

## **SENIOR PROGRAMS**

### **A. "Senior Connection"**

City of Cerritos Community Participation Division, September - November 2007

### **B. "Fitness Center Hours"**

City of Cerritos Community Participation Division, 2006

# SENIOR CONNECTION

*Continued enrichment through personal involvement.*

*The Cerritos Senior Center at Pat Nixon Park welcomes all mature adults age 50 or older to come and enjoy our programs and activities. When necessary, Cerritos residents will be given priority for services, programs, and activities.*

## Halloween Dinner/Dance

Boo! Are you ready to enjoy a spooktacular night of festivities? If you are, we have the perfect event for you. Join us for this year's Halloween Dinner/Dance at the Senior Center on Friday, October 26 from 6 to 9 p.m. Enjoy great tasting food and a night of dancing, and then top it off with a fabulous costume contest. The winners will receive a prize, so please participate and dress in "Halloween festive" attire. Registration for Cerritos residents begins Friday, September 21 and non-resident registration begins Friday, September 28. Cost is \$12 per person. We hope to see you there. Registration #122935

## Health, Safety, and Information Fair "Living Longer, Living Healthier"

Advances in medicine, improvements in public health and increased access to preventive care are resulting in longer life expectancies. Knowledge is the key and we offer the tools and information you need to become healthier, happier, and longer-lived.

The Health Fair on Friday, November 9, 2007 at the Cerritos Senior Center offers a wide variety of health screening opportunities, information on health, wellness, safety issues, and general information. Doors open for Cerritos residents beginning at 9 a.m. and for non-residents at 10 a.m. Additionally, vendors from various agencies that provide service to seniors will distribute information.

All Fair participants must register the day of the event and will be asked to sign a consent form and provide a photo I.D with a current address. Wristbands will be distributed to Cerritos residents for flu shots beginning at 8 a.m. as supplies last. Flu shots, as available, will be administered to residents beginning at 9 a.m.

Seniors, age 50 years and older may participate in the screenings. Routine Senior Center activities and classes will not occur on this day. We encourage our guests to carpool or use alternative forms of transportation.

Save the date for the annual Holiday Boutique, Saturday, December 1, 2007, 9 a.m - 2 p.m.

The Center will be closed: Labor Day, Monday, September 3; Veterans Day, Monday, November 12, Thanksgiving, Thursday, November 22 and Friday, November 23

### Center Hours

Mon.-Thu., 7:30 a.m.- 9 p.m.  
Fri., 7:30 a.m.- 4:30 p.m.  
Sat., Sun., CLOSED

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Sept./Oct./Nov. 2007  
CERRITOS SENIOR CENTER  
at Pat Nixon Park

## CENTER ACTIVITIES

The Cerritos Senior Center does not endorse, or in any way promote, the personal opinions and philosophies of speakers, instructors or agency affiliates.

### Club Corner

The following clubs offer fellowship to senior adults who enjoy life, love, and laughter. For more information, contact the Club Representatives listed below.

#### **Cerritos Gadabouts**

Sara Clardy (562) 926-9428

#### **Cerritos Ivy Club**

Harry Hour (562) 716-6767

#### **Chinese-American**

#### **Sr. Citizen Association**

Robert Li (562) 926-0146

#### **Da' Hawaii Senior Club**

Edna Ethington (714) 826-1328

#### **Filipino Seniors of Cerritos**

Lita Macaraeg (562) 925-7758

#### **Formosa Seniors Association**

David Hwang (562) 860-6449

#### **Happy Seniors of Cerritos**

Nati Pama (562) 860-9084

## FRIDAY MOVIE MATINEE

**1 p.m.**

Complimentary beverage will be served.  
Popcorn is available for 25 cents a bag.  
All Movies are rated "G" to "PG-13".

September 7	Premonition (Drama)
September 14	Astronaut Farmer (Drama)
September 21	Disturbia (Suspense)
September 28	Blades of Glory (Comedy)
October 5	Messengers (Horror)
October 12	Young Frankenstein (Comedy)
October 19	The Nightmare Before Christmas (Comedy)
October 26	<b>No Movie due to Halloween Dance</b>
November 2	Marshall (Drama)
November 9	<b>No Movie due to Health Fair</b>
November 16	Music & Lyrics (Comedy/Romance)
November 23	<b>Center closed in observance of Thanksgiving</b>
November 30	The Fountain (Drama)

### ONGOING ACTIVITIES

#### **Bingo**

Bingo is held every Thursday from 1 to 2:30 p.m. All seniors are welcome!

#### **Computer Group**

Discuss what's new and what's hot in computer technology every Tuesday and Wednesday from 1 to 4 p.m. Group members must have prior computer knowledge.

#### **Handcrafters**

Share your handcrafting talents on Wednesdays from 1 to 4 p.m.

#### **Special Interest Movies**

Enjoy a quality cinematic experience followed by a critique and discussion. Volunteers are needed to facilitate this program.

#### **Karaoke**

DJ/KJ Max invites all you singers out there to display your vocal talents. Spend every first and third Thursday at 5 p.m. singing the night away to your favorite tunes. This is a drop-in class and no pre-registration is necessary.

#### **Fitness Consultations**

Take the first step to a better, fitter, and healthier lifestyle with consultation expert Lola Ramos on the first and third Wednesday of every month from 9 to 10 a.m. You will receive a workout program tailored to your goals. Call or stop by the Reception Desk for an appointment.

## Senior Fitness Center

Membership is limited to Cerritos residents, age 50 or older, at a fee of \$30 per year. All seniors must attend a fitness orientation and submit a completed waiver to qualify for membership. You must register for an orientation, and space is limited. You must bring proper proof of Cerritos residency, for example, a driver's license, California ID card, Cerritos Library card or other government-issued ID. The fee may be waived for those seniors proving a need or hardship based on federal income guidelines.

Drop-in hours for members are as followed:

**Monday-Thursday:**

7:30 a.m. – noon and 3 – 9 p.m.

**Friday:**

7:30 a.m. – 4:30 p.m.

### Small Group Personal Training

Personal trainer Lola Ramos assists you with your workouts. She will provide each member specific routines to meet their personal fitness goals, while evaluating what is or is not working. The class takes place Tuesdays and Thursdays from 6 to 7 p.m. for four weeks beginning September 4. The cost is \$25 per session. You must be a current Fitness Center member. Registration (#121867) is underway.

## SPORTS & GAMES

### Bowling

Come enjoy two games of bowling at the AMF Cerritos Lanes while meeting new people every last Friday of the month at 11 a.m. All levels are welcome to participate. Balls and shoes will be provided. The fee is \$5 and can be paid at the AMF Cerritos Bowling Lanes, 18811 Carmenita Road. No registration needed - just be ready to bowl!

### Update Cerritos Sluggers

The Sluggers started off the season with a big bang and are really living up to their name. They slugged their way to victory defeating Crown Valley, 14-2. Cerritos defended their Championship from last year at the Senior Olympics, but came up just short finishing in 2<sup>nd</sup> Place to Crown Valley. Good job Sluggers and good luck the rest of the season!!! If you are interested in joining the Cerritos Sluggers for next season, contact Senior Specialist IV Nick Rodriguez at (562) 916-8550.

### Senior Volleyball

Calling all Cerritos resident volleyball players! Coed volleyball takes place every Tuesday and Thursday evening from 5:30 to 7:30 p.m. at the Community Gymnasium at Cerritos High School. All levels are welcome. This free-of-charge play is coached by Sherry Forbes.

### Table Tennis Hours

Table tennis is available for open play on Tuesdays and Thursdays from 6 to 8:45 p.m. and on Fridays from 8:30 to 11:30 a.m. To ensure the safety of our patrons, one ping pong table can be used during double play. If playing singles, two tables may be utilized.

## CENTER ACTIVITIES

The Fall Semester for ABC Adult  
School begins September 10.

### Ask the Expert

Do you have questions about health, diet and fitness? Meet with Ni Bueno, Ph.D., a lifestyle coach for over 15 years. Her services include weight management, women's health, wellness, time management, fitness and stress management. Class is held every third Monday of the month from 4:30 to 5:30 p.m. (**She is not a physician and will not give medical advice**). Call or stop by the Reception Desk for an appointment.

### Healthy Weight Awareness

Join Dana Carr on Monday, November 19 at 11 a.m. sponsored by Interim Home Style Services for an important lecture that may help you get back in to shape. Registration (#120525) is underway.

### "Be Well" Program

"BE WELL" is a goal-oriented but fun-filled program that includes an hour of exercise and one hour of nutrition/health discussion. Offered every Monday at 9 a.m., this two-hour program is especially designed for seniors with chronic diseases such as diabetes, heart disease, high blood pressure, arthritis and weight issues. There is no charge for qualified seniors and is made possible through the L.A. County Area on Aging and sponsoring nutrition programs. No pre-registration is necessary; come in and check it out!

# CENTER ACTIVITIES

ABC Adult Education  
Cerritos College Community Services

## Breakfast Club

Come to the Breakfast Club, talk to doctors from Pioneer Medical Group, and enjoy a continental breakfast for free. Every second Wednesday of the month will have a new, yet important health related topic. Registration is currently underway.

**Wednesday, October 10 at 8 a.m.**

Registration #125022

**Wednesday, November 14 at 8 a.m.**

Registration #125023

## Texas Hold'Em

Saddle up partner, it's time to play the "Cadillac of Poker." Join us for a Texas Hold 'Em tournament beginning on Wednesday, November 7 at 4 p.m. where you will have the opportunity to play like the pros and learn proper techniques and the odds of winning hands. Registration #113423.

## Indian Cooking

Join instructor Harjit Ahluwalia on Wednesday, October 17 at 6:30 p.m. for this authentic Indian cuisine workshop. You will learn how, when, where, and in how many ways each of the spices/condiments may be used and the health effects. You will be taught about the dish that will be served and get a demonstration of how the dish is prepared. After the demonstration, the class will be served a prepared dish to enjoy. There will be a \$12 program fee. Registration begins Friday, September 21. Registration #121768.

# Fitness & Health Classes

The Cerritos Senior Center is a multipurpose facility for seniors age 50 years and older. Staff is always open to new suggestions for programs and special events, and welcomes your feedback.

