titled Site Analysis, for additional information regarding the results of the aforementioned analysis.

Site Analysis

APN	Address	Parcel Size	General Plan Designation	Zoning Designation	Status			
7014-007-017	11441 Beach St	0.86 acre	Light Industrial	Industrial	Occupied			
7014-007-018	11447 Beach St	0.87 acre	Light Industrial	Industrial	Occupied			
7014-007-011	16700 Gridley Rd	0.76 acre	Light Industrial	Industrial	Vacant			
7014-007-012	16730 Gridley Rd	0.49 acre	Light Industrial	Industrial	Occupied			
7014-007-013	16760 Gridley Rd	0.55 acre	Light Industrial	Industrial	Occupied			
7014-007-007	16804 Gridley Rd 16808 Gridley Rd	4.87 acres	Light Industrial	Industrial	16804 Gridley Rd. Vacant			
7014-007-019	16912 Gridley Rd 16916 Gridley Rd 16918 Gridley Rd 16920 Gridley Rd	1.58 acres	Light Industrial	Industrial	Occupied			

Total Area: 9.98 acres

The City intends to establish an Area Development Plan (ADP) that would serve as an added layer of zoning to the existing Industrial (M) zone in order to permit either single-family and/or multi-family housing, or any combination thereof. The referenced area development plan would set forth specific development regulations for the project area with the intention of allowing for the future development of above-moderate single-family and/or multi-family housing while providing for the existing industrial uses to remain until the area is suitable for development. The ADP would require that a master plan of development be prepared by the property owner/developer and be approved by the City

of Cerritos in advance of the City permitting the construction of any and all residential development. Subsequent residential development to be located within the project area shall be completed in accordance with an approved master plan of development, Area Development Plan (ADP), and the development standards of the Cerritos Municipal Code. Various entitlements would be required for residential development at this location. Further, this development would require the installation of new infrastructure improvements, including underground utilities, sewer, gas and water connections, curb and sidewalk installation, street trees, wheel chair ramps and street lights. The entire site may accommodate between 21 above-moderate single-family housing units and 214 above-moderate multi-family housing units assuming the entire area is developed as residential use based on the following assumptions.

Formula: Acres x Units per Acre = Maximum Allowable Units

Acres: 9.98

Units per Acre: 2 - 20

Calculation: 9.98 x 2 = 20 Minimum Allowable Single-Family Units

9.98 x 20 = 200 Maximum Allowable Multi-Family Units

Please note that the maximum allowable number of residential units mentioned above is for the entire 9.98-acre site. As part of subsequent planning for this area, the site is expected to be subdivided to facilitate the conversion of existing industrial uses to residential uses. Actual acreage for the site may be subject to change based on a variety of factors such as, but not limited to, the type and/or composition of development proposed, applicable development standards, as well as the need for substantial parkway and roadway improvements.

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Site 3 Aerial View



Site 3: This site is located in the western portion of the City of Cerritos at the northeast corner of South Street and Palo Verde Avenue. This site is currently zoned Neighborhood Commercial (CN) and is in general proximity to single-family residential uses to the east and west (City of Lakewood) as well as multi-family and single-family uses to the north, all of which would be compatible with a residential development at this location.

The City is evaluating this site for a possible above-moderate housing development due to the close proximity of this site to existing single-family residential uses. The designation of this site for residential uses would be consistent with the goals and policies of the General Plan. For example, Policy CD-3.7 from the Community Design Element of the Cerritos General Plan states that the City will ensure that buildings are appropriate to their context and designed to be compatible with surrounding uses and special districts. An above-moderate residential development on this site would support this policy given that it would blend well with the surrounding residential uses in the area.

According to a site analysis and observations conducted during the preparation of the Housing Element, the existing neighborhood commercial retail center has two vacancies, including the center's former anchor tenant. The remaining tenants of the commercial center are comprised of three restaurants, a hair and nail salon as well as a discount retail store, thrift store and paint store.

The subject commercial center has shown signs of aging and, as mentioned, has suffered the loss of its anchor tenant. In addition, demand for high-quality retail space has become focused on securing locations within regional shopping and lifestyle centers, such as the spaces found at the Los Cerritos Center and the Cerritos Towne Center, rather than in smaller neighborhood commercial locations. This industry-wide trend, coupled with the loss of the center's anchor tenant and the aging nature of the center, may ultimately lead to additional vacancies caused by the loss of the smaller commercial uses at the location, thereby leading to potentially blighted and deteriorated conditions at the subject site. Given the issues facing the center and in consideration of the compatibility with surround residential uses, the City believes that this site is a suitable candidate to be transitioned from its current commercial use to a residential use that provides above-moderate income housing between a minimum of two units per acre for single-family residential and/or a maximum of 20 units per acre for multi-family residential development.

Please reference the following table, titled Site Analysis, for additional information regarding the results of the aforementioned analysis.

Site Analysis

One / mary ele							
APN	Address	Parcel Size	General Plan Designation	Zoning Designation	Status		
7038-007-006	18820 Palo Verde Ave. 18822 Palo Verde Ave. 18824 Palo Verde Ave. 10717 South St. 10723 South St.	0.75 acre	Community Commercial	Neighborhood Commercial (CN)	Occupied		
7038-007-005	10727 South St.	2.08 acres	Community Commercial	Neighborhood Commercial (CN)	Occupied		

APN	Address	Parcel	General Plan	Zoning Designation	Status
		Size	Designation		
7038-007-010	10729 South St.	0.85	Community	Neighborhood	Occupied
	10733 South St.	acre	Commercial	Commercial (CN)	
	10735 South St.				
	10741 South St.				
7038-007-009	10745 South St.	1.57	Community	Neighborhood	Occupied
	10747 South St.	acres	Commercial	Commercial (CN)	
	10749 South St.				
7038-007-007	10751 South St.	1.71	Community	Neighborhood	10755 South St.
	10755 South St.	acres	Commercial	Commercial (CN)	Vacant
	10757 South St.				
					10757 South St.
					Vacant
7038-007-011	10769 South St.	0.9	Community	Neighborhood	Occupied
		acre	Commercial	Commercial (CN)	

Total Area: 7.86 acres

The City intends to establish an Area Development Plan (ADP) that would serve as an added layer of zoning to the existing Neighborhood Commercial (CN) zone in order to permit above-moderate housing. Specifically, the referenced area development plan would set forth development regulations for the project area with the intention of allowing for the future development of residential housing while providing for the existing commercial uses to remain until the area is suitable for development. The ADP would also stipulate that a master plan of development be prepared by the property owner/developer and be approved by the City of Cerritos in advance of the City permitting the construction of any and all residential development. Subsequent residential development to be located within the project area would be completed in accordance with an approved master plan of development, Area Development Plan (ADP), and the development standards of the Cerritos Municipal Code. Various entitlements would be required for residential development at this location. This development would also require the installation of new infrastructure improvements including underground utilities, sewer, gas and water connections, curb and sidewalk installation, street trees, wheel chair ramps and street lights. The entire site may accommodate between a minimum of 15 above-moderate single-family housing units and up to a maximum of 157 above-moderate multi-family housing units assuming the entire area is developed with residential uses based on the following assumptions.

Formula: Acres x Units per Acre = Maximum Allowable Units

Acres: 7.86

Units per Acre: 2 - 20

Calculation: $7.86 \times 2 = 15 \text{ Minimum Allowable Single-Family Units}$

7.86 x 20 = 157 Maximum Allowable Multi-Family Units



Site 4
Aerial View

Site 4: This site is located at the northwest corner of Artesia Boulevard and Carmenita Road. The site is currently zoned Neighborhood Commercial (CN); and is bounded by single-family housing to the west and in general proximity to single-family housing to the east and to the south, all of which would be compatible with a residential development at this location.

The City is evaluating this site for a possible above-moderate housing development due to the close proximity of this site to existing single-family residential uses and the potential for increased vacancies at the referenced center. According to a site analysis and observations conducted during the preparation of the Housing Element, the subject area, which is currently developed with commercial uses, is currently occupied with a grocery store, small restaurants, retail stores, hair salons and a bank. Two existing tenant spaces are currently available for a suitable commercial use.

The current trend in retailing in Cerritos is the move towards upscale "lifestyle" centers that emphasize architectural amenities, outdoor walkable spaces, and more upscale shopping opportunities mixed with entertainment. The subject commercial center has

shown signs of aging and might be vulnerable to deterioration in the near future if extensive improvements are not conducted by the property owner. Currently, a supermarket serves as the anchor tenant. The potential loss of this anchor tenant may further deteriorate the shopping center and trigger additional vacancies that could contribute to blighted conditions of the site..

Given the deteriorated nature of the center and the retail industry-wide trend towards life-style centers, the City believes that this site is a suitable candidate to be transitioned from its current commercial use to a residential use that provides above-moderate income housing. Density for said housing would range between a minimum of two units per acre for single-family residential, up to a maximum of 20 units per acre for multifamily residential.

Please reference the following table titled, Site Analysis, for additional information regarding the results of the aforementioned analysis.

Site Analysis

Site Analysis							
APN	Address	Parcel	General Plan	Zoning	Status		
		Size	Designation	Designation			
7008-015-007	13301 Artesia Blvd.	0.96	Community	Neighborhood	13301 Artesia		
	13301 1/2 Artesia Blvd.	acre	Commercial	Commercial (CN)	Blvd.		
	13303 Artesia Blvd.			, ,	Vacant		
	13303 1/2 Artesia Blvd.						
	13305 Artesia Blvd.						
	13307 Artesia Blvd.						
	13309 Artesia Blvd.						
	13311 Artesia Blvd.						
	13313 Artesia Blvd.						
7008-015-006	13315 Artesia Blvd.	0.21	Community	Neighborhood	Occupied		
		acre	Commercial	Commercial (CN)	•		
7008-015-004	13321 Artesia Blvd.	2.13	Community	Neighborhood	Occupied		
		acre	Commercial	Commercial (CN)	·		
7008-015-003	13325 Artesia Blvd.	1.21	Community	Neighborhood	13327 Artesia		
	13327 Artesia Blvd.	acre	Commercial	Commercial (CN)	Blvd Vacant		
	13329 Artesia Blvd.						
	13331 Artesia Blvd.						
	13333 Artesia Blvd.						
	13335 Artesia Blvd.						
	13337 Artesia Blvd.						
	13339 Artesia Blvd.						
	13341 Artesia Blvd.						
	13343 Artesia Blvd.						
	13345 Artesia Blvd.						
	13347 Artesia Blvd.						
	13349 Artesia Blvd.						
7008-015-001	13363 Artesia Blvd.	0.57	Community	Neighborhood	Occupied		
		acre	Commercial	Commercial (CN)			
7008-015-002	17303 Carmenita Rd.	0.66	Community	Neighborhood	Occupied		
		acre	Commercial	Commercial (CN)			

Total Area: 5.74 acres

The City intends to establish an Area Development Plan (ADP) that would serve as an added layer of zoning to the existing Neighborhood Commercial (CN) zone in order to permit above-moderate housing. Specifically, the referenced area development plan would set forth development regulations for the project area with the intention of allowing for the future development of residential housing while providing for the existing commercial uses to remain until the area is suitable for development. The ADP would also stipulate that a master plan of development be prepared by the property owner/developer and be approved by the City of Cerritos in advance of the City permitting the construction of any and all residential development. Subsequent residential development to be located within the project area would be completed in accordance with an approved master plan of development, Area Development Plan (ADP), and the development standards of the Cerritos Municipal Code. Various entitlements would be required for residential development at this location. This development would also require the installation of new infrastructure improvements including underground utilities, sewer, gas and water connections, curb and sidewalk installation, street trees, wheel chair ramps and street lights. The entire site may accommodate between a minimum of 11 above-moderate single-family housing units and/or a maximum of 114 above-moderate multi-family housing units assuming the entire area is developed with residential uses based on the following assumptions.

Formula: Acres x Units per Acre = Maximum Allowable Units

Acres: 5.74

Units per Acre: 2 - 20

Calculation: 5.74 x 2 = 11 Minimum Allowable Single-Family Units

5.74 x 20 = 114 Maximum Allowable Multi-Family Units

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Site 5

Site 5: This site is located at the southeast corner of Artesia Boulevard and Carmenita Road. This site is currently zoned Neighborhood Commercial (CN) and is bounded by single-family residential housing to the east and south and is in general proximity to single-family housing to the west and to the north, all of which would be compatible with a residential development at this location.

The City is evaluating this site for a possible above-moderate housing development due to the close proximity of this site to existing single-family residential uses and the

potential for increasing vacancies at neighborhood at the subject center that could lead to blighted conditions. According to a site analysis and observations conducted during the preparation of the Housing Element, the subject area, which is currently developed with commercial uses, has two vacancies due to the departure of a large general merchandise store and pharmacy (said store occupied 1/3 of the shopping center foot print). Other uses located within the subject commercial center include banks and restaurants.

The subject commercial center has shown signs of aging and, as mentioned, has suffered the loss of its anchor tenant. In addition, demand for high-quality retail space has become focused on securing locations within regional shopping and lifestyle centers, such as the spaces found at the Los Cerritos Center and the Cerritos Towne Center, rather than in smaller neighborhood commercial locations. This industry-wide trend, coupled with the loss of the center's anchor tenant and the aging nature of the center, may ultimately lead to increased vacancies caused by the loss of the smaller commercial uses at the location, thereby leading to potentially blighted and further deterioration of the subject site. Based on this potential, the City believes that this site is a suitable candidate to be transitioned from its current commercial use to a residential use that provides above-moderate income housing between a minimum of two units per acre for single-family residential up to a maximum of 20 units per acre for multi-family residential.

Please reference the following table titled, Site Analysis, for additional information regarding the results of the aforementioned analysis.

Site Analysis

	APN	Address	Parcel	General Plan	Zoning	Status
			Size	Designation	Designation	
	7027-020-035	13430 Artesia	1.24 acre	Community	Neighborhood	Occupied
		Blvd.		Commercial	Commercial (CN)	
				Commercial	Commercial (CIV)	
		13434 Artesia				
		Blvd.				
		13438 Artesia				
		Blvd.				
		17414 Carmenita				
		Rd.				
		17414 Carmenita				
		Rd.				
		17420 Carmenita				
		Rd.				
		17480 Carmenita				
		Rd.				
Ī	7027-020-036	17500 Carmenita	1.92 acre	Community	Neighborhood	Vacant
		Rd.		Commercial	Commercial (CN)	
		17504 Carmenita				
		Rd.				
r	7027-020-034	17510 Carmenita	1.87 acre	Community	Neighborhood	Vacant
	-	Rd.		•		
-	7027-020-036 7027-020-034	17420 Carmenita Rd. 17480 Carmenita Rd. 17500 Carmenita Rd. 17504 Carmenita Rd. 17510 Carmenita	1.92 acre 1.87 acre	,		Vacant Vacant

Total Area: 5.03 acres

The City intends to establish an Area Development Plan (ADP) that would serve as an added layer of zoning to the existing Neighborhood Commercial (CN) zone in order to permit above-moderate housing. Specifically, the referenced area development plan would set forth development regulations for the project area with the intention of allowing for the future development of residential housing while providing for the existing commercial uses to remain until the area is suitable for development. The ADP would also stipulate that a master plan of development be prepared by the property owner/developer and be approved by the City of Cerritos in advance of the City permitting the construction of any and all residential development. Subsequent residential development to be located within the project area would be completed in accordance with an approved master plan of development, Area Development Plan (ADP), and the development standards of the Cerritos Municipal Code. Various entitlements would be required for residential development at this location. This development would also require the installation of new infrastructure improvements including underground utilities, sewer, gas and water connections, curb and sidewalk installation, street trees, wheel chair ramps and street lights. The entire site may accommodate between a minimum of 10 above-moderate single-family housing units and/or a maximum of 101 above-moderate multi-family housing units assuming the entire area is developed with residential uses based on the following assumptions.

Formula: Acres x Units per Acre = Maximum Allowable Units

Acres: 5.03

Units per Acre: 2 - 20

Calculation: $5.03 \times 2 = 10 \text{ Minimum Allowable Single-Family Units}$

5.03 x 20 = 101 Maximum Allowable Multi-Family Units



Site 6: This site is located on Pioneer Boulevard and is bounded by the city of Artesia to the west, the former Pacific Electric right-of-way to the north and east, and by commercial uses to the south. This site is currently zoned Community Commercial (CC) and there are two vacant buildings on the site.

Due to the close proximity to commercial uses and the site's location along commercial business corridors in the cities of Artesia and Cerritos, the City is evaluating this site for a possible mixed-use, above-moderate, multi-family housing development with outdoor walkable spaces. According to a site analysis and an observation conducted during the preparation of the Housing Element, the subject area, which is currently developed with vacated commercial buildings, would benefit from a mixed-use development. The existing businesses immediately adjacent to the subject site along Pioneer Boulevard and South Street would benefit as a result of increased patronage from the influx of residents of the new development.

The City intends to establish an Area Development Plan (ADP) that would serve as an added layer of zoning to the existing CC zone in order to permit multi-family housing. Specifically, the referenced area development plan would set forth development regulations for the project area with the intention of allowing for the future development of residential housing while providing for the existing commercial uses to remain until the area is suitable for development. The ADP would also stipulate that a master plan of development be prepared by the property owner/developer and be approved by the City of Cerritos in advance of the City permitting the construction of any and all residential development. Subsequent residential development to be located within the project area would be completed in accordance with an approved master plan of development, Area Development Plan (ADP), and the development standards of the Cerritos Municipal Code. Various entitlements would be required for residential development at this location. This development would also require the installation of new infrastructure improvements including underground utilities, sewer, gas and water connections, curb and sidewalk installation, street trees, wheel chair ramps and street lights

Please reference the following table, titled Site Analysis, for additional information regarding the results of the aforementioned analysis.

Site Analysis

APN	Address	Parcel Size	General Plan Designation	Zoning Designation	Status
7040-024-012	18810 Pioneer Boulevard	1.08 acres	Community Commercial	Community Commercial (CC)	Vacant

Total Area: 1.08 acres

The entire site may accommodate 2 single family residential units and up to 27 above-moderate multi-family housing units assuming the entire area is developed with residential uses based on the following assumptions.

Formula: Acres x Units per Acre = Maximum Allowable Units

Acres: 1.08

Units per Acre: 2 - 25

Calculation: $1.08 \times 2 = 2 \text{ Minimum Allowable Single-Family Units}$

1.08 x 25 = 27 Maximum Allowable Multi-Family Units

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Site 7: This site is located in the northeast section of the City of Cerritos. This site is currently zoned Industrial (M), is bounded by the City of La Mirada to the east, the

Santa Ana Freeway (Interstate 5) to the north and industrial uses to the west and south. The California Department of Transportation is currently in the process of widening Interstate 5 in the vicinity of the subject location. This project will require substantial reconfiguration of the existing parcels, roadways, frontage roads, and interchanges which may displace some of the existing industrial uses. Given the proposed changes and the proximity to the subject site to a major transportation corridor, this site is suitable for a housing development and may serve as an opportunity for an affordable mixed-use development with a component of multi-family housing.

The primary reason the City is evaluating this site for a possible mixed-use development is largely due to the widening of Interstate 5 and the potential it presents for the City to invigorate the gateway area along the Valley View Avenue corridor. While the Interstate 5 widening project would significantly improve freeway access and vehicular circulation in and around the subject area, it will also position the freeway right-of-way closer to the Cerritos City limits, thereby creating an opportunity for the City to capitalize on this improvement through the development of a new mixed-used housing project at the subject site.

In general, some of the key regional business growth opportunities may be found in office-related sectors including service-centric businesses, and this growth potential can be facilitated by mixed use development. As an example, the Cerritos Towne Center has effectively demonstrated how office and retail-commercial uses may co-exist to create a successful mixed use regional attraction. Commercial and office uses are an important component of mixed use developments because they are an integral part of creating sustainable live-work environments. Such efforts may be further enhanced through the establishment of specific development standards by way of Area Development Plans that allow for mixed use to exist with the inclusion of residential land uses. With its cluster of office uses, a high concentration of jobs, and various shopping and entertainment options, the Cerritos Towne Center serves as a good example of what mixed use development may provide for in the City of Cerritos.

Typically, mixed use development incorporates housing with either office or retail development. The popularity of urban mixed use development has increased over the past decade, and has proved popular with "empty nesters" (i.e., baby boomers with adult children no longer living at home). Demand for office combined with commercial and residential uses has increased over the last few years. This trend supports the potential to develop Site 7, currently zoned for industrial uses, as mixed use with residential, office and commercial uses.

The potential development of the subject area would provide for the creation of a mixeduse development comprised of commercial, office, industrial and affordable residential uses. The subject area is also identified in the Cerritos Economic Development Strategic Plan as being suitable for future housing development opportunities as described herein. The development of the subject area is further supported by Housing Goal H-2 of the Economic Development Strategic Plan, which encourages the City to create additional mixed-use developments for the purpose of generating additional housing.

According to a site analysis and observations conducted during the preparation of the Housing Element, the subject area (which is currently developed with existing industrial uses) has one vacancy. Please reference the following table, titled Site Analysis, for additional information regarding the results of the aforementioned analysis.

Site Analysis

	Site Analysis							
APN	Address	Parcel Size	General Plan	Zoning	Status			
			Designation	Designation				
7003-013-016	14100 Arbor PI	5.62 acres	Light Industrial	Industrial (M)	Occupied			
	14104 Arbor Pl							
	14108 Arbor Pl							
	14112 Arbor Pl							
7003-013-011	14103 Arbor PI	0.95 acre	Light Industrial	Industrial (M)	Occupied			
7003-013-004	14120 Arbor PI	4.49 acres	Light Industrial	Industrial (M)	Occupied			
7003-013-002	14133 Arbor Pl	1.57 acre	Light Industrial	Industrial (M)	Occupied			
7003-013-003	14141 Arbor Pl	3.56 acres	Light Industrial	Industrial (M)	Occupied			
7003-013-008	16401 Berwyn	1.64 acre	Light Industrial	Industrial (M)	Occupied			
7000 040 000	Rd	4 44	Limbt la direttal	la direttial (MA)	0			
7003-013-009	16402 Berwyn Rd	1.44 acre	Light Industrial	Industrial (M)	Occupied			
7003-013-010	16412 Berwyn	1.38 acre	Light Industrial	Industrial (M)	Occupied			
	Rd							
	16418 Berwyn							
7000 040 040	Rd	4.00	12-1-1-1-1-1-1-1	1 - 1 - (c' - 1 / N 4)	40444 D			
7003-013-012	16417 Berwyn Rd	1.62 acre	Light Industrial	Industrial (M)	16441 Berwyn Rd. Vacant			
	16423 Berwyn				Nu. Vacant			
	Rd							
	16429 Berwyn							
	Rd							
	16435 Berwyn							
	Rd							
	16441 Berwyn							
	Rd							
	16447 Berwyn							
	Rd							
7003-013-001	16433 Valley	1.46 acre	Light Industrial	Industrial (M)	Occupied			
	View Ave							
7003-013-004	16515 Valley	4.49 acres	Light Industrial	Industrial (M)	Occupied			
	View Ave							
7003-013-005	16601 Valley	5.17 acres	Light Industrial	Industrial (M)	Occupied.			
	View Ave				These are small			
	through 16643				office			
	Valley View				businesses.			
	Ave							

Total Area: 33.39 acres

The City shall require the preparation of a master plan of development to serve as the basis for the creation of an Area Development Plan (ADP) to facilitate mixed use development within the subject area. The City intends to establish an Area Development Plan (ADP) that would serve as an added layer of zoning to the existing land use designations found throughout the subject site in order to permit mixed use development that could include a component of multi-family housing. The referenced area development plan would set forth specific development regulations for the project area with the intention of allowing for the future development of multi-family residential housing while providing for the existing industrial uses to remain until the area is suitable for reuse. Subsequent residential development to be located within the subject site shall be completed in accordance with an approved master plan of development, Area Development Plan (ADP), and the development standards of the Cerritos Municipal Code. Various City entitlements would be required to permit multi-family residential development at this location. Additionally, development of the subject site in accordance with the approved master plan would require new infrastructure improvements such as underground utilities including sewer, gas and water connections, curb and sidewalk installation, installation of street trees, wheel chair ramps and street lights.

The City continues its efforts to identify and work with developers interested in building mixed use residential units on Site 7. In an effort to facilitate potential development of mixed use residential housing, the Cerritos Municipal Code provides a process through which prospective developers may apply for the necessary Comparable Use Determination and subsequent Conditional Use Permit needed to entertain the potential development of mixed use residential housing within Site 7. Section 22.28.430 (Conditional Uses) of the Cerritos Municipal Code identifies comparable uses for the Industrial Zone (M) as determined according to the provisions of Section 22.20.100 (Determination of Comparable Uses). Section 22.20.100 describes the process to determine a comparable use, which requires a conditional use to obtain planning commission and city council approval. Through the use of the above-referenced process, along with the creation of a master plan and accompanying Area Development Plan the City will be able to increase developer certainty and help to ensure an attractive and well-designed development serving as a gateway into the City from the northeast.

The City is recommending 20 percent of the entire project area be dedicated to residential uses. The remaining 80 percent of the subject property would accommodate a combination of industrial, commercial and office land uses as well as roadway, parkway and/or other infrastructure improvements based on the master plan of development, ADP and City-approved development proposal.

Formula: Acres x Units per Acre = Maximum Allowable Units

Acres: $33.39 \times 0.20 = 6.7 \text{ acres}$

Units per Acre: 20 - 60

City of Cerritos - A City With Vision

Calculation: 6.7 x 20 = 134 Minimum Allowable Multi-Family Units

6.7 x 60 = 401 Maximum Allowable Multi-Family Units

Please note that the maximum allowable number of residential units mentioned is for a 6.7-acre portion of the larger 33.39-acre site. Said figure may be subject to change based on a variety of factors such as, but not limited to, the type and/or composition of development proposed, applicable development standards as well as the need for substantial parkway and roadway improvements.

Site 8 Aerial View



Site 8: This site includes three existing single-family residential units on three parcels that may accommodate up to three more above-moderate units for a total of six single-family residential units. This site is currently zoned RS-6500 and could be subdivided to accommodate additional single-family units. Site 8 is bounded by Carver Elementary School to the north, which is zoned OS, and by Ely Avenue to the west. In addition, this site is bounded by residential areas to the east, south and west. New Parcel Maps

would be required to subdivide the existing parcels and to accommodate additional single-family residential units. This development would also require the installation of new infrastructure improvements such as sewer connections, gas and water connections, underground utilities, and the installation of new curb and sidewalk, street trees, wheel chair ramps and street lights. In addition, this site will require the installation of a new cul-de-sac which will serve as the terminus of Sequoia Avenue. No environmental constraints were identified.

Please reference the following table, titled Site Analysis, for additional information regarding the results of the aforementioned analysis.

Site Analysis

APN	Address	Parcel Size	General Plan Designation	Zoning Designation	Status
7054-01-3001	19318 Ely Avenue	0.73 acre	Low Density	Single-Family Residential RS- 6500	Occupied
7054-01-3002	19402 Ely Avenue	0.48 acre	Low Density	Single-Family Residential RS- 6500	Occupied
7054-01-3003	19408 Ely Avenue	0.44 acre	Low Density	Single-Family Residential RS- 6500	Occupied

Total Area: 1.65 acre

TABLE 38
SUMMARY OF INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

Site	APN	Current Zoning Designation	Current General Plan Designation	Acres	Realistic Unit Capacity
1	7033-004-039 7033-004-039	RS-6500 Single-Family Residential	Low Density	0.79	5 Low Density
2	7014-007-007 7014-007-011 7014-007-012 7014-007-013 7014-007-017 7014-007-018 7014-007-019	Industrial (M)	Industrial (M)	9.98	20 Low Density 200 Medium Density
3	7008-015-007 7038-007-005 7038-007-010 7038-007-009 7038-007-007 7038-007-011	Neighborhood Commercial (CN)	Community Commercial	7.86	15 Low Density 157 Medium Density

Site	APN	Current Zoning Designation	Current General Plan Designation	Acres	Realistic Unit Capacity
4	7008-015-007 7008-015-006 7008-015-004 7008-015-003 7008-015-001 7008-015-002	Neighborhood Commercial (CN)	Community Commercial	5.74	11 Low Density 114 Medium Density
5	7003-013-002 7027-020-035 7027-020-036 7027-020-034	Neighborhood Commercial (CN)	Community Commercial	5.03	10 Low Density 101 Medium Density
6	7040-024-012	Community Commercial (CC)	Community Commercial	1.08	2 Low Density 27 Medium Density
7	7003-013-016 7003-013-011 7003-013-004 7003-013-002 7003-013-008 7003-013-009 7003-013-010 7003-013-012 7003-013-001 7003-013-004 7003-013-005	Industrial (M)	Light Industrial	33.39	134 Medium Density 401 High Density
8	7054-01-3001 7054-01-3002 7054-01-3003	Single-Family Residential RS- 6500	Low Density	1.65	6 Low Density
			TOTAL	65.52 Acres	203 Minimum Units 1,011 Maximum Units

Section 6.3 - Environmental Constraints and Adequate Infrastructure

Government Code Section 65583.2(b)(4) requires a general description of any environmental constraints to the development of housing within the jurisdiction. With this in mind, the City has evaluated each of the eight potential sites for residential developments and has determined that there are no environmental constraints that could impact future development of sites.

Each development will be evaluated on a case-by-case basis through an environmental assessment as required by the California Environmental Quality Act (CEQA). Some sites will only require a Negative Declaration or Mitigated Negative Declaration. Other

sites may require more extensive environmental analysis, such as an Environmental Impact Report.

According to the City's General Plan, the City has adequate infrastructure to accommodate residential development on all of the recommended sites. .

Section 6.4 - Analysis of Non-Vacant and Underutilized Sites

Currently, there are a total of eight sites that have been identified as being potentially suitable for residential development. Seven of the referenced sites (Site 2 through Site 8) are considered non-vacant and underutilized with the one site (Site 1) currently vacant and undeveloped (see Attachment 2). According to preliminary estimates of the non-vacant and underutilized sites referenced herein: Site 2 may accommodate between 20 single-family residential units and 200 above-moderate multi-family units; Site 3 may accommodate between 15 single-family residential units and 157 multi-family residential units; Site 4 may accommodate between 11 single-family residential units and 114 multi-family residential units; Site 5 may accommodate between 10 single-family residential units and 101 multi-family residential units; Site 6 may accommodate between 2 single-family residential units and 27 multi-family residential units; Site 7 may accommodate between 134 to 401 multi-family units (RHNA-affordable units); and, Site 8 may accommodate up to six single-family units.

Section 6.5 - Zoning to Accommodate the Development of Housing Affordable to Lower Income Households

In 2007, the City completed its fourth affordable housing development (Fountain Walk), which included 16 affordable units and two market rate units. In addition, during the 2008-2013 Housing Element cycle, the City made a concerted effort to construct affordable rental units that would have exceeded the City's RHNA allocation for the provision of affordable housing. As part of this effort the City, in partnership with the local school district, proposed a 247-unit affordable housing development with a fouracre park and recreational facility on an underutilized school district site. The project, known as Cuesta Villas, would have included 25 very low, 15 low and 207 moderateincome apartments and would have met the City's RHNA allocation for those income groups. However, with the dissolution of the former Cerritos Redevelopment Agency and the resulting redistribution of the Agency's 20% Set-Aside Housing Fund to other taxing entities and the elimination of all future funding allocations by the State Department of Finance, said project was unable to be funded and was subsequently abandoned by both parties. Specifically, the project was not deemed to be an enforceable obligation and was denied Redevelopment Property Tax Trust Fund (RPTTF) funding by the State Department of Finance through the Required Obligation Payment Schedule (ROPS) process, which was implemented to facilitate the dissolution of redevelopment agencies. Despite the loss of the former Redevelopment Agency's 20% Set-Aside funding, which was previously used by the City to facilitate the construction of 389 affordable housing units, the City will continue to support the promotion and creation of affordable housing by way of pursuing alternative funding sources, such as Low and Moderate Income Housing Asset Funds, and partnering with prospective developers to fulfill the City's RHNA requirement.

Section 6.6 – Zoning for Emergency Shelters and Transitional Housing

Housing Element law requires communities to include an analysis of special housing needs, including the need for emergency shelters, and an identification of zones where such housing is permitted. The law does not require that specific sites for emergency shelters or special needs facilities be identified.