## Nia

Join Nancy Rosenberg every Monday and Wednesday at 7:30 a.m. beginning September 10, 2007 to get fit the body's way. NIA is an expressive fitness and awareness movement program offering a holistic approach to health. By blending movements, concepts, and theories from a diversity of cultures, NIA offers an experience that embraces individual creativity, self-inquiry, and free expression. All NIA movements are adaptable and can be personalized for any level of fitness and agility. Fee is \$10 and registration (#124967) is underway.

## PiYo

PiYo is a practical approach to Pilates and Yoga. Join instructor Nancy Rosenberg and improve flexibility while learning the basics of PiYo through breathing and strengthening. This class meets Tuesdays and Thursdays at a new time, 4:30 to 5:30 p.m. Series will be starting Tuesday September 11, 2007. The fee is \$10 and registration (#124969) is underway.

## Reiki

Reiki is a method of natural healing based on the application of *Universal Life Force Energy* (the name literally means *Universal Life Force Energy*). Join instructor Nancy Rosenberg on Wednesdays from 10 to 11:45 a.m. Classes will begin September 12. Registration #124968. A new evening class is offered once a month on the second Wednesday at 7 p.m. Registration #124970.

## Longevity Stick Art

The "Longevity Stick" regimen incorporates a series of 12 movements designed to improve balance, flexibility, strength, mental focus, breathing capacity and vitality. The exercise, which is done outdoors while standing, takes its name from the only piece of equipment used in its practice- a 1-inch thick dowel that is an inch or two longer than the practitioner's height. Join us for this free-of-charge exercise every Tuesday at 10 a.m. No registration needed.

## Ukulele

Hawaii is one of the most beautiful places on Earth, and her culture has spawned some of the most enduring music known in the world today. The Hawaiian people are credited with a significant contribution to string music history with the ukulele. Join Henry Kupihea to learn, listen and play the ukulele. With its unique musical sound and size, you are sure to fall in love with this instrument. Class starts Friday, September 7. Registration is currently underway.

**Beginning (#121530)**

8 to 9 a.m.

**Intermediate (#121531)**

9:30 to 10:30 a.m.

**Advanced (#121532)**

10:30 to 11:30 a.m.

# Travel Corner

## Revised TRAVEL POLICY

Please join us for the exciting excursions listed below. During Cerritos resident registration, Cerritos residents may purchase a maximum of two tickets per household account: one for themselves and one additional ticket. During open registration, Cerritos residents and non-residents may purchase an unlimited number of tickets. All tickets MUST be purchased for participants 50 years and older and paid in full by check, money order, Visa or MasterCard. All cancellations must be made 10 days prior to excursion date, unless noted otherwise. Tickets are non-transferable. Pick-up and drop-off location will be the Cerritos Sports Complex front lot at 19900 Bloomfield Avenue. Changes will be noted on top of flyers and confirmed two days prior to the excursion date.



### Oktoberfest at the Old World Village in H.B.

Get out your lederhosen and learn the Chicken Dance at Oktoberfest at Old World Village in Huntington Beach. Enjoy this annual event which includes great German bands, singing and dancing and, of course, the tasty German foods from bratwurst with potato salad to apple strudel. Don't miss your opportunity to enjoy this once-a-year event. Resident registration begins Friday, September 7 and non-resident registration begins Friday, September 14. Registration # 122818.

<u>Date</u>	<u>Time</u>	<u>Fee</u>
Thursday, October 18	10 a.m.	\$15

### Aquarium of the Pacific

Take a journey through the world's largest ocean. Meet more than 12,500 animals as you explore sunny Southern California and Baja, the frigid waters of the North Pacific, and the colorful colors of the Tropical Reef. Come face-to-face with, and even touch the ocean's ultimate predators in Shark Lagoon. After the Aquarium, enjoy lunch at Bubba Gump Shrimp Co. Resident registration begins Friday, October 12 and non-resident registration begins Friday, October 19. Registration #122819.

<u>Date</u>	<u>Time</u>	<u>Fee</u>
November 16	9 a.m.	\$30

### How to Improve Your Golf Game

The right type of golf ball can make a world of difference to your game. But along with compression, cover, dimple pattern, and construction, what about the number on the ball? Join Barbara Davis from Long Beach Spine & Rehabilitation on Tuesday, September 18 at 9 a.m. to learn more about how you can improve your golf game. Registration (# 120536) is underway.

## CLASSES

### Self-Guided Meditation

Join us at the Senior Center every Wednesday at 3 p.m. for a self-guided meditation. Self-guided meditation helps reduce stress and anxiety, and will help you bring happiness to your everyday life. No registration needed.

### Line Dancing

Join the talented Marsha Roe every Wednesday from 5 to 6 p.m. and learn the basic steps of this popular American dance. Beginners are welcome. There is a \$4 per class fee for this program. No registration.

### Ballroom Dance

Join instructor Candis Davis every Wednesday from 2:30 to 3:30 p.m. and learn the Fox Trot, Waltz and many more dances. A weekly fee of \$4 will be collected at the beginning of class. No partner necessary.

### Bridge

Bridge is held Tuesdays from 9 a.m. to noon. Sue Sood provides instruction to beginners. No registration necessary.

### Hula Dance - Beginning & Advanced Classes

Learn Hawaiian Hula dance as well as the rich history of Polynesian culture. Instructor Helene Otani teaches this fun free-of-charge course from 10 a.m. to noon on Thursdays.

# CLASSES

ABC Adult Education  
Cerritos College Community  
Services

## Warning Signs of Memory Loss

Learn about things you can do to maintain your memory and learn the warning signs of memory loss. The Alzheimer's Association will be offering this lecture on September 4, at 1 p.m. Registration (#118294) is currently underway.

## Diabetes

Diabetes is a disease in which the body does not produce or properly use insulin. Insulin is a hormone that is needed to convert sugar, starches and other food into energy needed for daily life. Join Dr. Dang from Alamitos IPA on Wednesday, September 5 at 11 a.m. at the Cerritos Senior Center for an informational lecture on diabetes. Registration (#120538) is currently underway.

## Slips, Trips and Falls

One slip, trip, or fall occurs every three minutes. They are often seen as a joke, however in reality nothing could be further from the truth. Join Gordon Brown from Haven Health on Wednesday, September 12 at 10 a.m. to learn the causes and how to prevent slips, trips, and falls - the most common cause of major injuries. Cerritos residents may register on July 5 and non-residents may register on July 12. Registration # 118296

# ABC Adult Education Classes

(Co-sponsored by the Cerritos Senior Center)

ABC co-sponsored fall semester begins Monday, September 10 and continues until February 1, 2008. The ABC Adult School site will not take registration for classes that take place at the Cerritos Senior Center; however, there is an ABC form at the Cerritos Senior Center Reception Desk that must be filled out to register. Cerritos residents are given priority for all activities.

## Morning Aerobics

Instructor Todd Tabon teaches senior aerobics classes on Tuesdays and Thursdays from 7:30 to 8:30 a.m. and 8:30 to 9:45 a.m. Both classes require separate registration.

## Body Workouts (formerly known as Yoga) - Morning and Night

Instructor Nancy Rosenberg (morning) will teach yoga postures through easy, gentle movements that are followed by periods of rest on Mondays at 10:30 a.m. Lola Ramos teaches Mondays at 6 p.m.

## Ceramics

Classes are offered Tuesdays at 5 p.m. and Thursdays at 12:30 p.m. A nominal fee is charged for ceramic clay material. Class is taught by Kathy Reynolds.

## Chair Exercise

Join Todd Tabon on Mondays and Wednesdays from 2:15 to 3:30 p.m. for free exercise while sitting in a comfortable chair.

## Computer/Internet Class

Learn basic computer skills as well as how to access the Internet with instructor Don Faisy on Mondays at 1 p.m.

## Cooking Class

Class is taught by Grace Huang and meets Mondays at 1:30 p.m. A nominal fee will be charged for cooking materials.

## Decorative Painting

This beginner course, on Tuesdays from 9 a.m. to 1 p.m., covers painting from patterns onto wood, canvas and T-shirts. No previous experience is required.

## Distance Learning

The Distance Learning program offers beginning and intermediate students an opportunity to learn English with video lessons. This free class is held on Tuesdays from 8 a.m. to noon. No appointment necessary.

## ESL (English as a Second Language)

There are several classes for students wishing to learn English. Beginning and intermediate instruction is available at the Center. Register on the first day of class, Tuesday, September 11 with instructor Margaret Rose.

### **Guitar Lessons - Beginning, Intermediate & Advanced**

Instructor Susan McCormick teaches the beginning guitar class on Wednesdays from 9:30 to 11:30 a.m., the intermediate class from 11:45 a.m. to 12:45 p.m., and the advanced class from 12:45 to 2:45 p.m. Please bring your own guitar.

### **Life Stories**

Create a legacy for your family by writing your life story! Class includes a forum for writing and organizing your work every Tuesday from 1:45 to 3:45 p.m., taught by Margaret Rose.

### **Personalized Workout**

Monday & Wednesday - free-of-charge classes, taught by Diane Jhun.

Session I: 12 p.m. to 1:30 p.m.

Session II: 1:30 p.m. to 3 p.m.

Tuesday & Thursday - free of charge classes, taught by Jennifer MacDuff and Lola Ramos

Session III: 12 p.m. to 1:30 p.m.

Session IV: 1:30 p.m. to 3 p.m.

### **Tai Chi in the Park**

Join instructor Michael Jackson in the Center's tranquil gardens on Mondays and Wednesdays from 7:45 to 10:15 a.m. Learn centeredness, slowness, balance and suppleness through this ancient exercise.

### **Walking to Fitness**

Join instructor Michael Jackson for a morning of aerobic walking. Proper stretching methods are also covered in this free class, held Mondays and Wednesdays from 8:45 to 10:15 a.m.

*All ABC Adult Education classes are subject to change without notice or fill to capacity before all interested students are able to enroll. For details, contact the Senior Center Reception Desk or the class instructor.*

## **Cerritos College Classes**

The following classes began August 13 and will continue through December 14. Please register with the instructor on the first day of class.

### **Balance & Mobility**

Instructor Jorge Lozano will help you improve your balance and reduce the risk of falls on Mondays at 3:30 p.m. and Thursdays at 2:45 p.m. Class is currently in progress.

### **Chorus**

Enjoy singing and fellowship Wednesdays from 10 a.m. to noon. Class is currently underway.

### **Lifelong Learning**

Join Elijah Levy, Ph.D. and learn about creative thinking and aging. Class is held Mondays from 6 to 8 p.m. and is currently underway.

### **Evening Drop-in Yoga**

Eugene Lane will share all of the fluid movements of yoga on Wednesdays from 5 - 7 p.m.

# SERVICES

ABC Adult Education  
Cerritos College Community Services

## DAILY SERVICES

### **Audio-Visual Lounge**

The Audio-Visual Lounge offers a variety of sound and video equipment for your enjoyment. *The Lounge is closed when classes are in session.*

### **Gift Boutique**

The Gift Boutique features a variety of items for purchase from 7:30 a.m. to 9 p.m. Monday through Thursday and 7:30 a.m. to 4:30 p.m. on Fridays.

### **Public Access Computers**

Four public access computers, Internet access and independent workstations equipped with MS Office are available for senior participant use. The computers have been re-imaged to match the public access computers used in other City facilities. The change will offer seniors and the City more protection from spyware and unwanted viruses. It also protects the integrity of information that is used by the public. Seniors must have an up-to-date computer user waiver on file. Users must read and sign a user policy waiver prior to first use. Public access users should always use the computers appropriately. Visit the front desk for details.

### **Reading Room**

The Reading Room provides a variety of reading materials, including magazines and foreign language newspapers. Seniors may enjoy the hardcover collection, excluding reference materials and periodicals. The Paperback Exchange Program is another option.

## CLASSES & SERVICES

### Origami

Join instructor Carol Stevens on Wednesday, September 5 at 10 a.m. and Tuesday, October 2 to create decorations, toys, and boxes out of paper. In this class, you will learn how to create an origami photo album packaged in an origami box. This mini album will make a one of kind gift for the upcoming holidays. If you would like, you can bring your own bone folder. Origami creations give gifts a more personal touch. There is a \$3 charge per class and you need to register for each class individually. Registration (#125027) is currently underway.

### Food for Life Nutrition Series

Join Cancer Project cooking instructor Cobi Kim on Monday, September 10 and Monday, September 17 from 10: to 11:30 a.m. for this free-of-charge series on healthy eating and how a healthy diet can reduce your chances of getting cancer. Understand the true benefits gained from eating a well-balanced diet and living a long, meaningful life.

**Monday, September 10**  
**Antioxidants and**  
**Phytochemicals & Immune**  
**Boosting Foods**  
Registration #122218

**Monday, September 17**  
**Planning Healthy Meals &**  
**Maintaining a Healthy Weight**  
Registration #122219

## HUMAN SERVICES

### Bereavement Support Group

Sponsored by Pathways Volunteer Hospice, this program is for those who have experienced the death of a spouse or other loved one. Currently, we do not have a bereavement support group scheduled due to lack of participants. If you need a support group, please contact Tina Porter, a Pathways grief counselor, at (562) 531-3031 to find a group near you. We are able to host bereavement group meetings if a significant number of residents are in need and contact Pathways.

### Blood Pressure Screening

Free blood pressure screening is offered on Thursday mornings from 9 to 11 a.m. (sign-ups begin at 8:45 a.m.) and Monday evenings from 6 to 7 p.m. (sign-ups begin at 5:45 p.m.)

### Candlelight Dinner

Celebrate the first Tuesday of every month with an evening filled with fun, friends and fabulous food. The Human Services Association and the Cerritos Senior Center offer dinner at 5 p.m., with centerpieces, table covers and an elegant flair. Reservations and donations are the same as the lunch program (below). **The latest a reservation can be made is on Wednesday, the week prior.** If you have a reservation, but can't make it, please cancel as soon as possible.

**Tuesday, September 4 @ 5 p.m. Registration #121718**  
Ongoing registration.

**Tuesday, October 2 @ 5 p.m. Registration #125019**  
Last day to register is Wednesday, September 26, 2007.

**Tuesday, November 6 @ 5 p.m. Registration #125020**  
Last day to register is Wednesday, October 31, 2007.

### Care Management

This service, provided by Human Services Association, assists with arrangement of supportive services for Cerritos seniors by appointment each Thursday from 9 a.m. to noon.

### Home Delivered Meals

Meals are delivered daily by Human Services Association (HSA) for homebound seniors. There is a \$2 suggested donation. For more information, contact HSA at (562) 806-5400.

### Human Services Association Daily Lunch

Join us for a nutritious and great tasting lunch provided by H.S.A. at the Cerritos Senior Center, where you can enjoy a variety of new dishes everyday. Visit the front desk and check out the daily menu on our monthly calendar. Cerritos residents may make reservations two days in advance, while all other seniors may make reservations 24 hours in advance. You can make reservations Monday through Friday in the lunch room or call (562) 916-8555. **The latest a reservation can be made is 10 a.m. the day before you would like to attend.** Lunch is served at noon Monday through Friday. A donation, based on age, may be given: 60+ years \$2 and age 59 and under \$4.50.

**The Senior Center and HSA lunch program will be closed on September 3, November 12, 22 and 23, 2007.**

### Information and Referrals

The Senior Center offers referrals for adult day care, Alzheimer's safe return, California Access Program, carrier alert, health care, counseling, housing, respite, employment, support groups and much more. Contact the Reception Desk for more information at (562) 916-8550.

### Legal Counseling

Volunteer attorneys provide free legal counseling and referrals for Cerritos residents on the second and fourth Tuesday of each month from 7 to 9 p.m. by appointment only. Call (562) 865-8101 to schedule an appointment.

### Notary Service Available

Leroy Brown offers notary services Friday from 1 to 1:30 p.m. by appointment only. He provides this free service for acknowledgments only. **Other notary services will carry a nominal charge.**



### Stroke or Cardiovascular Disease

Join Board Certified Cardiologist Kartik Thaker, from Lakewood Regional Medical Center, to learn the basics of cardiovascular disease on Tuesday, September 18, 2007 at 1 p.m. Registration is currently underway. Registration (#118295) is currently underway.

### Top 10 Things You Can Do to Improve Your Health

Want to learn the top 10 things you can do to improve your health? Join Barbara Davis from Long Beach Spine and Rehabilitation on Tuesday, October 16 at 9 a.m. to get great tips to improve your health. Registration (#120543) is underway.

### Senior Back Pain

Back problems are a very common reason for older adults to visit their doctor. However, the back problems of older adults are often very different from those seen in younger people. In older adults, back pain often becomes chronic, typically cycling between improving for a while and then coming back. Please join Dr. Todd Stockwell on Tuesday, October 16 at 11 a.m. as he discusses the risk factors, symptoms, and treatment options for back pain. Registration (#120545) is currently underway.

### Managing Stress

Who isn't stressed these days? Think about the times in your life when you've felt stress. Relax! Gordon Brown from Haven Health will be at the Senior Center on Wednesday, October 17 at 10 a.m. to share ideas on managing stress. Registration (#120522) is underway.

### Osteoarthritis

Healthy joints help your body move, bend, and twist. But when osteoarthritis affects your joints, such simple, everyday movements can hurt. Join Ben Russo from Lakewood Regional Medical Center on Tuesday, October 23 at 1 p.m. to understand what osteoarthritis is and what you can do about it. Registration (#120544) is underway.

## SERVICES & WORKSHOPS

### Veterans' Benefits Basics

Understanding veterans' benefits can be confusing and overwhelming. Join Daniel Ortega, Veterans' Benefits Counselor, to inform you of the basics surrounding veterans' benefits. The class takes place on Thursday, September 6 at 6:30 p.m. The next Veterans' Benefits class will take place on Thursday, October 4. Veterans' benefits may include pensions, medical care and prescription drugs, vocational rehabilitation, education, home loans, compensation, burial and other benefits. Registration (#120537) is currently underway.

### VA Health Care,

### Entitlements & Disability

Understanding Veterans' benefits can be confusing and overwhelming. Join Tyrone Ballesteros, to help guide you through any benefits questions you may have on Wednesday, September 19 at 10 a.m. Registration (#120517) is underway.

### Retired Federal Employees' Benefits

The National Active and Retired Federal Employees Association is the only organization dedicated to protecting the earned retirement benefits of federal employees, retirees, and their survivors. Join Bob Harmon, Membership Chairman, on Tuesday, October 9 at 1 p.m. to learn about how NARFE can help you. This program is only for current or retired Federal Employees. City employees are not eligible. Registration (#120542) is currently underway.

# CLASSES & SERVICES

## **In-Home Care & Assistance**

Join Bertha Poole from Southern California Rehabilitation Services on Monday, September 17 at 1 p.m. to learn about personal care attendants and registry. Ms. Poole will discuss how you can use the registry for in-home care attendants, the In-Home Supportive Services assessment application, and tips for hiring care attendants. Registration (#120527) is currently underway.

## **Memory Loss and Stroke: Know the Facts**

A memory problem is serious when it affects your daily living. A speaker from Alzheimer's Association will be at the center on Monday, October 1 at 1 p.m. to help you better understand different types of memory loss and stroke. Registration (#120540) is underway.

## **Sure Steps**

Among older adults, falls are serious public health problem. In the United States, one of every three persons over age 65 falls each year and two-thirds of those who fall do so again within six months. Join Dana Carr from Interim Home Style Services on Monday, October 15 at 11 a.m. on this informational topic. Registration (#120521) is underway.

## **Premium Financing/Life Settlement**

Over the last 30 years a solution was developed to help seniors obtain the right amount of life insurance coverage with a smaller out of pocket expense. This allows the policyholder to take out a loan to cover the premium payments until the policyholder decides what to do with the policy. Join John Jean from Baton Financial on Monday, October 22 at 1 p.m. Registration (#120528) is underway.

## **Trust and Will Planning**

Regardless of the size of your estate, it is always a good idea to have a will. Join Matthew Kersey from United California Estate Services on Thursday, September 20 at 10:30 a.m. to learn more about trust and will planning. Registration (#118278) is underway.