In 2007, the California Legislature passed SB 2 (Cedillo), which requires the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelters and transitional housing.

Emergency Shelters

Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay. To accommodate this requirement, the City has identified one area in which emergency shelters may operate. The subject area is located in an industrially zoned portion of the City that is bounded by the Coyote Creek River Channel to the west and north, Valley View Avenue to the east and 183rd Street to the south. The subject area is nearby local public transportation, and employment hubs located within the adjacent industrial area. Proximity to these amenities may assist homeless residents to eventually obtain permanent housing by facilitating employment (see Attachment 2 for location).

The homeless shelter area includes a total of 1,667,123 square feet of industrial space. Within this area there are currently a total of eight buildings with footprints totaling 665,450 square feet. This area exceeds the space needed to provide shelter to the homeless persons living in the Cerritos area,. In June 2013, the City conducted a field survey of this area and determined that there exists sufficient space to accommodate a homeless shelter, and the existing buildings could provide for a possible shelter. Staff also verified that vacancies exist within the subject area.

In light of the loss of funding and staffing the City experienced as a result of the dissolution of redevelopment, the City did not have sufficient resources to process an ordinance to accommodate a possible emergency shelter in accordance with Senate Bill 2 during the 2008-2013 Housing Element cycle. In addition, the City did not receive a request for the development of an emergency shelter within the proposed area during the current Housing Element cycle. Despite these factors, the City is aware of the importance of implementing SB-2 and will pursue an ordinance to permit emergency shelters in accordance with SB 2 within the 2013-2021 Housing Element cycle.

As required by law, emergency shelters in this area will be permitted to exist without a conditional use permit or other discretionary City approval. However, shelters will be required to comply with Government Code Section 65583(a)(4), which includes regulations such as the provision of on-site management, maximum length of stay,

lighting, security while the emergency shelter is in operation, and the maximum number of beds or persons permitted to be served nightly by the facility.



Supportive Housing, Target Population and Transitional Housing

In addition to the aforementioned provisions, SB 2 requires all cities throughout the State of California to qualify Supportive and Transitional Housing as a legally permitted residential use. Accordingly, Supportive and Transitional Housing by law must be regarded by all cities as a permitted residential use that is subject only to those restrictions that apply to other residential uses of the same type and zone. Pursuant to SB 2, the City of Cerritos is lawfully required to permit Supportive and Transitional Housing in all residential zones citywide. In recognition of this requirement of the State of California, the City has established a Supportive and Transitional Housing Program in the 2013-2021 Housing Element cycle (see Chapter 8 – Programs).

In accordance with the provisions of SB 2 – Section 65882 of the California Government Code (CGC) defines_Supportive Housing, Target Population, and Transitional Housing as follows:

CGC Section 65882(f) defines "Supportive Housing" to mean housing with no limit on length of stay, that is occupied by the target population, and that is linked to an

onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community;

CGC Section 65882(g) defines "Target Population" to mean persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people; and,

CGC Section 65882(h) defines "Transitional Housing" to mean buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

In processing requests for the development of transitional and supportive housing, the City will comply with applicable State law, which requires that said housing be considered as a standard and permitted residential use. With this in mind, the City will develop internal administrative policies and procedures to establish the method for the processing of transitional and supportive housing proposals. Said policy will be provided to all City planning staff for reference and to insure understanding and compliance with applicable State requirements relative to the provision of transitional and supportive housing.

Home Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) establishes the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use. More specifically, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes beyond the State-established standards.

Pursuant to State law, the City permits home care facilities without discretionary approval, and these facilities are identified as Specific Uses. Administrative Use Permits are utilized to process each home care facility to ensure that they meet minimum requirements for home care facilities established in Chapter 22.40.230 of the Cerritos Municipal Code.

Section 6.7 – Zoning for a Variety of Housing Types

Government Code Section 65583 requires the Housing Element to identify adequate sites for a variety of housing types including multi-family rental housing, factory-built housing, housing for agricultural employees, supportive housing, emergency shelters, and transitional housing.

Farm Worker Housing

Due to the lack of land in the City that is zoned for agricultural use, farm workers are not a significant component of the general population of Cerritos. According to the City's GIS Division, there are approximately 2.186 acres of land that is zoned Agricultural. In addition, the 2010 Census reported zero farm workers within the City of Cerritos. Given these factors, the City will not plan for any farm workers during the 2013-2021 Housing Element Cycle. However, if there is a future need for farm worker housing, the City will comply with all applicable state of California statutes with regard to the Employee Housing Act (Health and Safety Code 17021.5-17021.6)

Factory-Built Housing

Manufactured and factory-built housing can be integral parts of the solution for addressing housing needs. Pursuant to Government Code Section 65852.3 the permit process for manufactured housing should be regulated in the same manner as a conventional or stick-built structure. Specifically, Government Code Section 65852.3(a) requires that, with the exception of architectural requirements, a local government, including charter cities, shall subject manufactured homes (mobile homes) only to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject to, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements.

The City permits manufactured housing in the Single-Family Residential (RS) and Multi Family Residential (RM) zones (Chapters 22.22 and 22.23 of the Cerritos Municipal Code) and these structures are subject to the same property development standards as other single-family residential units. The City has established design criteria for manufactured homes consistent with State law.

Multi-Family Rental Housing

The City permits multi-family housing in the Multi-Family Residential (RM) zone. Currently, there are five areas throughout the City that are zoned RM and there are eight areas designated as Area Development Plans that permit multi-family housing. During the 2013-2021 Housing Element cycle, the City is considering seven additional areas that would be re-zoned to multi-family residential. These areas would accommodate up to 872 units.

The City has development standards and permit procedures that encourage multi-family housing opportunities. However, the high costs of available land may be a constraint to prospective developers (see Chapter 7 – Constraints).

Extremely Low-Income Units

Section 65583 (c)(2) of the California Health and Safety Code states that the Housing Element shall contain programs which "assist in the development of adequate housing to meet the needs of extremely low-, low- and moderate-income households." In addition, existing programs should either be expanded or new programs added to specifically assist in the development of a variety of housing types to meet the housing needs of Extremely Low-Income (ELI) households.

In order to comply with this section of State law, the City will provide regulatory incentives to the development of ELI households, such as expediting the approval and permitting process and waiving City-imposed development fees. These incentives would encourage housing for Extremely Low-Income persons and illustrate the City's commitment to facilitating the construction of housing for said households (see Chapter 8 – Programs). Based on a formula utilized by the Department of Housing and Community Development, the City anticipates a need to assist twelve (12) ELI households. Below is the formula for determining ELI households:

• Formula: Divide the current very-low income RHNA construction

need by one-half.

Cerritos: Twenty-three (23) very-low RHNA construction need

• Calculation: 23 / 2 = 11.5

• ELI Households: 12





Chapter 7 CONSTRAINTS

CHAPTER 7 – CONSTRAINTS

Government Code Section 65583(a) requires "an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels,...including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures..."

Section 7.1 – Governmental Constraints

Various governmental agency policies can constrain the development, improvement and maintenance of housing. For example, federal policies involved directly or indirectly with housing can stimulate or weaken different aspects of the housing industry. State and local government must comply with federal law, such as the Clean Air and Water Pollutions Control Acts, or suffer sanctions that can impact all types of development.

Local government compliance with State statutes can also constrain the development of housing. Statutes such as the Government Code relating to rezoning and General Plan procedures can prolong the review process of development proposals by local governments, which in many cases create time constraints local governments cannot modify.

Furthermore, development can be constrained by local governmental policies and procedures. Local governments determine the location, intensity and type of housing that can be developed within their respective jurisdictional boundaries. The City's General Plan, zoning regulations, project review procedures, and development fees are a portion of the formula that is used to determine the cost and availability of housing opportunities in Cerritos.

Zoning

Zoning designations are established in the General Plan and, more specifically, the Land Use Element. Based on the City's General Plan, 2,089 acres or 36.6 percent of land in the City is designated for residential land uses.

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TABLE 39
RESIDENTIAL ZONING DESIGNATIONS

	NO DEGICITATIONS
Zoning Designation	Density
ADP-3 Planned Unit (Residential)	Low-Medium Density
ADP-4 Planned Unit (Residential)	Low Density
ADP-6 Planned Unit (Residential)	Medium Density
ADP-7 Planned Unit (Residential)	Medium Density
ADP-8 Planned Unit (Residential)	Low-Medium Density
ADP-9 Planned Unit (Residential)	Low Density
ADP-10 Planned Unit (Residential)	Very Low-Moderate Income
	Housing
ADP-11 Planned Unit (Residential)	Very Low-Moderate Income
	Housing
ADP-12 Planned Unit (Residential)	Low Density
ADP-13 Planned Unit (Residential)	Low-Moderate Income Housing
ADP-16 Planned Unit (Residential)	High Density
RS-5000 (Single Family Residential)	Minimum Lot Size 5000 Sq. Ft.
RS-6500 (Single Family Residential)	Minimum Lot Size 6500 Sq. Ft.
RM (Multi-Family Residential)	Maximum 20 Units Per Acre

Source: City of Cerritos

Development standards can impact housing cost in Cerritos. For example, no buildings can be higher than 35 feet and some areas have requirements regarding certain design treatments (landscaping or architectural details). While these standards improve the appearance of an area, they contribute to higher costs for the developer, which are passed on to new homebuyers and renters.

The RS-5000 and the RS-6500 zoning areas promote low-density, single family development. Maximum height, parking requirements (minimum of two parking spaces with enclosed garage) and setbacks are similar for all residential zones. The front yard setback minimum is 20 feet, the rear yard setback minimum is 10 feet and the side yard setback is five feet.

The RM zone permits single-family and multi-family development. Single-family units in this area have the same requirements as the RS-6500 zone. Multi-family complexes require a front yard setback of 25 feet, a rear yard setback of 24-25 feet and a side yard setback of 24-25 feet. Multi-family development in this zone can have a maximum of 20 units per acre and must be located on at least three-acres of land. Since there are very limited amount of vacant parcels or under-utilized land that meets the three-acre land requirement, the minimum three-acre provision may be considered a possible constraint against the development of multi-family housing units in Cerritos.

In an effort to further promote the creation of new housing, the City intends to prepare a Development Code Amendment for Planning Commission and City Council consideration during the 2013-2021 Housing Element planning cycle establishing a one-

acre minimum of land area requirement for multi-family housing developments. A reduction in the minimum land area requirement from three acres to one acre would provide for greater opportunities for future multi-family housing for families on smaller lots.

Area Development Plans

As provided for in Chapter 22.10 of the Cerritos Municipal Code, an area development plan (ADP) is an instrument for guiding, coordinating and regulating the development of property within a given area. Area development plans (ADP's) are a "Specific Plan" of development as authorized in Article 8 of Chapter 3 of the State Planning and Zoning Law. They also replace the usual zoning regulations and are required to be consistent with, and carry out the provisions and objectives of, the General Plan of the City. In the City of Cerritos, ADP's are adopted into the zoning ordinance and replace the usual zoning regulations for the given area.

ADP's serve as a basis for the City to consider and act upon more detailed precise plans prepared by landowners, developers and public agencies. ADP's promote appropriate land uses and encourage the highest possible quality of design within the designated area. Objectives, policies and standards are established to capitalize upon the special qualities and opportunities of the area while permitting the flexibility required to consider unique and imaginative designs. An ADP establishes a land use pattern, circulation system, open space and other features as necessary to coordinate developments on adjacent parcels and in order to achieve a functionally and visually integrated development of the entire area.

An ADP is a form of zone change. In fact, both the process to create an ADP and the process to request a traditional zone change are the same. Both processes utilize the same application and both require review by the Planning Commission and the City Council. However, the creation of an ADP has several advantages as compared to a traditional zone change. First, the ADP permits the City to create site specific regulations for a designated area in order to maximize the site's development potential. such as for additional housing. For example, Fountain Walk (an affordable senior housing development) was constructed on a one acre lot, which would not be permitted with a traditional zoning change from single-family residential zone to a multi-family residential zone. Instead, Fountain Walk was developed under an ADP, which reduced the minimum lot size, setbacks, and other requirements in order to accommodate the 18-unit residential development. An ADP permits greater flexibility in reducing development standards in order to add additional units on a project site. Therefore, the creation of an ADP is identical to a zoning change and there is no additional cost and is not a financial constraint to housing. On the following page is an illustrative example of the advantages of an ADP in comparison to a traditional zone change using as an example Fountain Walk, a multi-family housing development constructed in 2007.

Zoning Comparison Fountain Walk Development 1-acre site

Traditional Zone Change Single-Family Residential to Multi-Family Residential	Area Development Plan (ADP) Single-Family Residential to an ADP
- Cerritos Municipal Code Section 22.23.700(2)(a) requires that lots used for multi-family purposes shall have a lot area of at least three acres.	✓ The creation of an ADP permitted the City to build eighteen (18) units on one acre of land.
- Cerritos Municipal Code Section 22.23.700(3) requires private usable open space to be no less than 100 square feet in area per unit.	✓ The creation of an ADP permitted private open space for each unit to be no less than 40 square feet in area.
- Cerritos Municipal Code Section 22.23.700(5) requires a front yard setback of at least 25 feet.	✓ The creation of an ADP permitted a setback of a minimum of 20 feet.
- Cerritos Municipal Code Section 22.23.700(10) requires a one bedroom unit to be no less than 750 square feet and a two bedroom unit no less than 900 square feet.	✓ The creation of an ADP permitted a one bedroom unit to be no less than 700 square feet and a two bedroom unit to be no less than 800 square feet.
- Cerritos Municipal Code Section 22.23.700(11)(a) requires that there shall be at least two parking spaces for each dwelling unit.	✓ The creation of an ADP permitted at least one parking space for each dwelling unit.
- Cerritos Municipal Code Section requires that parking spaces shall be at least 10 feet by 20 feet.	✓ The creation of an ADP permitted parking spaces of at least nine feet by 20 feet.

The creation of an ADP is not a constraint to housing development. In fact, ADP's were utilized to develop four affordable housing developments which resulted in 384 additional housing units. In order to accommodate the Emerald Villas, Pioneer Villas and Fountain Walk affordable senior housing developments, an ADP was developed for each project in lieu of traditional RM zoning regulations. In addition, due to the City's past experience in creating said areas, ADP's have been shown to serve as a means of expediting the application and approval process. The City has utilized past models to create new ADP's with greater efficiency in the planning process, which is seen as an incentive for developers seeking to build in Cerritos. The creation of an ADP requires public review and approval by the Planning Commission and City Council. The public

approval process for ADP's may be considered a constraint to housing due to the possibility of opposition by residents towards affordable housing and multi-family housing for families. With this in mind, the City will create additional public outreach efforts to address these issues as mentioned in the Multi-Family Housing Program in Chapter 8.

TABLE 40
DEVELOPMENT STANDARDS BY ZONING DESIGNATION

Zoning Designation	Density	Minimum Setbacks	Maximum Height	Parking Requirements
RS-5000	1 unit per 5,000 Sq. Ft.	Front yard – 20 Ft. Rear yard – 10 Ft. Side yard – 5 Ft.	35 Feet	2 spaces (enclosed garage)
RS-6500	1 unit per 6,500 Sq. Ft.	Front yard – 20 Ft. Rear yard – 10 Ft. Side yard – 5 Ft.	35 Feet	2 spaces (enclosed garage)
RM	Maximum 20 units per acre	Front yard – 25 Ft. Rear yard – 24-25 Ft. Side yard – 24-25 Ft.	35 Feet	Min. 2 spaces per unit (1 covered or enclosed)

Source: City of Cerritos

Cerritos has 11 Area Development Plans that permit residential uses, with various densities ranging from low to high. The purpose of the area development plan districts is to promote appropriate land use and to encourage the highest possible quality of design within each district.

Meeting the requirements of the development standards are not believed to be a constraint to the creation of housing developments, and are considered necessary to maintain the quality of life in the City and preserve the existing residential character of the community.

Local Entitlement Processing and Fees

High fees related to project approval and time delays caused by the entitlement review and approval process are two ways local governments may constrain housing developments. High fees and time delays cost developers money, which in most cases they pass on to prospective homebuyers or renters through higher home prices and higher rents. The time it takes for a project to be approved by the Cerritos Department of Community Development varies depending on the size and complexity of the project. For example, a new single-family development that is on a parcel of land zoned Single Family Residential and that meets the requirements of that zoning district will be processed much faster than a parcel that needs to be rezoned and that requires an environmental assessment.

Typically, from the time a developer submits a completed application, the Planning Commission is able to consider said proposal within three to four weeks for projects that do not require environmental assessments. If the project needs a Negative Declaration or Mitigated Negative Declaration, the process can take from four to six weeks. For projects that will require the preparation of an Area Development Plan, the process can take as few as eight weeks for processing upon receipt of a completed application. For projects that require an Environmental Impact Report, the processing can take several months. If approved, the design review process is brought to City Council for final review and approval two to four weeks after the Planning Commission meeting. The City encourages the simultaneous review of certain entitlements to expedite the entitlement process for the developer.

The design review process involves a preliminary review and comment period by City staff. The City's planning staff usually makes suggested corrections on the originally submitted architectural plans for consideration. Upon receipt of revised plans, which have been deemed by staff to be in compliance with applicable Municipal Code regulations, the item is then presented at a public hearing before the Planning Commission. The Planning Commission acts as the Design Review Board and possesses the power and authority to recommend design modifications and subsequently recommends the approval or denial of a proposed project. The Planning Commission maintains discretionary approval authority over major room additions (more than 850 square feet) and new homes. Recommendations from the Planning Commission regarding multi-unit residential development proposals are also heard before the City Council for final approval.

The City's design review process is implemented in an effort to ensure compliance with Municipal Code and related development standards while also serving to ensure that new developments are appropriate and compatible with neighboring properties. Said standards as established in chapter 22.22.700 of the Cerritos Municipal Code, include, among others, setback and building height standards, requirements governing architectural features and permissible floor area ratios. In addition, project specific development standards may be developed for ADP's based on site constraints and the unique nature of the project. The process also provides the City with the ability to consider unique residential development proposals and a variety of residential product types in order to better accommodate the needs of prospective residents. Given the flexibility and volume of available options, the City's design review process is perceived as a benefit and as a means of attracting and facilitating residential development.

Building permit and contract fees are the means in which a City defrays the cost of its Community Development Department and ensures the project has access to adequate public works infrastructure needed to support the development. For example, a new 1,800 square foot single family home would be charged approximately \$2,715 in building fees. A new six-unit multi-family complex (6,700 square feet) would be charged approximately \$1,004 per unit, or a total of \$6,024 in building fees. The building and contract fees can increase the cost of a project for the developer, in which case the majority of the additional cost is passed on to the prospective homebuyer or renter. The

City of Cerritos has not increased its planning filing fees since the 1980's and, as a result, currently possesses some of the lowest fees in the Southern California region.

There are two impact fees that developers are charged when constructing housing in Cerritos. One is the ABC School District fee, which is currently \$5,346 for new single-family housing construction. The school fee can be one of the largest fees the developer pays; however, said fee is necessary to accommodate more children in the School District. The second impact fee is a sanitation district fee of \$2,715, which is for the collection, treatment and disposal of waste water (sewage).

TABLE 41a
RESIDENTIAL FILING FEE SCHEDULE

RESIDENTIAL FILING FEE SCH	EDULE
Service	Fees
Amendment to the Development Code and	
Map/Amendment to the General Plan	
Not involving notification to property	\$50.00
owners or residences	
Involving notification to property owners or	\$300.00
residences	
Variance	\$200.00
Conditional Use Permit	\$200.00
Temporary Use Permit	\$50.00
Precise Plan	
Single Family Residential Developments	\$50.00, plus \$10.00 per lot
,	to a maximum of \$1,000.00
	Based on Acreage,
Multi-Family Developments	maximum of \$1,000.00
Tentative Map, Subdivision and Parcel Map	\$50.00, plus \$10.00 per lot
	to a maximum of \$500.00
CEQA Review	
Reports involving a public hearing	\$100.00
Projects which are categorically exempt	\$0.00
Cost attributed by unique review	\$7.00/hour staff time & cost
·	to City of using outside
	personnel

Source: City of Cerritos

TABLE 41b
RESIDENTIAL PERMIT/IMPACT FEE COMPARISON

Fees	New Single-Family Unit*	New Multi-Family Unit**
Plan Check Fees	\$2,261	\$839
Building Permit Fees	\$2,715	\$1,004
Electrical Fees	\$252	\$123
HVAC Fees	\$175	\$175
Plumbing Fees	\$315	\$315
School Fees	\$5,346	\$3,317
Sewer Fees	\$378	\$63
Water Fees	\$378	\$63
Total Fees per Unit	\$11,820	\$5,899

Source: City of Cerritos

TABLE 41c
RESIDENTIAL FEE COMPARISON – PERCENTAGE

Development Cost for a	New Single-Family Unit*	New Multi-Family Unit**
Typical Unit		
Total estimated fees per	\$11,820	\$35,394
unit		
Typical estimated cost of	\$358,056	\$710,401
development based on		
building valuation		
Estimated proportion of fee	3%	5%
cost to overall development		
cost per unit		

Source: City of Cerritos

The current fee structure does not appear to pose any undue constraint on the production of housing. The estimated proportion of fees to the overall development cost per unit is not a constraint to housing. In fact, the City's current fees are estimated to be approximately 3% of the development cost for a new single-family dwelling and 5% for a new multi-family unit. Further, based on a survey of four surrounding cities, Cerritos had the lowest municipal fees, which serves as a positive incentive for developers to construct housing in Cerritos. On the following page are the results of a regional fee survey conducted by the City in 2013.

^{*}Fees based on a single-family detached dwelling of 1,800 sq. ft. of living space and a building valuation of \$267,000.

^{**}Fees based on a six unit multi-family development of 6,700 sq. ft. of living space and a building valuation of \$710,000.

TABLE 41d
RESIDENTIAL FEE COMPARISON – SURROUNDING CITIES

Entitlement	Cerritos	Bellflower	Norwalk	La	Lakewood	La
				Palma		Mirada
Precise Plan	\$50	\$5,000	\$2,749	\$585	\$1,700	\$1,509
Initial Study	\$0	\$432	\$1,109	\$175	\$600	\$351
Negative	\$100	\$432	\$1,109	\$175	\$600	\$351
Declaration						
Mitigated	\$100	\$432	\$1,109	\$175	\$600	\$351
Negative						
Declaration						
Environmental	\$100	\$697	Applicant	\$790	10% of	\$315
Impact Report			pays		cost for	
(EIR)			100% of		EIR	
			cost			
Development	\$300	\$2,046	\$2,375	\$748	\$1,700	\$1,509
Code						
Amendment						
Development	\$300	\$1,802	\$2,702	\$748	\$1,700	\$1,277
Map						
Amendment						
General Plan	\$300	\$1,786	\$3,365	\$748	\$1,700	\$1,509
Amendment						

Constraint Removal Efforts

The City has made efforts to reduce the constraints caused by local government. While the City's local entitlement processes and fees account for a small percentage of housing development costs, these costs can be significant when any increase hinders developers from providing units that are affordable to the citizens of Cerritos. To facilitate development costs, the City sometimes will waive these fees outright. For example, several recently built senior housing communities had all City-imposed fees waived in an effort to keep unit prices and rents affordable. Furthermore, the City encourages the simultaneous review of associated entitlements for a project in order to lessen approval time and reduce cost.

The City encourages the use of land with Area Development Plan (ADP) zoning designations in order to maximize development potential and reduce development cost. For example, these zoning designations allow design flexibility housing types and through development standards that differ from RS and RM zoning requirements, but still meet the overall standards of the community.

Government Code Section 65589.7 requires public agencies to adopt a written policy that grants water and sewer service priority to proposed development projects that include an affordable housing component. The law generally limits the City's ability to deny or limit such services on the sole basis that a development project has an affordable housing component. Public agencies providing water and sewer services

must adopt written polices and procedures to implement the provisions of Section 65589.7. Section 10631.1 of the California Water Code incorporates by reference Section 65589.7 of the Government Code into the Water Code.

In 2006, the City Council adopted Resolution No. 2006-24, which requires that the City give water and sewer service priority to development projects with an affordable housing component when there are competing development projects seeking utility services in an area deemed to have limited wastewater capacity or water supply. The most recent Urban Water Management Plan (adopted in March 2006) provides substantial information regarding the City's potable water supply and wastewater infrastructure, including capacity.

Section 7.2 – Non-Governmental Constraints

Like the public sector, the private sector has a strong influence on the housing markets of cities. The public sector has influence on supply costs and the value of consumer preference. Non-governmental constraints consist of land availability, cost of land, cost of construction and the availability of financing.

Land Availability

One of the major constraints to new housing development in Cerritos is the lack of available and/or undeveloped or vacant land. Currently, there is only one vacant parcel that is suitable for residential development. This parcel is 0.6972 acre in size and would serve as a single-family residential development. With the City being landlocked by its neighboring cities, there is little chance of annexing land in the future. Future residential development may need to rely on developed but under-utilized land and the conversion of nonresidential sites to residential uses.

Cost of Land

A major constraint for housing development is the cost of land. The cost of land has a direct effect on the cost of a new home or the rent for a new apartment complex. For example, the average single-family home in Cerritos was valued at \$550,000 (April 2013). Over time, available vacant residential land will become scarcer, which suggests the price of land will continue to increase as the demand for land continues to outpace the availability. Residential intensification and conversion will become more prominent in the City as the amount of vacant land decreases.

Cost of Construction

The costs of labor and materials are the main components of housing costs. Residential construction costs can vary greatly depending on the quality and size of the home being constructed and the materials being used. In 2013, construction costs for a single-family home were between \$134.40 per square foot for an average-quality wood frame construction and \$198.92 for a good-quality wood frame construction. Construction costs account for between 35 and 45 percent of the total housing costs, which directly affect the price of housing and the ability of owners to rehabilitate substandard dwelling units.

TABLE 42
SINGLE-FAMILY CONSTRUCTION COSTS PER SQUARE-FOOT

Housing Type	2013
Average-Quality Wood Frame	\$134.40
Good-Quality Wood Frame	\$198.92

Source: City's Building and Safety Division

Availability of Financing

A major constraint that affects housing costs is financing. After decades of slight fluctuations in the prime interest rate, the early 1980's saw a rise in interest rates that peaked at approximately 18.8 percent in 1982. As the decade closed and the economy weakened, the prevailing interest rate was around ten percent. In the 1990's interest rates dropped dramatically, fluctuating between six and eight percent. Through 2000, the rates on a 30-year fixed rate mortgage varied between seven and nine percent, roughly. The substantial drop in the cost of fixed rate mortgages and the widespread use of adjustable rate mortgages dramatically decreased the effects of financing on the purchase of a home. However, in 2007, the region experienced wide spread foreclosures due to the adjustment of interest rates associated with sub prime mortgages. This adjustment caused many homeowners to pay double in their monthly mortgages and as a result caused families to lose their homes. Due to the abuse of sub prime mortgage lending practices, banks and other lending institutions have increased lending qualification requirements and have limited the number of applicants able to purchase a new home. For example, lending institutions are now requesting higher credit scores from applicants and a 20 percent down payment for a home. For a home in Cerritos, this translates to a 20 percent down payment of \$110,000 on a home valued at \$550,000.

Interest rates affect the cost of housing and the monthly payments a homebuyer pays. A developer's cost of borrowing money is incorporated into the final sales price of a home or the price of rent for a unit. In addition, interest rates greatly effect how much a homebuyer pays per month and the quality of the investment associated with owning a home. For example, a 30-year loan of \$550,000 financed at four percent translates into a monthly payment of \$2,291, while a similar loan at six percent increases the payment to \$2,829 per month. Based on the area median income of \$64,800 for Los Angeles County, a family of four will not qualify for a home loan in Cerritos based on the annual payment schedule

TABLE 43
EFFECTS ON INTEREST RATES ON HOUSING AFFORDABILITY

Interest Rate	Selling Price	Net Monthly Payment*	Annual Payment
3.0%	\$550,000	\$1,855	\$22,262
4.0%	\$550,000	\$2,100	\$25,200
5.0%	\$550,000	\$2,362	\$28,344
6.0%	\$550,000	\$2,638	\$31,656

^{*}Monthly Payment assumes 20% down (\$110,000) and with a 30-year mortgage financing \$440,000.

Section 7.3 – Codes and Enforcement

The efforts of thousands of residents, business owners, school leaders and religious leaders have helped make Cerritos one of the most attractive cities in Southern California by taking pride in their property. The City's Code Enforcement Division was established to help maintain the City's park-like appearance, enhance property values and preserve the high quality of Cerritos neighborhoods by enforcing the Cerritos Municipal Code.

California Health and Safety Code Section 17980(b)(2) requires local governments to give consideration to the need for housing as expressed in the Housing Element when deciding whether to require vacation of a sub-standard building or to repair as necessary. The enforcement agency is required to give preference to the repair of the building whenever it is economically feasible to do so without having to repair more than 75 percent of the dwelling. With this in mind, the City's Code Enforcement Division processes approximately 50 to 75 cases per month and each officer works with the homeowner in order to preserve and maintain their property.

Section 7.4 – On/Off-Site Improvement Standards

On/off-site improvement standards establish infrastructure or site requirements to support new residential development such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, parkway dedications, utility easements and landscaping. While these improvements are necessary to ensure that new housing meets the local jurisdiction's development goals, the cost of these requirements may represent a significant share of the cost of producing new housing. With this in mind, the City creates Area Development Plans for affordable housing developments. These development plans allow the City to create improvement standards that would remove constraints from the development and reduce costs to the developer. In addition, the development plans allow the City to create improvements standards that are project specific, rather than utilizing the Multi-Family Residential (RM) development standards contained in the Municipal Code, which serve as citywide standards that may not specifically address local site conditions and the needs of affordable housing developments.

The City of Cerritos also follows "Greenbook" Standard Plans for Public Works Construction developed by the American Public Works Association and the Associated General Contractors of California. These uniform plans embrace the most modern design and construction techniques, which greatly benefit the general public and the private contracting industry. Such plans eliminate conflicts and confusion, lower construction costs and encourage more competitive bidding by private contractors. In summary, these standards are not a constraint to housing production in Cerritos.

Section 7.5 – Constraints: Housing for Persons with Disabilities

The Americans with Disabilities Act of 1990 (ADA) is a federal mandate that established a clear and comprehensive prohibition of discrimination on the basis of disability. In addition, said mandate addressed the issue of reasonable accommodation, which includes waivers from existing site design standards in order for disabled persons to

have equal access to their dwelling unit or place of business. This mandate applies to all public agencies regardless of whether they receive federal assistance and guarantees access to all programs, services and activities provided by a public agency.

The ADA states that "no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any such entity." Although the ADA does not expressly define services, programs, and activities of a public entity, the courts have held that the anti-discrimination provision of the ADA applies to zoning decisions. In addition, the ADA provides for a reasonable accommodation test in order to determine the validity of a requested accommodation for equal access to one's dwelling unit and/or place of business.

In 2006, the City adopted Ordinance 916, which established a detailed administrative procedure for reasonable accommodations requests from existing site design standards for all properties in the City of Cerritos (Chapter 23.30 of the Cerritos Municipal Code). This new procedure satisfies the Federal and State reasonable accommodations requirements under the ADA. In the adoption of the ordinance, the City has processed one (1) application for a reasonable accommodation request. In order to educate the public, the City published an article in the Cerritos News in regard to the new ordinance.

In an effort to reduce constraints for persons with disabilities, the City has taken proactive steps to ensure that the City is in compliance with applicable Federal and State regulations. Below are examples of the City's commitment to reducing constraints on housing for persons with disabilities.

Procedures for Ensuring Reasonable Accommodations

As noted above, to provide accommodations in zoning and land-use for housing for persons with disabilities, the City, on a case-by-case basis, grants exception to the requirements of the Municipal Code, under the premise of reasonable accommodations in order to allow persons with disabilities equal access to and/or use of their dwelling unit. Applicants must complete a reasonable accommodations application, which is reviewed and approved through an administrative procedure. The administrative procedure allows for persons with disabilities to have the opportunity to make modifications to their dwelling unit without any unreasonable constraints.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

State law has eliminated discretionary City review and approval of small group homes for persons with disabilities. In addition, the City does not impose additional zoning, building code or permitting procedures other than those allowed by State law. Accordingly, there are no constraints on housing for persons with disabilities caused, controlled, or initiated by the City. In fact, community care facilities, which are defined as any facility, place or building which is maintained and operated to provide nonmedical residential care, day treatment, or adult day care, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, are permitted in all residential zones. Further, as mentioned in the

previous section, the City adopted a reasonable accommodations ordinance to remove any potential constraints for persons with disabilities.