## **Get Your Affairs in Order**

Are you a baby-boomer having a difficult time talking to your parents about end-of-life issues? Are you a senior that wants to talk to your adult children about your funeral wishes and find they don't want to discuss morbid topics? Join Matthew Kersey from United California Estate Services on Thursday, September 6 at 10:30 a.m. Registration #118276.

## **Keeping your Money out-of-Harms Way**

Join Frank Lehane, Insurance Agent, on Tuesday, November 13 at 1p.m. to learn strategies for protecting and accessing your money from inheritance, 401(k), or CD's. Registration (#120546) is currently underway.

## **Asset Protection**

Setting up an asset protection plan is a complex and challenging task in today's environment. Join Lisa Dickenson from Pacifica In-Home Solutions on Tuesday, September 25 at 1 p.m. for this informational seminar. Registration (#120518) is underway.

## **The Facts about Annuities**

Annuities are a unique financial product that, along with Social Security, employer pensions, your 401(k) plan, IRA and other assets, can enhance your retirement security. Join Matthew Kersey from United California Estate Services, on Thursday, October 4 at 10:30 a.m. to learn more facts about annuities. Registration (#118280) is underway.

## **2007 Update of Income Taxes, Probate, & Much More**

Join Angelica Jones on Thursday, November 15 at 11 a.m. as she reviews these issues to help protect you from nursing home expense. Registration (#120548) is underway.

## **Long-Term Care & Avoiding Medi-Cal Spend Down**

Understand the protection side of the law and the pitfalls that can devastate an estate. Join Matthew Kersey from United California Estate Services on Thursday, September 27 at 10:30 a.m. Registration(#118279) is underway.

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### **What is a Reverse Mortgage**

Whether seeking money to finance a home improvement, pay off a current mortgage, supplement their retirement income, or pay for healthcare expenses, many older Americans are turning to “reverse” mortgages. Join Matthew Kersey from United California Estate Services on Thursday, September 13 at 10:30 a.m. and learn more about what a reverse mortgage is all about. Registration (#118277) is underway.

### **Understanding Reverse Mortgage**

A reverse mortgage is exactly what its name implies a loan whose features make it essentially the reverse of a traditional “forward” mortgage. Join Ray Preciado from Housing Financial Corp on Wednesday, October 10 at 10 a.m. to understand what a reverse mortgage is all about. Registration (#118281) is underway.

### **Reverse Mortgages**

Reverse mortgages are helping older Americans across the country achieve greater financial security and enjoy their retirement years to the fullest. The opposite of a traditional mortgage, a reverse mortgage pays you money, tax-free. Join Craig Morris from Bristol Home Loans Wednesday, November 7 at 10 a.m. to learn of the freedoms you may gain through a Reverse Mortgage. Registration (#120530) is underway.

### **Recent Changes Affecting Long-Term Care Coverage**

Join William Wise from the Senior Legal Advocacy Program on Wednesday, November 28 at 10 a.m. to better understand long-term care coverage changes. Registration (#120549) is currently underway.

### **Medicare: You and Me**

Join Bob Jenson, Medicare Specialist, on October 24 at 10:30 a.m. to assist you in better understanding your Medicare options. Registration (#120523) is currently underway.

### **Caring and Housing Options**

There are a range of housing options available to seniors or people with disabilities. Join Lisa Dickenson from Pacifica In-Home Solutions, Inc. on Monday, October 29 at 1 p.m. to better understand different caring and housing options for seniors. Registration (#120520) is underway.

### **Update on Healthcare Insurance**

Are you curious about the on-going changes in healthcare insurance? Join Ron Glasso on Wednesday, October 31 at 10 a.m. for updates on healthcare insurance. Registration (#120531) is currently underway.

### **Aging Parents and Memory Loss**

Learn about the community resources that exist to help you in caregiving as well as tips on planning the future. The class is on Monday, November 5 at 1 p.m. and is sponsored by the Alzheimer’s Association. Registration (#120547) is currently underway.

# CLASSES & SERVICES

### **Understanding MediGap Policies**

Medicare supplement insurance policies or Medigap policies are sold by private insurance companies to help fill the gaps in Original Medicare Plan coverage. Join Joe Partise, Group Health Specialist, on Wednesday, October 3 (possible change) at 10 a.m. Registration (#120541) is currently underway.

### **AARP Driver’s Safety Refresher Course**

The AARP Driver Safety program helps seniors recognize their limitations and learn how to reduce accidents and regain driving privileges. Students will receive a Certificate of Completion, which may help them qualify for insurance discounts. The new 4 hour session is only applicable for seniors who have taken the eight hour course previously. It is up to your car insurance company whether to accept the 4 hour class certificate or not, so please check with your insurance company before taking the new 4-hour class. This session will be held Monday, September 10 from 8:30 a.m. to 12:30 p.m. Class size is limited. The fee for this class is \$10 and must be paid by check at the time of registration. Make checks payable to AARP; cash cannot be accepted. An information sheet must be completed at the time of registration. This class takes place at the Cerritos Senior Center. In order to receive your certificate, bring a self-addressed stamped envelope on the day of the class. Registration (#123817) is currently underway.

# CLASSES & SERVICES

## **S.P.I.C.E. Update**

**(Seniors Personally Involved in  
Children's Enrichment)**

### **Special Friends**

If you are interested in enriching a child's life as well as your own and can spare as little as 20 minutes a week, become a "Special Friend." A senior "Special Friend" has the opportunity to aid teachers in the classrooms, read one-on-one with a student, assist on field trips, or just listen and share experiences. There will be an orientation meeting for anyone interested in becoming a "Special Friend" at Carver Academy in early October. Please keep your eyes open for the "Special Friends" application; complete and return it to the front desk, and don't miss out on this chance to "S.P.I.C.E." up your life.

### **Give an Interview**

Second grade students from Carver Academy will be interviewing seniors in November (Date TBA) from 10:30 to 11:30 a.m. at the Senior Center to learn about how much life has changed since the seniors were children. Seniors are encouraged to bring pictures and memorabilia to provide a better understanding of the changes. Light refreshments will be served. If you would like to participate, please stop by the Reception Desk or call (562)916-8550.



### **Gastroesophageal Reflux Disease (GERD)**

Gastroesophageal reflux disease, or GERD, affects at least an estimated 5% to 7% of the global population. Join a doctor from Pioneer Medical Group on Friday, September 28 at 1 p.m. to fully understand GERD. Persistent heartburn is the most frequent, but not the only symptom of GERD. Registration (#120539) is currently underway.

### **Back Injury Prevention**

Back injuries are cited as the most common reason for absenteeism in the general workforce after the common cold. About 80 percent of adults are estimated to experience a back injury in their lifetime, and about 10 percent will suffer a re-injury. Join Gordon Brown from Haven Health on Wednesday, November 14 at 10 a.m. Registration (#120524) is currently underway.

### **Mortuary Concerns**

Some seniors have expressed curiosity about trends and developments in the death-care industry, as well as how to pre-plan funeral and cemetery arrangements. On Thursday, November 29 at 10 a.m., join Roy Allen from Rose Hills Mortuary to understand current topics such as: funeral customs and traditions, green burials, coral reef, and other natural dispositions of cremains, cryonics, and legal limits in California on death care choices. Registration (#120532) is currently underway.

### **How to Give an Effective Massage**

Everyone on the planet needs to have these deeply relaxing massage techniques in their back pocket, because touch is a much needed and enjoyable way to relieve stress and tension, wipe out aches and pains and relax even the most stressed out person. Join Barbara Davis from Long Beach Spine & Rehabilitation on Tuesday, November 6 at 9 a.m. to learn how you can give an effective massage. Registration (#120533) is currently underway.

### **CTAP – California Telephone Access Program**

Please join Outreach Specialist Andie Squires from the California Telephone Access Program on Friday, October 12 at 1 p.m. to learn about the CTAP program. The California Telephone Access Program (CTAP) distributes telecommunications equipment and services to individuals certified as having difficulty using the telephone. Registration (#120519) is currently underway.

### **Driver's Safety**

The AARP Driver Safety program helps seniors recognize their limitations and learn how to reduce accidents and regain driving privileges. Students will receive a Certificate of Completion, which may help them qualify for insurance discounts. This session will be held Tuesday and Thursday, October 16 and October 18, from 12:30 to 4 p.m. at the Cerritos Senior Center. Participants must attend both sessions. Class size is limited. The fee for this class is \$10. Make checks payable to AARP; cash cannot be accepted. Cerritos residents may register beginning Wednesday, September 5 and non-residents may register beginning Wednesday, September 12, 2007. Registration #125017.

## Homeowners and Renters Assistance

Trained Senior Center volunteers are offering assistance with filling out the Homeowner and Renters Assistance claims for the year 2006. This service is free-of-charge and takes place Mondays and Wednesdays, by appointment only, from 9 to 11 a.m. Service began July 2 and will continue through October 10, 2007.

The qualifications for receiving the state assistance are:

- ~62 years of age or older or disabled or blind
- ~Total household income of \$42,770 or less in 2006

To better serve you, we ask that you bring the following information to your appointment:

- ~Family income records for 2006 (includes Social Security statement for year 2006)
- ~Property Tax Bill (only if a homeowner)
- ~Proof of age (must be a birth certificate – Driver's Licenses and Medicare Cards do not qualify as proof.)

If you filed a claim last year you may bring a copy to prove that you have met the age requirement.)

~Proof of disability (letter of award only if claiming a disability. If you filed a claim last year, you may bring a copy to prove that you have met the disability requirement.)

If you have any questions or need an appointment, contact the Senior Center at (562) 916-8550.

## DMV Website Improved

The DMV has recently published it's website offering senior-specific driving information, including what seniors can expect when renewing or retesting for their driver's license. In addition, all California residents can now complete many DMV related transactions online, including calculating car registration fees, renewing a car registration and even changing the address on a driver license. To explore the new website yourself go to: [www.DMV.ca.gov](http://www.DMV.ca.gov)

## NEWSLETTER SUBSCRIPTION

Check the address label on your current newsletter for the expiration date. The annual renewal fee is **free of charge for Cerritos residents** and \$5 for non-residents. You may also access the City's website for renewal. [www.ci.cerritos.ca.us](http://www.ci.cerritos.ca.us)

Mail this request and your check to:  
**Cerritos Senior Center at Pat Nixon Park**  
12340 South Street  
Cerritos, CA 90703

This is a: renewal  new subscription

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Check Number: \_\_\_\_\_ Date: \_\_\_\_\_

**Please pay with a check only.**  
(Check should be made payable to: City of Cerritos)

We're Looking  
for you!