Information regarding Zoning, Permit Processing and Building Codes

The City of Cerritos implements and enforces Chapter 23.30 of the Cerritos Municipal Code with regard to reasonable accommodations. The City provides the application to all interested parties regarding reasonable accommodations in zoning, permit processing and in the application and administration of the building code for housing for persons with disabilities. As it relates to the matter, and to increase the public's knowledge, the City has published an article in the local newspaper (Cerritos News) with regard to the reasonable accommodations process.

Zoning and Other Land Use Regulations

As part of the Housing Element update for the 2013-2021 planning cycle, the City conducted an extensive analysis of its zoning standards and policies for compliance with fair housing laws. The City did not identify any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of housing for these individuals. Below are regulatory practices in which the City facilitates community care facilities for persons with disabilities:

- Community care facilities serving six or fewer people are permitted in all residential zones, including area development plans which allow single-family residential uses.
- Community care facilities must have a valid business license to operate in the
 City, but the business license fee is waived for said use. The business license is
 issued solely for the purpose of identifying the type, location, and owner/operator
 of each home care facility in the City.
- Applications are approved or denied administratively without discretionary public review by the Planning Commission and/or City Council.
- The City does not unduly regulate persons living in community care facilities.

Permits and Processing

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirement for building permits and inspections are the same for all types of construction and are not a constraint on housing. The City has not denied any application for a reasonable accommodation request for persons with disabilities.

As mentioned in the previous sections, the City allows group homes of six or fewer persons by right, as required by State law. No conditional use permit or other special requirements apply to such homes. However, the City does require a precise plan and discretionary review by the Planning Commission for room additions that exceed 850

square feet. All residential projects in the City require the same level of design review. No additional review is conducted for persons with disabilities.

Other Public Services

The City also offers programs that assist disabled residents. The City offers the Cerritos Dial-A-Ride program, which provides transportation services to disabled residents. In addition, the Dial-A-Ride offers a shuttle service to Cypress College for disabled residents taking adult developmental courses. These efforts illustrate that the City is committed to meeting not only the housing needs of disabled residents but their transportation needs as well.

Definition of Family

As required by state guidelines, the City will recognize the definition of a "family" as "one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.

Section 7.6 – Conservation, Development and Green Building/Sustainability Government Code Section 65583(a)(8) requires "an analysis of opportunities for energy conservation with respect to residential development." Conservation, development and green building designs are the three approaches to creating energy conservation opportunities in residences. All of these approaches will be evaluated with the proposed Energy Conservation Program (see Chapter 8 – Programs).

Conservation

Conservation can be accomplished by reducing the use of energy-consuming items, or by physically modifying existing structures and land uses.

The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items. Specific design provisions differ throughout the State depending upon local temperature conditions. Because of the warm climate, some of the insulation and heating standards are significantly less stringent in Cerritos.

The California Energy Commission revised the standards for new residential buildings in 1981. These "second generation" standards were then delayed until 1983 when AB 163 was passed which provided options for complying with the standards. Although the energy regulations establish a uniform standard of energy efficiency, they do not insure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads and overall energy consumption. While it is not suggested that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24.

Land use policies also affect the consumption of energy for transportation. The historic pattern of growth and development in Southern California (urban sprawl) has made necessary an intricate network of freeways and surface streets. As the region becomes more decentralized, residences and places of employment are scattered over large areas and mass public transit (trains and subways) become less feasible and the automobile becomes a necessity.

Although the regional pattern has already been established, opportunities still exist for energy sensitive land use and transportation decisions on a local level. Concentration of higher density housing and employment centers along major transportation corridors increases the convenience of public transit and may encourage reduced use of private automobiles with a corresponding reduction in vehicular fuel consumption. Integrated or mixed-used developments provide the opportunity for people to live within walking distance of employment and/or shopping. By its nature, of course, this technique is more feasible and more effective when applied to very large vacant and underutilized parcels of land, which are practically non-existent in Cerritos.

Development

Solar energy is a viable alternate energy source for the City of Cerritos. There are two basic types of solar systems: (1) active; and, (2) passive. In passive solar systems, the structure itself is designed to collect the sun's energy, then store and circulate the resulting heat. Building location, properly placed windows, overhanging eaves and landscaping can all be designed to keep a house cool. Cerritos' residential zoning regulations promote passive solar systems to the greatest extent possible and states that housing units should be oriented to maximize energy conservation.

Active solar systems typically collect and store energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system. Solar cells absorb the sun's rays that generate electricity and can substantially reduce one's electric bills.

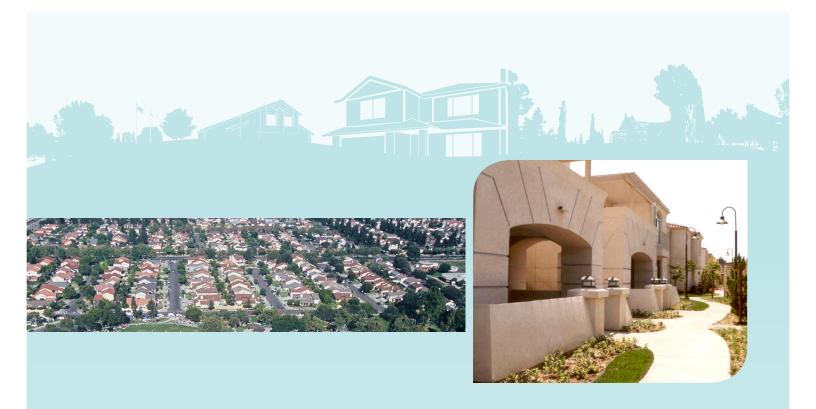
Since the majority of the housing stock in the City was built before 1980, most residences have not benefited from new energy conservation requirements as described in California Code of Regulations, Title 24. However, as the housing stock continues to age there is the opportunity for energy conservation measures when homes remodel. For example, home renovations could include insulation, drought tolerant landscaping, maximized orientation and lowered appliance use.

Green Building/Sustainability

The City of Cerritos has a commitment to protecting the environment, improving quality of life, and promoting green buildings/sustainability. In order to fulfill this commitment, the City will implement a voluntary green development program to provide information and resources to encourage the development of a green environment comprised of green buildings and landscaping in Cerritos. The goal in creating a voluntary green development program is to address and promote green development site design and

construction resources for residents or businesses interested in healthy, energy- and resource-efficient green development practices. In addition, the City may provide City based incentives to homeowners and business owners who develop environmentally friendly projects. This will also be incorporated into the Energy Conservation and Green Development Program.

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Chapter 8 PROGRAMS

CHAPTER 8 – THE CITY OF CERRITOS HOUSING PROGRAM

As described in State Housing law, the Housing Element is required to contain a program which sets forth a schedule of actions that the local government is undertaking or intends to undertake in order to implement the policies, and achieve the goals and objectives, of the Housing Element (Government Code Section 65583©). In addition, the Housing Element shall include a statement of the community's goals, quantified objectives and policies relative to the maintenance, preservation, improvement and development of housing (Government Code Section 65583(b)).

The purpose of this section is to establish a framework for the housing program through an analysis of State, regional and County policies in concert with the City's housing needs, resources and constraints. The section also presents the Housing Program that works toward the preservation, improvement and development of housing for Cerritos. The Housing Program includes goals, policies and detailed actions to be completed in participation with local stakeholders.

Section 8.1 – State Policies

Government Code Section 65580 states that housing is an important statewide issue that must be addressed by all levels of government and must include the active participation of all local stakeholders. The California Legislature finds and declares the following:

- ✓ The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farm workers, is a priority of the highest order.
- ✓ The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- ✓ The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
- ✓ Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

Section 8.2 – Los Angeles County Housing Policies

The goals of the Los Angeles Urban County program are to provide decent housing, provide a suitable living environment and expanded economic opportunities for its lower- and moderate-income residents. The Los Angeles County Community Development Commission (CDC) and participating jurisdictions strive to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities that will serve the economically disadvantaged residents and communities of the Urban County. By addressing needs and creating opportunities at the individual and neighborhood levels, the CDC and participating jurisdictions hope to improve the quality of life for all residents of Los Angeles County.

Los Angeles County has adopted its 2013-2018 Consolidated Plan which contains three goals, as set forth below: provide decent housing, provide a suitable living environment and expand economic conditions.

- Providing decent housing requires helping homeless persons obtain appropriate
 housing, assisting those at risk of homelessness, preserving the affordable
 housing stock, increasing availability of permanent housing that is affordable to
 low- and moderate-income persons without discrimination, and increasing the
 supply of supportive housing.
- Providing a suitable living environment entails improving the safety and livability
 of neighborhoods, increasing access to quality facilities and services, and
 reducing the isolation of income groups within an area through integration of lowincome housing opportunities.
- Expanding economic opportunities involves creating jobs that are accessible to low- and moderate-income persons, making mortgage financing available for low- and moderate income persons at reasonable interest rates, providing access to credit for development activities that promote long-term economic and social viability of the community, and empowering low income persons to achieve self-sufficiency to reduce generational poverty in federally assisted and public housing.

Section 8.3 – Cerritos Housing Issues

The following is a summary of housing issues in Cerritos that are pertinent to the establishment of the Housing Program:

1. The City has been successful with the implementation of many programs from the 2008-2013 Housing Element cycle and the City is committed to continuing these programs. Said programs include: Simplified Residential Development Review Process, Review of Residential Development Fees, Land Use Element Review Program, Multi-Family Housing Program, Housing Element Review Program, Regional Cooperation, City Wide Pride Program, Rehabilitation Rebate Program, Cerritos Code Enforcement Program and the Sub-Standard Property Abatement Program

- 2. Population and household growth in the last decade has stabilized as Cerritos approaches build-out. Population growth has decreased while households have increased from 2000 to 2010.
- 3. Cerritos' unemployment rate has consistently been relatively low in comparison to State, county and regional unemployment rates and the number of persons in the labor force has remained stable.
- 4. Only 3.2 percent of the housing stock was built before 1960, which indicates that Cerritos' housing stock is relatively new, and only a small percentage of housing units are likely to be sub-standard due to age. However, large portions of the housing stock are 30-40 years old and may require maintenance over the next ten years.
- 5. There are no affordable units "at-risk" of converting to market rate over the next 10 years; however, the City should establish a plan to address at-risk housing units.
- 6. The City can play an important role in providing housing opportunities to families and other households seeking homeownership. Consequently, the City should make strong commitments toward the creation of multi-family developments with a mixed use component.
- 7. As the City continues to approach build-out, providing adequate housing sites will present a major challenge.
- 8. Due to the dissolution of the former Cerritos Redevelopment Agency and the subsequent loss of the Redevelopment Agency's 20% Housing Set-aside Funds, future affordable residential developments will rely heavily on the identification of alternative funding sources such as Low and Moderate Income Housing Asset Funds to facilitate new residential development. In addition, the loss of key redevelopment staff members that were previously used to support the City's affordable housing functions will pose a serious challenge to implementing Policies/Programs that are proposed for the 2013-2021 Housing Element cycle.

Section 8.4 – Cerritos Successor Housing Agency Low and Moderate Income Housing Asset Fund

In accordance with Assembly Bill 1484, and pursuant to California Health and Safety Code Sections 34191.4 and 34176(d), the City of Cerritos may choose to utilize the Successor Housing Agency's Low and Moderate Income Housing Asset Fund to support the implementation of affordable housing programs, which were previously funded by the former Redevelopment Agency's Low and Moderate Income Housing Fund (20% housing set-aside) prior to the dissolution of redevelopment on February 1, 2012. Said funds will be used by the City to support the implementation of Affordable Housing Programs identified in the 2013-2021 Housing Element.

Section 8.5 - Cerritos Housing Goals and Policies

The goals and policies of the Housing Element provide the direction for the City's housing-related programs and actions. The goals and polices, and the subsequent programs or actions that they generate, are formulated to address the existing and future housing needs of all segments of the community according to the State, regional and County framework, in concert with the City's housing needs, resources and constraints.

Goals and Policies

The goals of the Cerritos Housing Element are as follows:

Goal:	HOU-1	Encourage the provision of a wide range of housing types.
Policies:	HOU-1.1	Facilitate the development of housing for all household types, including special needs.
	HOU-1.2	Coordinate and cooperate with State, regional and local governments and agencies toward the attainment of the State housing goal.
	HOU-1.3	Maintain Residential Assistance Grant Program (G-RAP) and the Residential Assistance Loan Program (L-RAP) for low-income households and special needs groups.
	HOU-1.4	Require the preservation of affordable housing, when possible.
Goal:	HOU-2	Promote the minimization of constraints on housing development.
Goal: Policies:	HOU-2 HOU-2.1	•
		development. Provide incentives to affordable housing developers in the form of Low and Moderate Income Housing Asset Funds or alternative funding sources, density bonus, land contributions, development and design flexibility, and fee
	HOU-2.1	Provide incentives to affordable housing developers in the form of Low and Moderate Income Housing Asset Funds or alternative funding sources, density bonus, land contributions, development and design flexibility, and fee waivers to facilitate residential development. Assist developers in the identification of suitable residential

HOU-2.5 Promote flexibility in development standards for innovative developments. Goal: HOU-3 Preserve and enhance the quality of the existing housing stock. Policies: HOU-3.1 Encourage the maintenance and repair of existing housing. HOU-3.2 Support neighborhood associations and residents in the pursuit of City Wide Pride. HOU-3.3 Encourage the conservation of natural resources and the reduction of energy conservation through the promotion of alternative energy sources. HOU-3.4 Continue with the removal program for lead-based paint and asbestos hazards. HOU-3.5 Encourage green building design for residential projects. HOU-3.6 Encourage attractive design for home remodels and enlargements. Goal: HOU-4 Provide opportunities for home ownership. Policies: HOU-4.1 Improve housing assistance for low and moderate income households. HOU-4.2 Foster relationships with public and private agencies to increase first-time homebuyer opportunities.

These goals have been adopted to establish the direction the City intends to take to address its housing issues.

Section 8.6 – Cerritos Housing Program

This section identifies all the programs that will be implemented during the 2013-2021 Housing Element planning cycle. The City will include 27 programs as part of its Housing Program.

PROGRAMS

1. Cerritos Code Enforcement Program

Continue proactive enforcement of existing Municipal Code provisions relating to the appropriate use and development of properties throughout the City.

Objective: Improve quality and prevent deterioration of existing

neighborhoods

Source of Funding: General Fund/Low and Moderate Income Housing Asset

Fund

Responsible Agency: Department of Community and Safety Services

Schedule: On-going

Quantifiable Objective: The City will continue to address Municipal Code violations

on residential properties. The Code Enforcement Division's current case load ranges from 50 to 75 cases per month. Based on this caseload, the City estimates addressing approximately 600 to 900 cases annually throughout the

2013-2021 Housing Element planning cycle.

2. City Wide Pride Beautification Program

Continue to support the City Wide Pride Beautification Program in an effort to maintain the City's existing housing stock by encouraging residents and property owners, through proactive enforcement and positive reinforcement, to maintain their property.

Objective: Maintenance of existing housing stock

Source of Funding: General Fund

Responsible Agency: Department of Community and Safety Services

Schedule: On-going

Quantifiable Objective: The City will continue to annually recognize property owners

at a regularly scheduled City Council meeting by way of presenting them with a City Council Proclamation for maintaining their respective properties in an aesthetically

pleasing manner. The City will annually recognize

approximately 50 homeowners from 14 community districts, during the 2013-2021 Housing Element planning cycle.

3. Density Bonus Program

Continue to support the Density Bonus Program that grants a density bonus of up to 35 percent, along with other regulatory concessions to ensure lower development costs, for developers that allocate at least 20 percent of the units in a housing project to lower income households, or 10 percent for very low income households, or at least 50 percent for "qualifying residents" (e.g. senior citizens). The program ensures affordability of all designated lower income units for a minimum 30-year period.