## HICAP- Health Insurance Counseling Volunteers Needed

The Center is looking for senior volunteers to assist other seniors with confusing issues regarding the new Prescription Drug Plan or any other medical insurance problems. Volunteers will attend a thorough training program. Interested individuals can contact Kari Franco at (562) 916-8550. Until a volunteer is recruited, seniors are asked to contact Sandy Ritson, HICAP Program Coordinator, at (800)-824-0780 ext. 3006 to make your appointment at a location near you.



## Volunteer Lawyers Needed

The Cerritos Senior Center has been able to offer Cerritos residents access to a lawyer for legal advice on varying issues. However, we are desperately seeking local attorneys willing to donate a few hours on a Tuesday from 7 to 9 p.m. once or twice a month to advise on legal issues. As such, you will not only give back to your community, but will gain recognition as a City of Cerritos volunteer. Contact Fran Blas at (562) 916-8550.

## Lighten Up with Laughter

Join Sudha Tendukar on Wednesdays at 1 p.m. to enjoy a little laughter and humor with friends. No registration is required.

# ACTIVITIES & SERVICES ROSTER

ABC Adult Education  
Cerritos College Community Services

Activities and services are provided  
free of charge unless indicated otherwise

# CERRITOS SENIOR CENTER

at Pat Nixon Park

AARP Driver Safety.....see p.11 & 12  
Aerobics ..... T, Th 7:30 am & 8:30 am  
Ask the Fitness Expert ..... 3rd M 4:30 pm  
Balance & Mobility ..... M 3:30 pm, Th 2:45 pm  
Ballroom Dance ..... W 2 pm; \$4  
Bereavement ..... see p. 8  
Bingo ..... Th 1 pm  
Blood Pressure Screening ..... M 6 pm & Th 9 am  
Body Workouts (formerly Yoga) ..... M 10:30 am  
Body Workouts at Night (formerly Yoga at Night) ..... M 6 pm  
Bowling ..... last F 11 am  
Bridge ..... T 9 am  
Care Management ..... Th 9 am  
Ceramics ..... T 5 pm; Th 12:30 pm  
Chair Aerobics ..... M & W 2:15 pm  
Chorus ..... W 10 am  
Computers/Internet ..... M 1 pm  
Cooking & Nutrition ..... M 1:30 pm  
Decorative Painting ..... T 9 am  
Distance Learning ..... T 8 am -noon  
ESL (Beginning) ..... T-F 8 am  
ESL (Intermediate) ..... T, W 10 am  
Fitness Consultations ..... 1st & 3rd W 9 am

Guitar Lessons (Advanced) ..... W 12:45 pm  
Guitar Lessons (Beginning) ..... W 9:30 am  
Guitar Lessons (Intermediate) ..... W 11:45 pm  
Handcrafters ..... W 1 pm  
HICAP ..... 1st & 3rd F 9:30 am  
HSA Candlelight Dinner ..... 1st T 5 pm; see p.8  
HSA Lunch Program ..... noon; see p.8  
Hula Dance Class ..... Th 10 am  
Information and Referral ..... M-F 9 am  
Karaoke ..... 1st & 3rd Th 5 pm  
Legal Assistance ..... 2nd & 4th T 7 pm  
Life Stories ..... T 2 pm  
Lifelong Learning ..... M 6pm  
Lighten Up with Laughter ..... W 1 pm  
Line Dancing ..... W 5pm  
Movie Matinee ..... F 1 pm  
Personalized Workout ..... see p. 7  
Special Interest Computer Group ..... T & W 1 pm  
Special Interest Literature Group ..... 4th M 1 pm  
Table Tennis Play ..... T & Th 6-8:45 pm & F 8:30 am  
Tai Chi ..... M, W 7:30 am  
Volleyball Practice (Community Gym) ..... T & Th 5:30 pm  
Walking to Fitness ..... M, W 8:45 am  
Yoga (Drop-in) ..... W 5 pm

# CERRITOS SENIOR CENTER

at Pat Nixon Park

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Cerritos, CA  
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MATERIAL

**P**ublished by the City of Cerritos  
Community Participation Division  
Senior Services  
12340 South Street  
Cerritos, California 90703  
(562) 916-8550



**Mayor** *Laura Lee*  
**Mayor Pro Tem** *Jim Edwards*  
**Councilmembers:** *Bruce W. Barrows*  
*Joseph Cho, Ph.D.*  
*John F. Crawley*

 Printed on recycled paper.

# ADDITIONAL CITY FITNESS CENTERS

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**Liberty Park  
Community Center**  
1911 Studebaker Rd.  
Cerritos CA. 90703  
(562) 916-8565

Monday - Friday  
10:00 a.m. - 9:30 p.m.

Saturday - Sunday  
10:00 a.m. - 6:00 p.m.

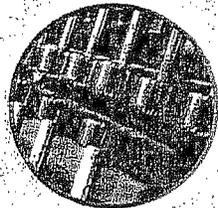
**Swim & Fitness Center**  
13150 E. 166th St.  
Cerritos CA. 90703  
(562) 407-2600

Monday - Friday  
5:30 a.m. - 9:00 p.m.

Saturday - Sunday  
7:00 a.m. - 5:00 p.m.

# FITNESS CENTER HOURS

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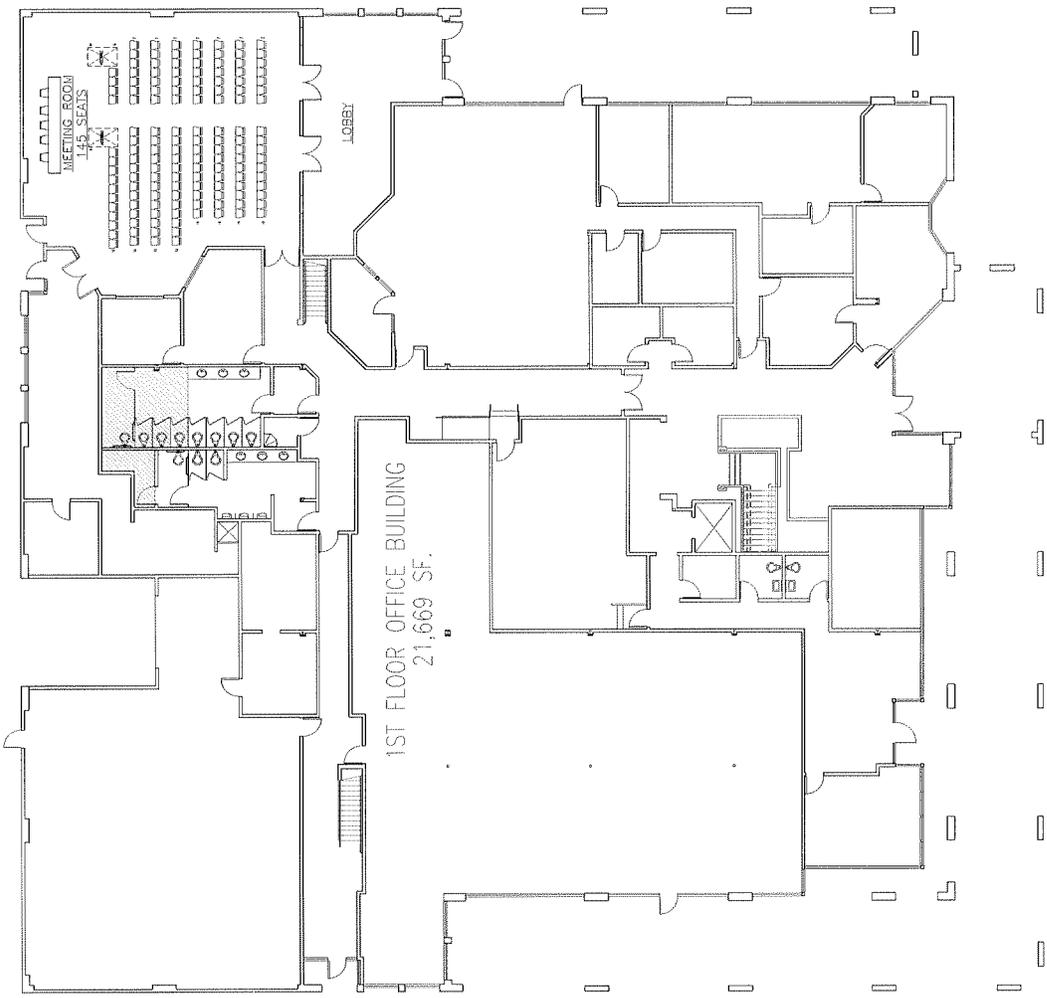


Cerritos Senior Center  
*at Pat Nixon Park*  
12340 South St.  
Cerritos, CA. 90703