Objective: Encourage the continued development of affordable

housing

Source of Funds: General Fund/Low and Moderate Income Housing Asset

Fund

Responsible Agency: Department of Community Development

Schedule: On-going

Quantifiable Objective: A total of eight reports (one report annually) will be

developed during the 2013-2021 Housing Element cycle to determine the effectiveness of the program. The program will be updated to reflect current State density bonus

requirements pursuant to Government Code Section 65915. In addition, an informational brochure will be created to

promote said program.

4. Disabled Housing Program

The City will support the establishment of a Disabled Housing Program that would assist with the development of affordable housing developments that are designed for disabled residents.

Objective: Provide housing for disabled residents

Source of Funding: Low and Moderate Income Housing Asset Fund

Responsible Agency: Department of Community Development

Schedule: Subject to the availability of funding

Quantifiable Objective: Pending implementation, one report will be developed during

the 2013-2021 Housing Element cycle to determine the effectiveness of the program. The 2010 Census reports that 13% of Cerritos residents are disabled. With this in mind, 11

affordable housing units for disabled person will be

constructed during the planning period. This total represents

13% of the City's RHNA allocation of 86 units.

5. Emergency Shelter Program

As required by SB 2, the City will provide for an Emergency Shelter Program. The City will process a Development Code Amendment establishing zoning to allow emergency (homeless) shelters to exist as a permitted use within one year of obtaining a State Certified Housing Element. The subject area that has been deemed most suitable to accommodate this zoning is within an existing industrial park generally located on the

east side of the City, bounded by the Coyote Creek Channel to the north and west, Valley View to the east and 183rd Street to the south.

Objective: Provide for State-mandated emergency shelters in the City

Source of Funding: General Fund/Low and Moderate Income Housing Asset

Fund

Department of Community Development Responsible Agency:

Schedule: Within one year of adoption of the Housing Element.

> Pursuant to HCD direction, until said amendment is completed, the Housing Element will not be found to be in

compliance.

Quantifiable Objective: Zoning will be established within one year of adoption of the

> Housing Element. It is anticipated that the emergency shelter program may potentially assist homeless persons living in the City. Upon implementation, one report annually will be prepared to determine the effectiveness of the

program during the 2013-2021 Housing Element cycle.

6. Energy Conservation and Green Development Program

Continue to support the Energy Conservation and Green Development Program that educates the public regarding energy conservation and promotes the use of alternative energy sources and green development through incentive programs.

Encourage energy conservation, the use of alternative Objective:

energy sources and green development

Source of Funding: General Fund/Federal and State grants

Responsible Agency: Department of Community Development

On-going Schedule:

Quantifiable Objective: The City will develop and circulate an annual article with

> regard to energy conservation in the City's community newsletter for a total of eight articles for the Housing

Element cycle. A total of eight reports (one report annually) will be developed during the 2013-2021 Housing Element cycle to determine the effectiveness of the program.

7. Equal Housing Program

Continue to support and promote the use of the Equal Housing Program sponsored by the Fair Housing Council of Los Angeles County and serve as an independent third-party to assist in the resolution of discrimination complaints. The City will provide literature on the program at Cerritos City Hall, the Cerritos Chamber of Commerce, Cerritos Public Library, the City's website and other public areas.

Objective: Provide residents in the City with an avenue to address

housing discrimination issues

Source of Funding: Low and Moderate Income Housing Asset Fund

Responsible Agency: Department of Community Development/Fair Housing

Council of Los Angeles County

Schedule: On-going

Quantifiable Objective: A total of eight reports (one report annually) will be

developed during the 2013-2021 Housing Element cycle to

determine the effectiveness of the program.

8. Homeless Shelter Program

Continue to support the Homeless Shelter Program by way of identifying and utilizing alternative funding sources, such as Low and Moderate Income Housing Asset Funds, to replace the loss of the former Redevelopment Agency's 20% Housing Set-Aside Funds, which were previously used to support said Program.

Objective: Continued support of homeless special needs

Source of Funding: Low and Moderate Income Housing Asset Fund

Responsible Agency: Department of Community Development

Schedule: Subject to the availability of funding

Quantifiable Objective: Pending implementation, the City will facilitate the

development of local homeless shelters to assist homeless

persons as identified in Chapter 4.

9. Housing Element Review Program

Continue to support the Housing Element Review Program by annually evaluating the effectiveness, appropriateness and progress of Cerritos' housing goals, programs and actions.

Objective: Implement an effective and efficient housing program that

accommodates the housing needs of all members of the

community.

Source of Funding: General Fund/Low and Moderate Income Housing Asset

Fund

Responsible Agency: Department of Community Development

Schedule: On-going

Quantifiable Objective: A total of eight reports (one report annually) will be

developed during the 2013-2021 Housing Element planning

cycle to determine the effectiveness of the program.

10. Land Use Element Review Program

Continue to support the Land Use Element Review Program by annually reviewing existing land uses to determine if any non-residentially zoned land can be converted to a residential land use. In addition the program will evaluate the possibilities of allowing higher residential densities to maximize the intensity of the residential land use and identify additional sites that may be suitable for multi-family residential development.

Objective: Maximize housing development on existing land

Source of Funding: General Fund

Responsible Agency: Department of Community Development

Schedule: On-going

Quantifiable Objective: A total of eight reports (one report annually) will be

developed during the 2013-2021 Housing Element cycle to

determine the effectiveness of the program.

11. Large Family Study Program

Continue to support the Large Family Study Program to determine if the City is providing sufficient housing for large families in the very-low, low and moderate income categories. If there is an unmet need, explore ways of meeting said need through the facilitation of new residential construction and governmental programs.

Objective: Determine housing needs for large families

Source of Funding: Low and Moderate Income Housing Asset Fund

Responsible Agency: Department of Community Development

Schedule: Subject to the availability of funding

Quantifiable Objective: Pending implementation, one report will be developed during

the 2013-2021 Housing Element cycle to determine the

effectiveness of the program.

12. Lead Based Paint and Asbestos Reduction Program

Continue to support the Lead Based Paint and Asbestos Reduction Program by way of identifying alternative funding sources, such as Low and Moderate Income Housing Asset Funds, to replace the loss of the former Redevelopment Agency's 20% Housing Set-Aside Funds, which were previously used to support this program via the defunked Residential Assistance Loan Program (L-RAP).

Objective: Eliminate lead-based paint and asbestos from the housing

stock

Source of Funding: Low and Moderate Income Housing Asset Fund

Responsible Agency: Department of Community Development

Schedule: Subject to the availability of funding

Quantifiable Objective: Pending the identification of sufficient funding to support the

defunct Residential Assistance Loan Program (L-RAP), the City will continue to promote the Lead Based Paint and Asbestos Reduction Program. Subject to program implementation, the City anticipates being able to assist three residents per year and approximately 24 residents during the 2013-2021 Housing Element planning cycle.

13. Multi-Family Housing Program

Continue to support the Multi-Family Housing Program in order to identify appropriate sites for the location of multi-family residential developments. As part of this program, the City will support the creation of new Area Development Plans (ADPs) to facilitate the future development of multi-family residential land uses on remnant and/or under utilized parcels.

Action Plan:

In light of the need for additional affordable housing for families, the City intends to develop a more strategic approach in order to facilitate said developments. The City's Multi-Family Housing Program for the 2013-2021 Housing Element cycle includes the following action items (please note, items a-e will be implemented on an ongoing and as needed basis, whereas, item f will be implemented within 2 years of adoption of the Housing Element.

- a. All City-imposed development fees will be waived for the construction of affordable multi-family housing developments for families as projects move through the entitlement process.
- b. The City will expedite the review, approval and permitting process for multifamily housing developments for families.
- c. The City will pursue alternative funding sources in lieu of the former Redevelopment Agency's 20% Housing Set-Aside Funds, such as Low and Moderate Housing Asset Funds, as well as Federal, State and County housing grant funds to support the development of multi-family residential housing.
- d. The City will continue to monitor areas for development opportunities that may serve as possible sites for housing.
- e. The City will proactively evaluate any future sites, such as vacant and/or underutilized industrial properties, for possible mixed use developments that will include multi-family housing for families.
- f. The City will implement a Housing Development Monitoring Program to ensure that there are no constraints to the creation of housing within two (2) years of the adoption of the Housing Element. Accordingly, the City will make the required adjustments to the development review and approval process to eliminate any constraints identified by said program.

Objective: Facilitate the construction of multi-family residential housing

on remnant and/or under utilized parcels

Source of Funding: Low and Moderate Income Housing Asset Fund

Responsible Agency: Department of Community Development

Schedule: Annually and On-going

Quantifiable Objective: Pending implementation, a total of eight reports (one report

annually) will be developed during the 2013-2021 Housing Element planning cycle to determine the effectiveness of the

program.

14. Multi-Family Housing Facilitation Program

A total of seven sites were identified in the Site Inventory and Analysis section of the Housing Element Update that have the potential for accommodating additional multifamily housing units for families and workers. This program affirms the City's objective to support the construction of additional housing units above its RHNA requirement.

These sites have been identified in the site inventory analysis as having the potential for accommodating higher density residential and mixed-use development.

As select sites identified in the Site Inventory and Analysis section of the Housing Element are conducive to mixed use development (comprised of commercial, office and multi-family residential) the City will strive to create a conceptual master plan for the development of at least one of these sites during this Housing Element cycle. The conceptual master plan will accommodate the potential unit capacities established for the subject sites by way of the Site Inventory and Analysis and will provide for medium to high residential densities (e.g., at least 20 units per acre). To facilitate opportunities for multi-family development, the City will complete the conceptual master plan design process within the designated planning period. Subsequent to the completion of the design process, the City will streamline the development review and approval process for multi-family residential development to facilitate non-age-restricted housing for families subsequent to the development of an Area Development Plan (ADP). Proposed multi-family developments to be located within the subject area will be subject to the City's design review and approval process to ensure consistency with the approved design guidelines and architectural development standards established for the ADP.

The City will continue its ongoing outreach efforts to market the seven sites, particularly Site 7, and to work with developers to ensure the development of housing affordable to extremely low-, very low- and low-income households. The City will biennially notify developers of the City's plans, resources, and potential development opportunities on the identified sites. In addition to developing a conceptual master plan and/or Area Development Plan funded by prospective developers, to facilitate the development of housing affordable for lower and moderate income households, the City will explore new funding sources and leverage any available local funds, assist and support developer applications for regional, State and Federal financial resources, and offer incentives such as fee deferrals, priority processing and relaxed development standards for developments including housing affordable to lower and moderate income families. The development standards for Site 7 or other selected sites will allow residential development density somewhere between the range of 20 and 60 units per acre and will be developed to ensure that maximum densities are achievable. Such development standards will be similar to those implemented in Area Development Plans 10, 11, 13, and/or 17.

Objective: Increase housing opportunities for families and allow for

additional non-age restricted multi-family residential opportunities by rezoning. Completion of at least one housing development that includes housing affordable to

lower income households.

Source of Funding: Low and Moderate Income Housing Asset Fund

Responsible Agency: Department of Community Development

<u>Schedule:</u> Annually and On-going: Notify prospective developers,

including nonprofit developers of potential residential development opportunities in the City, by the end of 2014. Work with prospective developers to fund and develop a conceptual master plan and/or Area Development Plan within 3 years of adoption of housing element, subject to developer interest and the availability of funding. If funding and interest is not available, the City will annually conduct outreach and explore funding to initiate the conceptual master plan process and Area Development Plan.

15. Owner-Occupied Housing Rehabilitation (Residential Assistance Loan Program L-RAP)

Support the re-establishment of the defunct Owner-Occupied Housing Rehabilitation (Residential Assistance Loan Program (L-RAP)) that allows qualifying low-income residents to fund home improvements required to correct outstanding Municipal Code violations. In its effort to re-establish this Program, the City will pursue the identification of alternative fund sources, such as the Low and Moderate Income Housing Asset Fund, to replace the loss of the former Redevelopment Agency's 20% Set-Aside Funds, which were previously used for this Program.

Objective: Maintenance of existing housing stock

Source of Funds: Low and Moderate Income Housing Asset Fund

Responsible Agency: Department of Community Development

Schedule: Subject to the availability of funding

Quantifiable Objective: Pending identification of a sufficient funding source, the City

will assist approximately 5 homeowners through the

Residential Assistance Loan Program (L-RAP) annually. In

doing so the City would assist approximately 40 homeowners during the 2013-2021 Housing Element

planning cycle.

16. Regional Cooperation

Continue to work in conjunction with other municipalities and regional agencies in an effort to promote regional cooperation regarding housing needs.

Objective: Maximize regional cooperation for the promotion of housing

Source of Funds: General Fund

Responsible Agency: Department of Community Development

Schedule: On-going

Quantifiable Objective: The City will attend monthly Gateway Cities Council of

Governments meetings to address regional issues, including housing needs. The City would participate in 12 meetings per year, and a total of 96 meetings over the 2013-2021

Housing Element planning cycle.

17. Rehabilitation Rebate Program (Residential Assistance Grant Program (G-RAP)

Continue to support the Rehabilitation Rebate Program (Residential Assistance Grant Program (G-RAP)) for the purpose of maintaining and/or improving the City's existing housing stock by awarding grants to qualified low-income residents. Said grants support the City's Code Enforcement activities and are necessary to fund improvements to residential properties have been found to be in violation of the property maintenance provisions of the Municipal Code. This program was temporarily eliminated as a direct result of the dissolution of redevelopment because it was wholly funded by the former Redevelopment Agency's 20% Set-aside Fund. Despite the loss of funding to support the Program, the Cerritos City Council elected to allocate \$75,000 of General Fund Money in the City's 2013/2014 FY Combined Financial Program to re-establish said Program for the greater good of the community. In order to ensure that the G-RAP program is maintained throughout the 2013-2021 Housing Element cycle, the City will pursue the acquisition of alternative funding in the form of Low and Moderate Income Housing Asset Funds to replace the loss of former Redevelopment Agency's 20% Set-Aside Funds, which were previously used for this Program.

Objective: Maintenance of existing housing stock

Source of Funding: General Fund/Low and Moderate Income Housing Asset

Fund

Responsible Agency: Department of Community Development

Schedule: On-going

Quantifiable Objective: The City will assist approximately 25 homeowners with the

G-RAP annually. The City would assist approximately 200 homeowners over the 2013-2021 Housing Element planning

cycle.

18. Senior and Disabled Citizen Labor Assistance Program

Continue to support the Senior and Disabled Citizen Labor Assistance Program by working with county and local community groups and organizations to coordinate the use of skilled labor required to complete minor home repair and maintenance for the senior and disabled community.

Objective: Establish the program by coordinating the provision of

volunteer labor to interested seniors and disabled residents

Source of Funding: Low and Moderate Income Housing Asset Fund

Responsible Agency: Department of Community Development

Schedule: Subject to the availability of funding

Quantifiable Objective: Pending implementation, a minimum of one housing unit will

be assisted per year with said program for a total of eight households for the Housing Element cycle. A total of eight reports (one report annually) will be developed during the

2013-2021 Housing Element cycle to determine the

effectiveness of the program.

19. Shared Housing Program

Establish membership with the Area Agency on Aging-Shared Housing Program or other such organizations that assist seniors in finding roommates. The establishment of this program would allow seniors to reduce their individual housing costs.

Objective: Allow seniors the option of shared housing to reduce

individual housing costs to an affordable level

Source of Funding: Low and Moderate Income Housing Asset Fund

Responsible Agency: Department of Community Development

Schedule: 2020

Quantifiable Objective: A total of eight reports will be developed during the 2013-

2021 Housing Element cycle to determine the effectiveness

of the program.

20. Simplified Residential Development Review Process Program

Continue to support the Simplified Residential Development Review Process Program to encourage the development of affordable housing, which would include the provision of housing for extremely low, very low, low and moderate income households through fast tracking and streamlining of the City's entitlement review and approval process.

Objective: Lessen governmental constraint for the development of

housing

Action Plan:

In light of the need for additional affordable housing for families and low-income households, the City will strive to continually enhance the review and approval process for residential development proposals. The City's Simplified Residential Development Review Process Program for the 2013-2021 Housing Element cycle includes the following action items (please note, these items will be implemented on an ongoing and as needed basis and based on the availability of funds).

- a. The City will facilitate the development of housing for families and low income households, including Extremely Low-Income households (ELI) by maintaining a streamlined development review and approval process while providing regulatory incentives, such as waiving City-imposed development fees.
- b. The City will review residential development fees on an annual basis to determine if said fees are a constraint to housing developments to ensure that said fees remain one of the lowest in the region.
- c. The City will review the residential development review process to ensure that no additional constraints are added to the development of affordable housing.

Source of Funding: General Fund

Responsible Agency: Department of Community Development

Schedule: Annually and On-going

Quantifiable Objective: A total of eight reports (one report annually) will be

developed during the 2013-2021 Housing Element cycle to

determine the effectiveness of the program.

21. Single-Family Housing Addition Program

Continue to support the establishment of a Single-Family Housing Addition Program that would award grants to qualified property owners for the construction of room additions.

Objective: Prevent overcrowding of existing neighborhoods

Source of Funding: Low and Moderate Income Housing Asset Fund

Responsible Agency: Department of Community Development

Schedule: Subject to the availability of funding

Quantifiable Objective: Pending implementation, a minimum of one new room

addition will be assisted by said grant program during the

2013-2021 Housing Element cycle.

22. Sub-Standard Property Abatement Program

Continue to support the Sub-Standard Property Abatement Program allowing for the removal of sub-standard properties and properties maintained in continual violation of the Municipal Code which threaten the health, safety and general welfare of the community.

Objective: Provide for the removal of unsafe properties that are

economically infeasible to rehabilitate

Source of Funding: General Fund/Low and Moderate Income Housing Asset

Fund

Responsible Agency: Department of Community and Safety Services

Schedule: Ongoing

Quantifiable Objective: The City's Code Enforcement Division will continue to

monitor the condition of existing residential property on a case-by-case basis in order to identify any sub-standard residential properties that would qualify for removal. Based on the proactive measures utilized by the Code Enforcement Division to prevent the existence of sub-standard properties and the fact that no such properties qualified for removal during the previous Housing Element cycle, the City is anticipating the potential need to remove a maximum of one

sub-standard property during the 2013-2021 Housing

Element cycle.

23. Officer/Fireman/Teacher Next Door Homeowner's Assistance

Continue to support the Officer/Fireman/Teacher Next Door Homeowner's Assistance program by investigating and identifying creative ways in which the program can be implemented in the most cost-effective manner. It is the City's objective to assist local civil service employees in obtaining affordable housing that is located within the communities in which they serve

Objective: Provide financial assistance to civil service employees to

assist said employees in finding affordable housing within

the community in which they serve.

Source of Funding: General Fund/Low and Moderate Income Housing Asset

Fund

Responsible Agency: Department of Community Development

Schedule: Subject to the availability of funding.

Quantifiable Objective: Pending implementation of the program based on the

availability of funding, the City anticipates assisting a minimum of one qualifying applicant through the referenced program during the 2013-2021 Housing Element cycle.

24. Proposition 1C – Housing and Emergency Shelter Trust Fund Act of 2006The City will continue to seek grant funding to facilitate affordable housing projects in Cerritos. It is the City's objective to identify and utilize sources of funding that can be used to support the City's housing program and can offset funding that was lost through the dissolution of redevelopment in 2012.

Objective: Provide grant funding to support the development of

affordable housing and housing programs.

Source of Funding: General Fund/Low Moderate Income Housing Fund/State

Grants

Responsible Agency: Department of Community Development

Schedule: Subject to the award of grant funding and the availability of

required matching funds

Quantifiable Objective: Pending award of grant funding, the City anticipates utilizing

the referenced funds to support affordable housing

development and programming. Specific details with regard to the use of funds would be dependent on the parameters

of the grant funding that is received.

25. Supportive and Transitional Housing Program

The City will continue to support the creation of Supportive and Transitional Housing in accordance with the provisions of SB 2 in order to provide housing pursuant to California Government Code (CGC) Section 65583(C)(1). As required per existing State law referenced herein, said housing will only be subject to those restrictions that apply to other residential uses of the same type and zone.

Objective: Provide for transitional housing in the City

Source of Funding: General Fund/Low and Moderate Income Housing Asset

Fund

Responsible Agency: Department of Community Development

Schedule: Ongoing

Quantifiable Objective: In accordance with California Government Code (CGC)

Section 65583(1), the City will comply with applicable State Law by way of supporting the establishment of Supportive and Transitional Housing during the 2013-2021 Housing Element cycle. With this objective in mind, the City will develop internal administrative policies and procedures to establish the method for the processing of transitional and supportive housing proposals. Said administrative policies and procedures will be developed within one year of the adoption of the Housing Element and will be provided to all City planning staff for reference and to insure understanding and compliance with applicable State requirements relative to the provision of transitional and supportive housing.

26. Identification of Alternative Funding Sources

The City will continue to work to identify potential sources of funding to provide for the implementation of the housing programs included herein. Said work may include, but will not be limited to, the preparation of grant applications at the regional, State and Federal level in an effort to provide funds to assist in the development of extremely low, very low, low and moderate income households.

Objective: Provide funding for housing programs

Source of Funding: Grant/Low and Moderate Income Housing Asset Fund

Responsible Agency: Department of Community Development

Schedule: Annually and On-going

Quantifiable Objective: Conduct an annual evaluation of the steps taken by the City

in order to obtain supplemental and/or alternative funds for the provision and implementation of the housing programs

contained herein.

Section 8.7 – Quantified Objectives Summary

Based on the above objectives and past monitoring reports, the City may be able to construct, rehabilitate or preserve between 443 and up to a maximum of 1,251 residential units. Said units would be comprised of between 203 and up to a maximum of 1,011 new residential units and 240 existing residential units that may be rehabilitated

through their participation in the G-RAP and L-RAP programs during the 2013-2021 Housing Element cycle (see Chapter 6 Site Inventory and Analysis). Most of these units would be new construction for a wide variety of housing types and income groups. For the 2013-2021 Housing Element cycle, there are no affordable units at-risk of converting to market rate units. Therefore, the City will not be required to conserve any affordable units during said cycle. All current affordable units have a minimum 30-year affordability covenants and restrictions. Given these requirements, the referenced units would not be at risk of conversion to market rate until 2031, at the earliest. See Attachment 2.

TABLE 43
QUANTIFIED OBJECTIVE SUMMARY

	New Construction	Rehabilitation	Conservation	
Extremely Low-Income	12	0	0	
Very Low-Income	23	0	0	
Low-Income	14	0	0	
Moderate-Income	14	0	0	
Above-Moderate	131-901*	0	0	
Subtotal	194-964*	240	0	
Total	rehabilitated)			
	Maximum New and Rehabilitated Units: 1,251 (1,011 new + 240 rehabilitated)			

^{*} Includes the potential range of new units to be built

Section 8.8 - Required Programs

The 2013-2021 Cerritos Housing Element includes two State-mandated programs: the Emergency (Homeless) Shelter Program and the Transitional/Supportive Housing Program. Despite not having the appropriate resources to properly manage and implement these programs as a result of the dissolution of redevelopment, the City of Cerritos recognizes their importance and is prepared to abide by the provisions of the applicable mandate by including these programs within the 2013-2021 Housing Element cycle.,.

Below are excerpts from the California Government Code that require the addition of these programs:

Emergency Shelter (Homeless) Program

Government Code Section 65583(a)(4)(A)

[The Housing Element shall contain an assessment of housing needs, which shall include the] identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local

government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters. Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

- (i) The maximum number of beds or persons permitted to be served nightly by the facility.
- (ii) Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
 - (iii) The size and location of exterior and interior onsite waiting and client intake areas.
 - (iv) The provision of onsite management.
- (v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
 - (vi) The length of stay.
 - (vii) Lighting.
 - (viii) Security during hours that the emergency shelter is in operation.

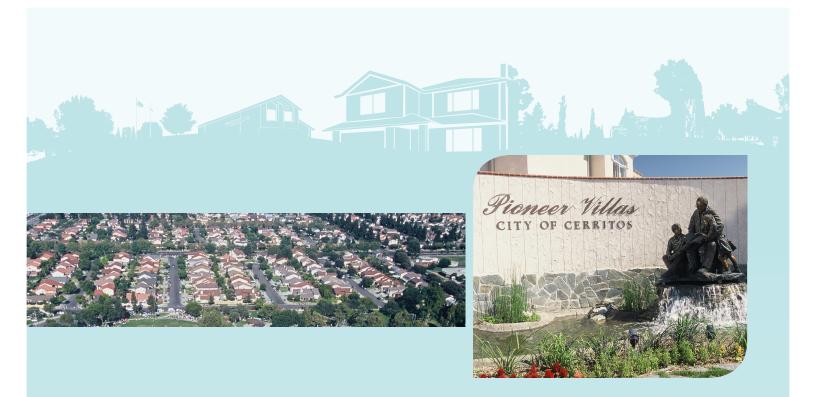
Transitional/Supportive Housing Program

Government Code Section 65583(c)

[The Housing Element shall contain a] program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

(1) Identify actions that will be taken to make sites available during the planning period of the general plan with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be

identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing...



Chapter 9 NEIGHBORHOOD AND COMMUNITY RESOURCES

CHAPTER 9 – NEIGHBORHOOD AND COMMUNITY RESOURCES

Section 9.1 - Dissolution of Redevelopment

Throughout much of its history, the City of Cerritos has relied upon, and utilized, revenue derived from tax increment generated by the Cerritos Redevelopment Agency (CRA). Adopted and implemented approximately 40 years ago in accordance with California Redevelopment Law, the CRA was established in order to assist in the remediation of blighted conditions associated with undeveloped and unproductive vacant land, remove substandard conditions in the area, coordinate the development of various land use types and develop public services and facilities that can best serve the area. To accomplish these objectives, the CRA established two project areas (Los Cerritos and Los Coyotes, respectively) that encompassed approximately 40% of the total area of the City.

Over the years the CRA has generated millions of dollars in tax increment revenue that the City has re-invested into the community. Projects that have been directly funded by tax increment revenue include many community parks and gymnasiums, the Cerritos Sheriff's station, a Los Angeles County Fire Department and numerous facilities constructed in collaboration with the ABC Unified School District, to name a few. In addition to the referenced projects, California Redevelopment Law required that all redevelopment agencies set aside at least 20% of their tax increment proceeds for the provision of affordable housing and affordable housing programs. Accordingly, the CRA utilized its housing set-aside funds to develop all four (4) of the City's award winning affordable housing developments.

Despite the many benefits that redevelopment provides to communities throughout California, Governor Jerry Brown announced a proposal to abolish redevelopment agencies through provisions in the state's proposed budget for the 2011-12 fiscal year. In an effort to address the state's roughly \$26 billion deficit, Governor Brown proposed to dissolve redevelopment agencies statewide and to utilize former tax increment revenue and proceeds from the disposition of redevelopment agency assets to cover a portion of the budget shortfall.

The resulting legislation, known as Assembly Bill 1X 26 ("AB 26") was enacted in June 2011 as part of the FY 2011-2012 state budget package. Under the provisions of AB 26, the bill dissolved redevelopment agencies, prevented agencies from engaging in new activities, established a process for winding down current agency activities, including the disposal of agency owned property, and set forth a mechanism for the distribution of funds from current agencies to other local taxing entities. In accordance with this legislation, over 400 California redevelopment agencies were dissolved effective February 1, 2012. In addition, in June 2012, as part of the FY 2012-13 state budget package, the California State Legislature passed Assembly Bill 1484 ("AB 1484") the primary purpose of which was to make technical and substantive amendments to AB 26 based on experience at the state and local level in implementing the legislation.

As a result of this legislation and the direct impact of the loss of tax increment revenue, the CRA has lost approximately \$30 million in annual revenue that could have been used for continued re-investment in the community. Further, 20% of these funds, or approximately \$6 million annually, has been lost that would have been dedicated to the provision of affordable housing and affordable housing programs. The loss of these funds eliminates the City's ability to develop new affordable housing projects and greatly diminishes its ability to provide the affordable housing programs outlined herein.

Actions taken by the state of California with regard to the dissolution of redevelopment has greatly impacted the ability of not only Cerritos, but cities statewide, to provide affordable housing and programs that meet the needs of our residents. The loss of tax increment revenue and the associated 20% housing set-aside funds makes the provision of affordable housing and programs exceedingly difficult, especially when considered in light of the ongoing economic difficulties facing most California cities. The City of Cerritos remains committed to providing an effective affordable housing program and will continue its best efforts to address housing needs despite the significant setback the City has experienced through the loss of redevelopment

Section 9.2 - At-Risk Housing

California Housing Element Law requires all jurisdictions to include a study of all low income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a ten-year period, and be divided into two periods, coinciding with updates of the Housing Element. Currently, Cerritos does not have any units that are at-risk of conversion until 2031.

Inventory of Affordable Housing Units

All affordable housing or subsidized complexes in the City of Cerritos were built with the former Cerritos Redevelopment Agency's 20 Percent Housing Set-Aside Fund. A total of 340 subsidized housing units exist in the City. The only type of possible "at-risk" conversion in the City is a restriction expiration of the low-income use period. None of the four properties were found to have their subsidized status potentially expiring within the next 10 years and therefore there are no units in the City that are "at-risk".

TABLE 45
INVENTORY OF PUBLIC ASSISTED COMPLEXES
PRESERVATION RESOURCES

	Emerald	Pioneer	Vintage	Fountain
	Villas	Villas	Cerritos	Walk
Address	Carmenita	Pioneer Blvd.	Studebaker Rd.	183rd &
	Road	& Eberle St.	& 166 th St.	Carmenita Rd.
Year Opened	2000	2001	2002	2007
Target Group	Seniors	Seniors	Seniors Seniors	
Target	Very low-	Very low-	Very low-	Low-
Level	Moderate	Market rate	Market rate	Market rate

Subsidized Units	126 units	93 of 98 units	105 of 147 units	16 of 18 units
Type of	RA Housing	RA Housing	RA Housing	RA Housing
Assistance	Set-Aside	Set-Aside	Set-Aside	Set-Aside
Expiration Date	2030	2031	2032	2052
Type of Conversion Risk	Restriction Expiration	Restriction Expiration	Restriction Expiration	Restriction Expiration

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: (1) organizational, and (2) financial. Qualified, nonprofit entities need to be made aware of the future possibilities of units becoming "at risk". Groups with whom the City has an on-going association are logical entities for future participation. A list of potential organizational preservation resources is provided in the Appendix.

Section 9.3 - Strategies to Retain Affordable Units

The following is a list of financial resources identified on the website of the California Department of Housing and Community Development (HCD) that the City and housing developers could potentially utilize as part of its overall plan to deal with constructing or retaining affordable units in the future.

<u>Affordable Housing Innovation Program – Golden State Acquisition Fund</u>

 This program provides quick acquisition financing for the development or preservation of affordable housing.

<u>Affordable Housing Innovation Program – Local Housing Trust Fund Program</u>

• This program helps to finance local housing trust funds dedicated to the creation or the preservation of affordable housing.

Affordable Housing Innovation Program – Innovative Homeownership Program

• This program increases homeownership opportunities for Californians with lower incomes.

<u>Affordable Housing Innovation Program – Construction Liability Insurance Reform Pilot</u> Program

 This program reduces the insurance rates for condominium developments, by promoting best practices in construction quality.

<u>American Recovery and Reinvestment Act – Community Development Block Grant</u> Recovery Program (CDBG-R)

 This program is designed to stimulate the economy through measures that modernize the nation's infrastructure, improve energy efficiency, and expand educational opportunities and access to health care.

<u>American Recovery and Reinvestment Act – Homelessness Prevention and Rapid Re-</u> <u>Housing Program (HPRP)</u>

• This program provides funding for Homeless Prevention Activities for homeless persons and "persons at risk" of homelessness.

Building Equity and Growth in Neighborhoods Program (BEGIN)

 This program reduces local regulatory barriers to affordable homeownership and provides down-payment assistance loans to qualifying first-time low- and moderate-income homebuyers in BEGIN Program projects.

CalHome Program

 This program enables low and very-low income households to become or remain homeowners.

Catalyst Projects for California Sustainable Strategies Pilot Program

 This program will fund innovative strategies designed to increase housing supply and affordability; improve jobs and housing relationships; stimulate job creation and retention; enhance transportation modal choices that reflect community values, preserve open space and agricultural resources; promote public health; eliminate toxic threats; address blighted properties; reduce green house gas emissions and increase energy conservation and independence.