Cerritos Senior Center at Pat Nixon Park  
12340 South St.  
Cerritos CA 90703



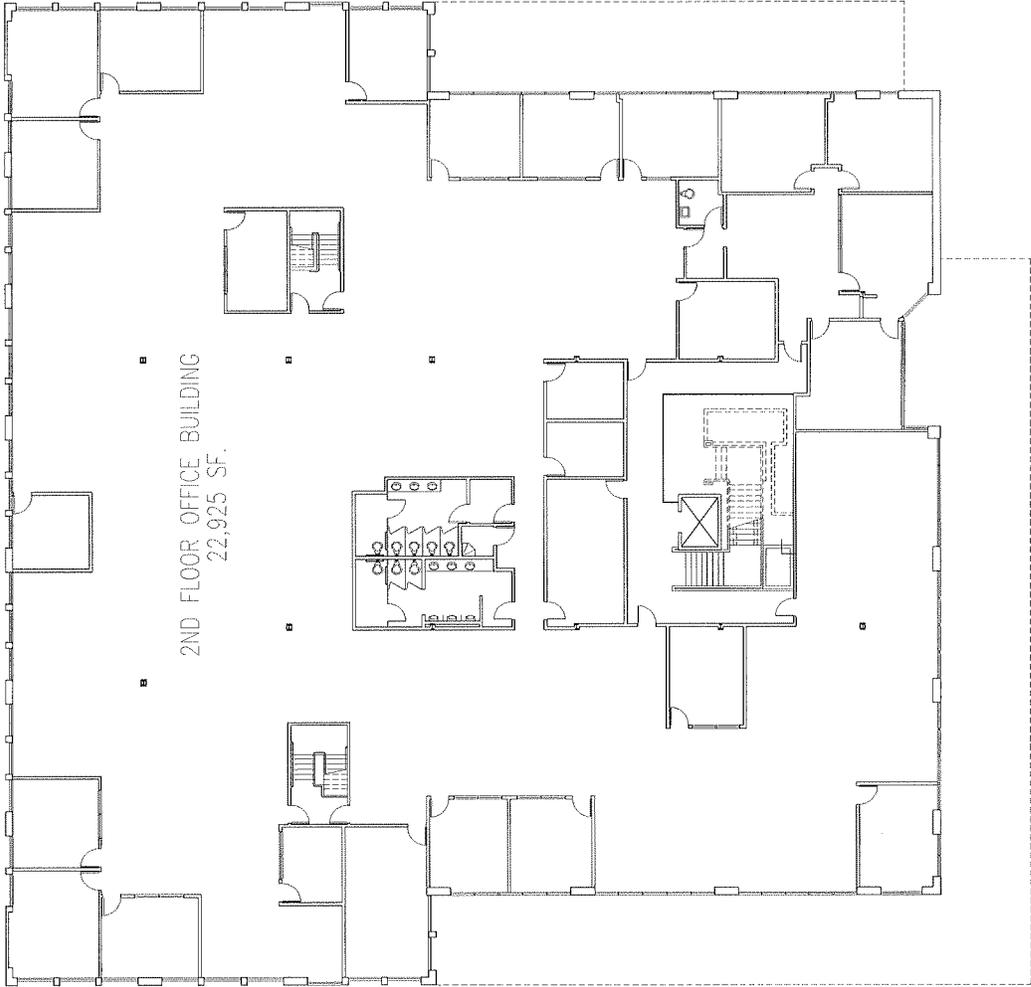




<b>CWA/AA INC.</b> ARCHITECTURE PLANNING INTERIOR DESIGN <small>100 West Street, Suite 710, Orange, California 92667 Phone: (714) 962-0001 Fax: (714) 962-0002</small>		Project: <b>CERRITOS ARC SCHOOL DISTRICT OFFICE BUILDING / WAREHOUSE / COMMISSARY</b> 12881 186TH STREET - CERRITOS, CA	Sheet No.: <b>A-2.1</b> of <b>2</b> Sheets
Date: _____ Drawn: _____ Checked: _____ Title: _____	Date: _____ Drawn: _____ Checked: _____ Title: _____	Date: _____ Drawn: _____ Checked: _____ Title: _____	Date: _____ Drawn: _____ Checked: _____ Title: _____

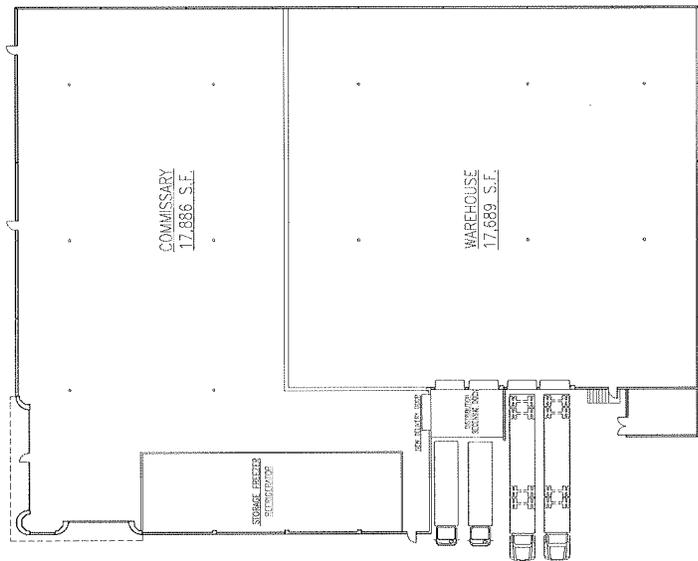
Project: CERRITOS ARC SCHOOL DISTRICT OFFICE BUILDING / WAREHOUSE / COMMISSARY  
 12881 186TH STREET - CERRITOS, CA

FLOOR PLAN 1  
 Sheet No. A-2.1  
 of 2 Sheets



2ND FLOOR OFFICE BUILDING  
22,925 SF.

 <p><b>CWAATA</b> ARCHITECTURE PLANNING INTERIOR DESIGN 300 West Adams, Suite 210 - Orange, California 92667 - Phone (949) 660-6088 Fax (949) 660-6089</p>		<p>Project: CERRITOS ABC SCHOOL DISTRICT OFFICE BUILDING / WAREHOUSE / COMMISSARY 12881 168TH STREET - CERRITOS, CA</p>	<p>Sheet Title: OFFICE PRELIMINARY SECOND FLOOR PLAN</p>	<p>Job No.: 2700230 Date: - Checked: JM Date: 07-06-07</p>	<p>Sheet No.: A-2.2 of 5 Sheets</p>
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Revisions	Date	By/Rev	Job No.	Drawn	Checked	Date
			270020			
						07-06-07

Sheet Title  
**WAREHOUSE / COMMISSARY PRELIMINARY FLOOR PLAN**

Project  
**CERRITOS ABC SCHOOL DISTRICT  
 OFFICE BUILDING / WAREHOUSE / COMMISSARY  
 12881 168TH STREET - CERRITOS, CA**

Contractor  
 \_\_\_\_\_

**CWA/AAIA** INC.  
 ARCHITECTURE PLANNING INTERIOR DESIGN  
 300 Vesper Heights, Suite 210 - Covina, California 91703 - Phone (626) 260-0488 Fax (626) 968-6001



12880 Moore Street



12881 166th Street

**Site Photos**

## Legal, Demographic, and Policy Information

This attachment supplements the summary in Part IV of the main report, and it is organized as follows:

- Review of Requirements for Providing Affordable Housing
  - Low- and Moderate-Income Set-Aside Fund
  - Regional Housing Needs Assessment
- California Environmental Quality Act (CEQA)
- Cerritos General Plan
- District Advisory (7-11) Committee Report / Surplus Property
- District Property and Student Enrollment
- Need for Affordable Senior Apartments
  - Higher Cost of Housing
  - Population Growth and Demographics
- Cerritos Affordable Housing Developments
- Impact on Home Values

### **REVIEW OF REQUIREMENTS FOR PROVIDING AFFORDABLE HOUSING**

#### **Low- and Moderate-Income Set-Aside Fund**

California Health and Safety Code §33334.2 (California Redevelopment Law) requires that twenty (20) percent of all tax increment revenue received annually by the Agency be set-aside for the construction and/or rehabilitation of housing for low- to moderate-income households. (See Attachment 11, "Code Section Excerpts.") Based on current tax increment, the Agency receives an average of \$5.5 million per year. At the close of the 2006-2007 fiscal year, there was a total of \$24.1 million in the Agency's set-aside fund. Monies in the Agency's set-aside fund would be used to finance the proposed development. The Agency has also expended these monies in its past affordable housing projects.

Redevelopment law (California Health and Safety Code §33334.12) also requires that the Agency not accumulate "excess surplus," which means an unspent and unencumbered amount of set-aside funds that exceeds the total amount deposited into the set-aside fund during the preceding four (4) years. Redevelopment agencies are required to either (i) voluntarily transfer the funds to a housing authority within one (1) year, or (ii) spend or encumber excess surplus within two (2) additional years. If the monies are not spent or encumbered within this specified time frame, the Agency would be prohibited from spending its other redevelopment tax increment revenue on other public improvement projects. Many of the capital improvement and maintenance projects conducted by the Agency every year are paid for, in part, by this tax increment revenue. If these monies were frozen, then many Agency projects and services could not continue.

In addition to losing control over its tax increment revenue, California Health and Safety Code §33334.12 also states that in the event that the Agency's Set-Aside Fund monies are transferred to a regional housing authority, such as the Los Angeles County Community Development Commission (CDC), the regional housing authority would then be required to build affordable housing in Cerritos, but the City would have no control over its design and scope.

California Health and Safety Code §33334.4 requires that, during the course of the Agency's housing implementation period, the Low-Mod Fund be spent on senior and non-senior households in proportion to the low- and moderate-income population of the City. The Agency's housing implementation period began in 2002 and lasts through 2014. The proposed Project entails a 247-unit housing development for seniors age 55 or older. As such, any future housing development through 2014 that received Agency Low-Mod Fund assistance would need to be for non-senior households, such that the proportion of senior and non-senior households in Agency-funded developments would mirror the proportion of senior and non-senior low- and moderate-income households in Cerritos.

### **Regional Housing Needs Assessment**

California Government Code §65584 requires that jurisdictions provide their "fair share" of regional housing needs. (See Attachment 11, "Code Section Excerpts.") The State of California Department of Housing and Community Development (HCD) is mandated to determine the state-wide housing need and, through the Regional Housing Needs Assessment (RHNA) process, determines the fair share of housing need for local jurisdictions. This process is administered locally by the Southern California Association of Governments (SCAG).

The housing construction need is determined for four broad household income categories: very low (households making less than 50% of median family income), low (50-80% of median family income), moderate (80-120% of median family income), and above moderate (more than 120% of median family income). The last RHNA covered the planning period, January 1, 1998 through June 30, 2005, during which Cerritos was allocated 340 total housing units. Through its affordable housing program, Cerritos has met its required allocation of very low-income and low-income units and has nearly met its moderate-income allocation, as shown in the following table. The City is aware that, during this time, it provided more than its required share of very low-income and low-income units. This was done for the purpose of fulfilling the Agency's obligation to expend approximately \$20.9 million in set-aside fund monies within a required time frame in accordance with California Redevelopment Law.

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**Table A8-1  
Cerritos RHNA Allocation and Achievement - 1998-2005**

Income Category	Very Low	Low	Moderate	Above Moderate	Total
RHNA Construction Need	54	41	71	174	340
<b>New Housing Units Constructed</b>					
Emerald Villas	48	48	30	0	126
Pioneer Villas	36	45	12	5	98
Avalon at Cerritos	46	37	22	42	147
Artesia & Gridley (SW Corner)	0	0	0	20	20
Crown Court	0	0	0	4	4
Jasmine Way	0	0	0	4	4
Greenbrook Cerritos	0	0	0	4	4
<b>Cerritos Total</b>	130	130	64	81	403
<b>Percent Met</b>	241%	317%	90%	47%	
<b>Amount Still Needed</b>	(76)	(89)	7	93	

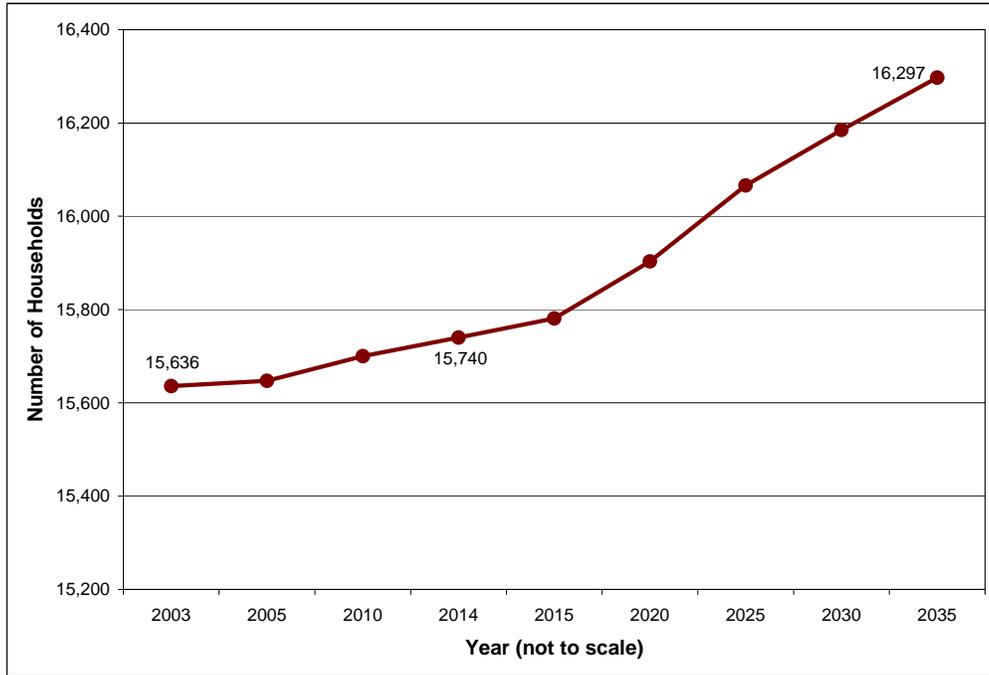
( ) denotes a surplus

On July 12, 2007, SCAG approved Cerritos' required housing units for the new RHNA period, which extends from 2006 through 2014. The units built in the proposed affordable senior housing development would be counted in this new RHNA period. Cerritos' allocation for this period is a total of 95 housing units. (See Attachment 12, "Final Regional Housing Need Allocation Plan (Excerpt).") While the total number of units in the proposed Project is greater than Cerritos' RHNA allocation, it is expected that the remaining unit balance could be counted toward Cerritos' future RHNA allocations.

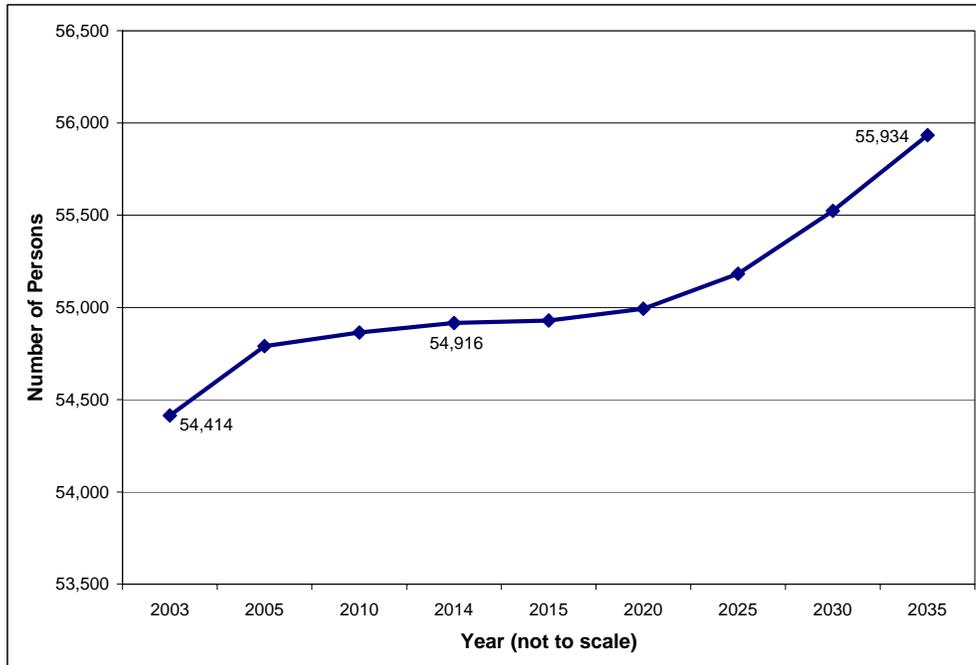
SCAG has indicated that the allocation of 95 units is based on a formula that takes into account the City's projected household growth through the year 2014 and the City's historical vacancy rate. SCAG's household and population forecasts for Cerritos are provided in the following charts. (See also Attachment 13, "SCAG Regional Integrated Forecast, 2003-2035," for additional data.)

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**Chart A8-1  
Cerritos Household Growth (SCAG Projection)**



**Chart A8-2  
Cerritos Population Growth (SCAG Projection)**



Staff has examined State law to determine what consequences a city would face if it failed to meet its RHNA allocation. Cities are required to adopt a housing element as part of their general plan, and said housing element must include a description of the manner in which the city will meet its RHNA allocation. California Government Code

§65755 states that if the housing element of a general plan is found not to comply with State law, the city could be subject to a suspension of its authority to issue building permits and approve entitlements. Due to the potential loss of this authority for non-compliance with RHNA, cities are advised to meet their RHNA allocation.

Staff does not anticipate an end to the RHNA process. Following the initial period from 1998 to 2005 and the current period through 2014, Cerritos will continue to be assigned a housing allocation approximately every 5 to 7 years. The provision of new housing in the community is not a short-term issue; rather, it will be ongoing.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

California Public Resources Code §21000 *et seq.*, also known as the California Environmental Quality Act (CEQA), requires that development proposals undergo a prescribed environmental review process prior to receiving approval by a public body. (Said statute is not attached to this report due to its length.) This process entails the preparation of an environmental assessment document in accordance with CEQA guidelines that provides a clear definition of the project scope, identifies the potential environmental impacts that would result from the proposed project, and proposes mitigation measures to reduce any potential significant impacts to a level of insignificance. This document is made available for public review and comment for a prescribed period of time prior to consideration by the approving public body.

When multiple agencies are involved in a proposed project, one agency is selected to act as the lead agency for environmental review in accordance with CEQA guidelines. The lead agency is principally responsible for preparing the environmental document, issuing the appropriate public notices, and receiving public comments. In the case of the proposed Project described in this report, the City of Cerritos is the lead agency. More information on the environmental review process as it applies to the proposed Project is provided in the main body of this report.

### **CERRITOS GENERAL PLAN**

California state law requires all cities to adopt a general plan that provides the policy framework for the long-term physical development of the community. All new physical development must be consistent with the general plan and its policies. The Cerritos General Plan, which was updated and approved by the Cerritos City Council in January 2004, contains several goals and policies that support the proposed project described in this report.

The Land Use Element of the Cerritos General Plan promotes the development of underutilized properties in an effort to eliminate visual blight and enhance the existing quality of life. This applies to the site of the District's administrative offices, which is underutilized and, although well maintained, could be upgraded to enhance the surrounding neighborhood. The Community Design Element states that buildings and related site improvements should be well designed with a high priority on architecture, landscaping, and overall site design to enhance the image of Cerritos and create a vital and attractive environment for businesses, residents, and visitors. The Open Space/Recreation Element promotes the development of new parks and recreational facilities, as well as cooperation with the ABC Unified School District for the beautification and use of its sites as additional community open space resources. The Housing Element encourages the provision of affordable housing and a wide

range of housing types, calls for coordination with other government agencies toward the attainment of its RHNA allocation (described above), and promotes the continuation of the Cerritos senior housing program. The proposed Project described in this report accomplishes all of these goals.