State Community Development Block Grant (CDBG) Program

• The primary federal objective of the State CDBG program is the development of viable urban communities by providing decent housing and a suitable living environment by expanding economic opportunities, principally, for persons of low- and moderate-income. "Persons of low and moderate income" are defined as families, households, and individuals whose incomes do not exceed 80 percent of the county median income, adjusted for family or household size.

Emergency Housing and Assistance Program Operating Facility Grants

 This program provides operating facility grants for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families.

Emergency Housing and Assistance Program Capital Development Fund

 This program funds capital development activities for emergency shelters, transitional housing, and safe havens that provide shelter and supportive services for homeless individuals and families.

Emergency Solutions Grant (ESG) Program

• This program funds projects that serve homeless individuals and families with supportive services and emergency shelter/transitional housing, provides persons at risk of becoming homeless with homelessness prevention assistance, and provides permanent housing to the homeless population.

Federal Emergency Shelter Grant (FESG) Program

 This program funds emergency shelters, services and transitional housing for homeless individuals and families.

Governor's Homeless Initiative

 This program offers deferred payment permanent loans under HCD's Multi-family Housing Program (MHP); construction, bridge and permanent loans from California Housing Finance Agency (CalHFA); and limited grant funds for rental assistance from the Los Angeles County Department of Mental Health (DMH).

HOME Investment Partnerships Program (HOME)

 This program assists cities, counties and non-profit community housing development organizations (CHDOs) in creating and retaining affordable housing.

Housing Related Parks Program

This program offers funds to increase the overall supply of housing that is
affordable to lower income households by providing financial incentives to cities
and counties with documented housing starts for newly constructed units
affordable to very low or low-income households.

Infill Infrastructure Grant Program

 This program provides funding for the new construction and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in locations designated as infill.

Mobile Home Park Resident Ownership Program

 This program offers financing for the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.

Multi-family Housing Program

 This program offers assistance with the new construction, rehabilitation or preservation of permanent and transitional rental housing for lower income households.

Pre-development Loan Program

 This program provides pre-development capital to finance the start of low income housing projects.

<u>Transit Oriented Development (TOD) Housing Program</u>

 This program offers low-interest loans as gap financing for rental housing developments that include affordable units, and as mortgage assistance for homeownership developments. In addition, grants are available to cities, counties, and transit agencies for infrastructure improvements necessary for the development of specified housing developments, or to facilitate connections between these developments and the transit station.

Section 9.4 - Suitable Lands

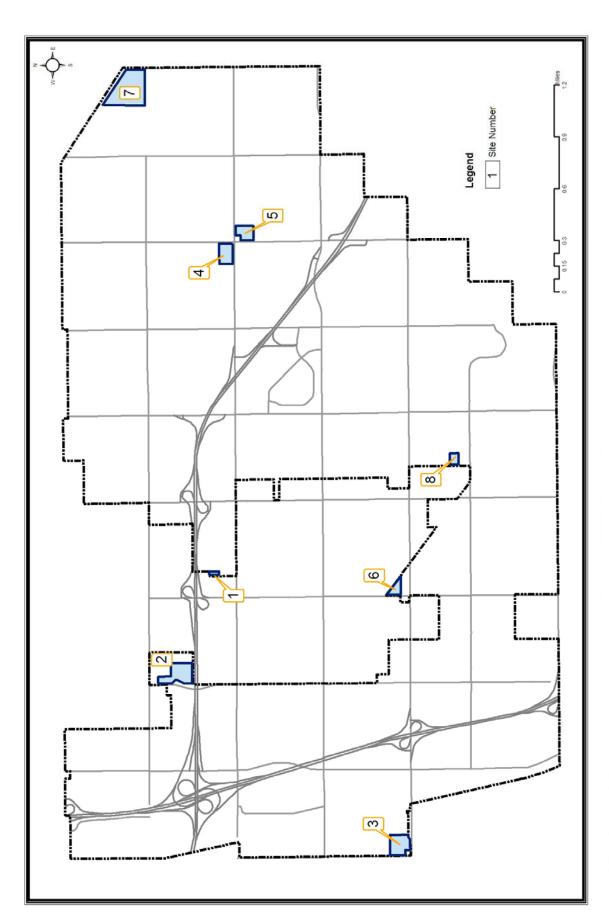
Currently, the City of Cerritos is almost completely built-out. According to the City's vacant and underutilized land survey there is only one vacant parcel in Cerritos appropriately zoned for residential uses. The referenced site could provide five additional single-family residential housing units in the City.

As a result of the limited supply of vacant land in Cerritos, the City has identified underutilized land that has the potential for reuse in the form of residential development. Underutilized land is defined as land not being used to its maximum potential. For instance, one residential unit located on a 25,000 square foot lot that is zoned for one unit per 6,500 square feet is an example of underutilized land. The City has found 65.52 acres of underutilized land that have the potential to be used for residential redevelopment. Please see Attachment 2.





ATTACHMENTS

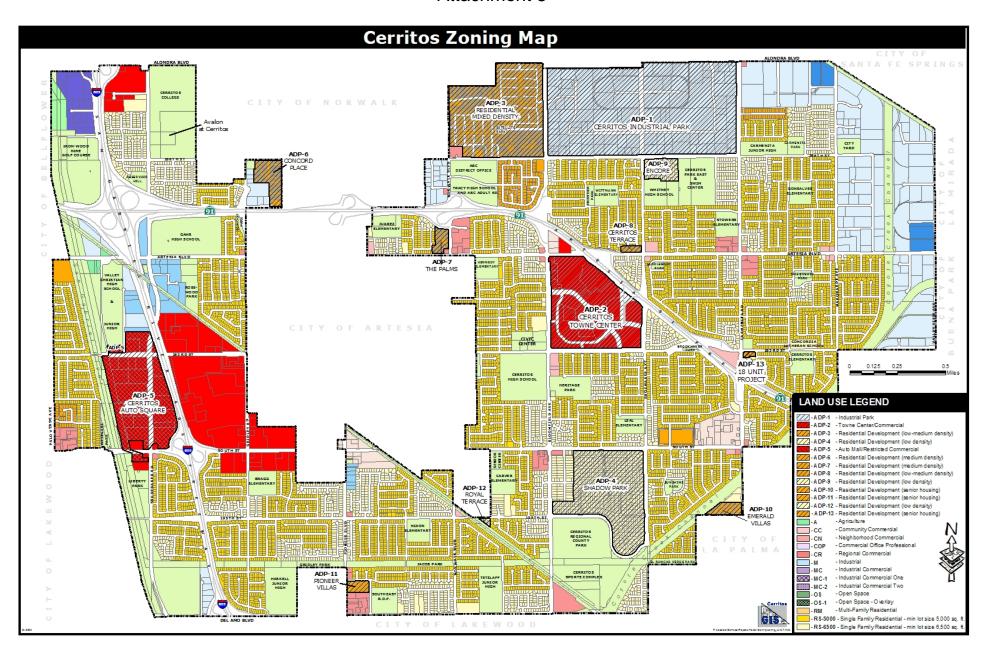


Attachment 1

Attachment 2 Summary of Inventory of Land Suitable for Residential Development

0:4	4.501	Nesidelitiai D			5 P 2 2 11 2
Site	APN	Current Zoning Designation	Current General Plan	Acres	Realistic Unit Capacity
		Designation	Designation		Capacity
1	7033-004-039	RS-6500	Low Density	0.79	5
'	7033-004-039	Single-Family	Low Density	0.70	Low Density
	7000 001 000	Residential			Low Borlowy
2	7014-007-007	Industrial (M)	Industrial (M)	9.98	20
	7014-007-011	,	,		Low Density
	7014-007-012				,
	7014-007-013				200
	7014-007-017				Medium Density
	7014-007-018				
	7014-007-019				
3	7008-015-007	Neighborhood	Community	7.86	15
	7038-007-005	Commercial	Commercial		Low Density
	7038-007-010	(CN)			
	7038-007-009				157
	7038-007-007				Medium Density
4	7038-007-011 7008-015-007	Neighborhood	Community	5.74	11
4	7008-015-007	Commercial	Community Commercial	5.74	Low Density
	7008-015-004	(CN)	Commercial		Low Density
	7008-015-004	(CIV)			114
	7008-015-003				Medium Density
	7008-015-002				Wicaram Bonoky
5	7027-020-035	Neighborhood	Community	5.03	10
	7027-020-036	Commercial	Commercial		Low Density
	7027-020-034	(CN)			
					101
					Medium Density
6	7040-024-012	Community	Community	1.08	2
		Commercial	Commercial		Low Density
		(CC)			27
					Medium Density
7	7003-013-016	Industrial (M)	Light Industrial	33.39	134
,	7003-013-010	industrial (IVI)	Light industrial	33.33	Medium Density
	7003-013-004				Wicalam Benoity
	7003-013-002				401
	7003-013-003				High Density
	7003-013-008				
	7003-013-009				(Based on a
	7003-013-010				proposal to
	7003-013-012				utilize 20% of
	7003-013-001				the total
	7003-013-004				acreage of the
	7003-013-005	<u> </u>			subject site)
8	7054-01-3001	Single-Family	Low Density	1.65	6
	7054-01-3002	Residential RS-			Low Density
	7054-01-3003	6500	TOTAL	65.52	203
			IOIAL	Acres	Minimum Units
				AUGS	William Office
					1,011
					Maximum
					Units

Attachment 3



Attachment 4

HOUSING ELEMENT DISTRIBUTION LIST

Adjacent Cities and County

City of Santa Fe Springs 11710 Telegraph Road Santa Fe Springs, CA 90670

City of Norwalk 12700 Norwalk Boulevard Norwalk, CA 90650

City of La Palma 7822 Walker Avenue La Palma, CA 90620

City of Artesia 18747 Clarkdale Avenue Artesia, CA 90701

Los Angeles County Regional Planning Department Room 1390, Hall of Records Los Angeles, CA 90012 City of Lakewood 5050 N. Clark Lakewood, CA 90701

City of Buena Park 6650 Beach Boulevard Buena Park, CA 90620

City of Bellflower 16600 Civic Center Drive Bellflower, CA 90706

City of Cypress 5275 Orange Ave. Cypress, CA 90630

Orange County Housing and Community Development 1770 N. Broadway Santa Ana, CA 92706

Non-profit Housing Organizations

Los Angeles County Housing Authority 2 Coral Cr. Monterey Park, CA 91755

Access Community Housing, Inc. 2250 E. Imperial Highway, #200 El Segundo, CA 90245

BUILD Leadership Development Inc. 1280 Bison, Ste. B9-200 Newport Beach, CA 92660 A Community of Friends 3345 Wilshire Blvd., Ste. 100 Los Angeles, CA 90010

Affordable Homes P.O. Box 900 Avilla Beach, CA 93424

Century Housing Corporation 300 Corporate Pointe, Ste. 500 Culver City, CA 90230

Community Partnership Development Corporation 7225 Cartwright Ave. Sun Valley, CA 91352

FAME Housing Corporation 2248 S. Hobart Blvd. Los Angeles, CA 90018

Hope-Net 760 S. Westmoreland Ave. Los Angeles, CA 90005

Jamboree Housing Corporation 17701 Cowan Ave. Irvine, CA 92612

Pico Union Housing Corporation 1345 S. Toberman Los Angeles, CA 90015

Skid Row Housing Trust 1317 E. 7th Street Los Angeles, CA 90021

Public Law Center 601 Civic Center Drive West Santa Ana, CA 92701-4002

Southern California Association of NonProfit Housing (SCANPH) 3345 Wilshire Boulevard, Suite 1005 Los Angeles, CA 90010 Community Rehabilitation Services, Inc. 4716 Cesar E. Chavez Ave. Los Angeles, CA 90022

Foundation for Quality Housing Opportunities, Inc. 4370 Tujunga Ave., Ste. 310 Studio City, CA 91604

Housing Corporation of America 31423 Coast Highway, Ste. 7100 Laguna Beach, CA 92677

Los Angeles Housing Partnership, Inc. 1200 Wilshire Blvd.., Ste. 307 Los Angeles, CA 90017

Shelter for the Homeless 15161 Jackson St. Midway City, CA 92655

Southern California Housing Development Corporation 9065 Haven Ave., Ste. 100 Rancho Cucamonga, CA 91730

The Kennedy Commission 17701 Cowan Avenue, Suite 200 Irvine, CA 92614

Various Service Providers

Cerritos Senior Center 12340 South St. Cerritos, CA 90703 Su Casa Family Transitional Center 3840 Woodruff Ave., Suite 203 Long Beach, CA 90808

Metro Water District P.O. Box 54153 Los Angeles, CA 90054 Southern California Edison Rodger Haley, Regional Manager 2800 E. Willow St. Long Beach, CA 90806

Bellflower Unified School District 16703 S. Clark Ave. Bellflower, CA 90706 County of Los Angeles Sanitation District P.O. Box 4998 Whittier, CA 90607

Consolidated Sewer Maintenance County Engineer P.O. Box 1460 Alhambra, CA 91802 California Department of Transportation 100 S. Main Street Los Angeles, CA 90012

Four Corners Pipe Line Company 5900 Cherry Ave. Long Beach, CA 90805 Artesia Cemetery District P.O. Box 728 Artesia, CA 90702-0728

Los Angeles County Fire Department Fire Prevention Division, Water Access Section 5823 Rickenbacker Road Commerce, CA 90040

Cerritos Community College 11110 Alondra Blvd. Norwalk, CA 90650

Water Replenishment District 4040 Paramount Blvd. Lakewood, CA 90712 Local Government Services P.O. Box 10448 Arlington, VA 22210-1448

Southern California Gas Company 1919 S. State College Boulevard Anaheim, CA 92806-6114 Classic Estates 13217 South Street Cerritos, CA 90703

County of Los Angeles Department of Public Works-Sewer Maintenance Ninth Floor, P.O. Box 1460 Alhambra, CA 91802

Greater Los Angeles County Vector Control District 12545 Florence Avenue Santa Fe Springs, CA 90670-3919

ABC Unified School District 16700 Norwalk Blvd. Cerritos, CA 90703 Southern Pacific Transportation Co. 13181 Crossroads Parkway, North Suite 500 City of Industry, CA 91746-3468 Attn: Bob Stacy

Rancho Southeast Association of Realtors 11812 South Street, Suite 200, Cerritos, CA 90703 Cerritos Regional Chamber of Commerce 3259 East South Street, Cerritos, CA 90703

Attachment 5

HOMELESS INFORMATION CONTACT LIST

Los Angeles Homeless Services Authority 548 E. Spring Street, Ste. 400 Los Angeles, CA 90013 (213) 683-3333

City of Cerritos 18125 Bloomfield Avenue Cerritos, CA 90703 (562) 916-1201

Salvation Army 11723 Firestone Boulevard Norwalk, CA 90650 (562) 863-1893

Holy Family Catholic Church 18708 S. Clarkdale Avenue Artesia, CA (562) 865-2185

Rio Hondo Emergency Shelter 12300 Fourth Street Building 213 Norwalk, CA 90650 (562) 863-8805 Shelter Partnership, Inc. 523 West 6th Street, Ste. 616 Los Angeles, CA 90014 (213) 688-2188

Cerritos Sheriff Department 18325 Bloomfield Avenue Cerritos, CA 90703 (562) 860-0044

St. John Lutheran Church 18422 Bloomfield Avenue Cerritos, CA 90703 (562) 865-5646

Su Casa 3840 Woodruff Ave. Suite 203 Long Beach, CA 90808 (562) 421-6537

Los Cerritos YMCA 18730 Clarkdale Avenue Artesia, CA 90701 (562) 925-1292

Attachment 6

DATA SOURCES

Every attempt was made to use the most acceptable, current and reliable data for the Cerritos Housing Element.

- U.S. Department of Commerce, Bureau of Labor Statistics: 1980, 1990 and 2000 and 2010 Census Reports.
- Southern California Association of Governments (SCAG); RHNA and Population Data.
- California Employment Development Department: Unemployment Rate.
- U.S. Bureau of Labor and Statistics
- U.S. Department of Housing and Urban Development: Median Income Information.
- California Department of Housing and Community Development (HCD): Housing Data and Available Housing Funding Sources.
- Dataguick: Sales Prices for Single-Family Homes and Condominiums.
- City of Cerritos: Homeless Survey and Rental Survey. Zoning for Residential Destinations, Filing Fee Schedule and Single-Family Construction Costs Per Square-Foot.
- Los Angeles County: County's Five (5) Year Strategic Plan.