### **DISTRICT ADVISORY (7-11) COMMITTEE REPORT / SURPLUS PROPERTY**

On January 6, 2004, the ABC Unified School District Board reviewed and accepted a report from the District's Advisory (7-11) Committee regarding the use of underutilized and surplus District property. (See Attachment 14, "ABCUSD Recommendations of the District Advisory (7-11) Committee.") California Education Code §17388 authorizes school district boards to form committees comprised of community members (consisting of not less than 7 nor more than 11 persons) to advise the board on the use or disposition of school property. (See Attachment 11, "Code Section Excerpts.") In its report, the Advisory Committee identified several sites owned by the District for which the District has received requests from developers and other agencies for purchase and/or leasing. With respect to the "District Office Properties," *i.e.*, the Norwalk Boulevard property proposed for the affordable senior housing development, the Advisory Committee made the following recommendation:

*"Due to the potential cost of rehabilitation/repair of the buildings, and its prime location, the District should consider leasing the property to a developer. The City of Cerritos would be willing to assist the District in selecting potential developers. Any long-term lease of the District property should generate sufficient income to cover the cost of alternative District facilities and provide substantial revenue to support ongoing facility needs. In addition, the site of any new District facilities should meet the needs of all five cities that the District currently serves."*

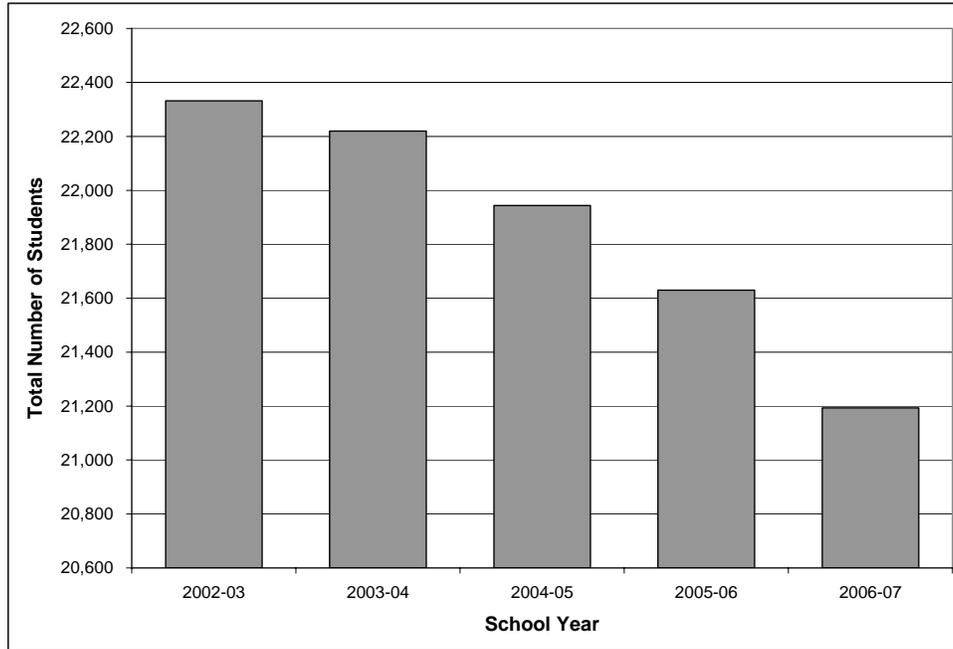
According to the Advisory Committee report, the Norwalk Boulevard site is "not being used optimally," and "the District Office buildings are in need of substantial upgrade/repair." The proposed Project is consistent with the Advisory Committee's recommendation that was accepted by the District Board.

On May 1, 2007, the District Board adopted a resolution declaring the Norwalk Boulevard property to be surplus property. This declaration was made pursuant to California Education Code §17466, which requires that, before ordering the sale or lease of District property, the Board must declare its intention to sell or lease the property and solicit proposals for the sale or lease for a specified period of time.

### **DISTRICT PROPERTY AND STUDENT ENROLLMENT**

According to SCAG's regional growth forecast, the combined population of the cities in whole that comprise the ABC Unified School District (Artesia, Cerritos, and Hawaiian Gardens) is expected to grow by less than one percent (1%) by the year 2014, and by less than four percent (4%) by the year 2035. (See Attachment 8, "SCAG Regional Integrated Forecast, 2003-2035.") This is significantly less than the projected growth by 2035 for the Gateway Cities sub-region (14.4%) and for Los Angeles County (21.7%). Therefore, population growth within the ABC Unified School District is expected to be substantially less than the region as a whole.

**Chart A8-3**  
**ABC Unified School District Enrollment Statistics**



At the same time, as is shown in the chart above, student enrollment within the District has declined in recent years, and the District expects this trend to continue. (See Attachment 21, "Newspaper Articles," for more information regarding the trend in decline in student enrollment.) The student population is currently accommodated by the existing classroom space on District-owned property, which has the capacity to hold as many as 22,500 students; this existing capacity can hold 1,307 more students than the current student population. Furthermore, if the student population within the ABC Unified School District increases, as projected by SCAG, by 4% above the present level of 21,193 students, the resulting student population would be approximately 22,041 students, which is still less than the District's student enrollment for the 2002-03 and 2003-04 school years and less than the District's classroom capacity. Conclusively, the District's existing school facilities can accommodate the projected growth without the need for any additional facilities.

Should the need arise for additional classroom space, there currently exist several District-owned properties that are underutilized. One such property, the former Cabrillo Lane Elementary School located on the northeast corner of Cabrillo Lane and Del Amo Boulevard, is currently being leased to the Southeast Regional Occupational Program (SEROP) and contains numerous classrooms that could be easily reverted to traditional classroom operations without any additional construction. The Cabrillo Lane property is approximately 11.6 acres in size, which is 30% larger than the Wittmann Elementary property and the Gonsalves Elementary property. The District's current lease with SEROP will expire in 2015; the Cabrillo Lane could be used for additional classroom space at that time, or earlier, if a need for additional space arose and the Board chose to buy out the lease.

## NEED FOR AFFORDABLE SENIOR APARTMENTS

The existing stock of affordable senior housing in Cerritos consists of three (3) for-sale condominium developments and one (1) assisted living facility. (See the section below entitled "Cerritos Affordable Housing Developments" as well as Attachment 15 for photographs of these senior housing communities.) Currently there are no rental apartments specifically for independent seniors available at affordable rents within the City.

With the success of the City/Agency's past affordable housing developments, staff continues to receive many inquiries from the public and maintains an interest list of over 1,000 people who have expressed a desire to move into affordable senior housing in Cerritos. Of these inquiries, many have indicated a demand for affordable rental apartments for seniors.

**Table A8-2**  
**Cerritos Redevelopment Agency Affordable Housing Communities**

Project Name (Year)	No. Units	Type of Units
Emerald Villas (2000)	126	For-Sale Condominiums
Pioneer Villas (2001)	98	For-Sale Condominiums
Avalon at Cerritos (2002)	147	Assisted Living Rental Apartments
Fountain Walk (2007)*	18	For-Sale Condominiums
<b>TOTAL</b>	<b>389</b>	<b>--</b>

\* currently under construction

### Higher Cost of Housing

Many senior residents of Cerritos and surrounding communities moved to the area over 30 years ago. These residents bought single-family homes with multiple bedrooms to accommodate children, and these homes, when they were first built, were moderately priced. A home that sold for \$60,000 in 1975 would now sell for at least \$800,000. Today, many of the children of Cerritos' senior residents have moved out, leaving behind one- or two-person households in three- to five-bedroom homes. In this "empty nest" phenomenon, seniors have paid off their home mortgages and are content to remain in and around Cerritos due its high quality services, programs, and cultural and retail amenities. However, a fixed income and changing health conditions make maintaining a large home more difficult over time. Moving to a smaller home in the regular real estate market would likely entail the incurrence of additional debt due to the high home prices in Southern California. While these long-time residents wish to remain in the community, affordable housing options in the area are not readily available.

According to the Federal government, as stated in the Housing and Urban-Rural Recovery Act of 1983, housing is considered affordable if it consumes no more than 30% of a household's income. On a national level, according to the National Low Income Housing Coalition, 23% of renter households in 1960 had to spend more than 30% of their income on housing and were thus considered "cost burdened," while in 2000, this number rose to 40% of renter households. On a local level, SCAG's "The State of the Region 2006" states that over 53% of the region's rental households are cost burdened. In addition, 48% of the region's owner households are similarly cost burdened, and 20% of California homeowners who have purchased

a house within the last two years spend more than half of their incomes on housing costs. Due to the recent slowing of the for-sale housing market that had led to unprecedented and significant increases in home prices, housing demand has now turned to the rental housing market, causing a sharp increase in rents. Average monthly rents in Los Angeles County and Orange County in 2005 were \$1,400, up from \$1,200 in 2001.

**Population Growth and Demographics**

According to the US Census Bureau, California's population increased by 4.2 million people from 1995 to 2003, and is projected to grow by as much as 17.7 million people from 1995 to 2025. As a result, the demand for housing continues to rise rapidly, yet it is unmet by the supply. Data compiled and analyzed by SCAG has shown that in southern California between 2000 and 2003, despite a population increase of almost 1 million, just over 200,000 building permits were issued.

In the 2000 Census, it was found that 40.3% of Cerritos households contain a head-of-household who is at least 55 years of age, *i.e.*, a senior. Households with a householder at least 45 years of age comprise 29.8% of Cerritos households; in the 2010 Census, these householders will be 10 years older and will thus be seniors, therefore likely making senior households the majority in Cerritos. The following table provides a breakdown of Cerritos households by age of householder, as reported in the 2000 Census.

**Table A8-3  
 Cerritos Households by Age of Householder**

Age of Householder	No. of Households	Percent of Total
Householder 15 to 24 years	141	0.9%
Householder 25 to 34 years	1,084	7.0%
Householder 35 to 44 years	3,369	21.9%
Householder 45 to 54 years	4,590	29.8%
Householder 55 to 64 years	3,854	25.0%
Householder 65 to 74 years	1,576	10.2%
Householder 75 years and over	781	5.1%
<b>TOTAL</b>	<b>15,395</b>	<b>100.0%</b>

Source: 2000 Census, Table HCT2

Persons in the 55-to-64 age category represent the Baby Boomer generation, which correspond to the nation's largest population increase in the years following World War II. According to The Brookings Institution, an independent think tank, the 55-to-64 age category is expected to increase by 50% from 2000 to 2010 nationally. Members of this generation are approaching retirement age and are seeking alternative forms of housing that can be accommodated by a fixed income. This generation also represents a longer life expectancy, due in part to improvements in health care.

The evidence that the senior population is increasing not only in Cerritos, but in surrounding communities, is supported by research conducted by the Orange County Register for an article on senior citizen's services in northern and central Orange County that was published on May 31, 2007. (See Attachment 16, "Newspaper

Articles".) In the article, it was estimated that the number of seniors age 60 or older living in the County is expected to increase from 400,000 in 2004 to 660,000 by 2020. The article stressed the importance of affordable senior services and stated that steps must be taken in order to adequately address the growing needs of seniors.

In light of the community's demographic shifts and the current housing market conditions, it is evident that affordable senior apartments in Cerritos would help to satisfy a growing need.

## **CERRITOS AFFORDABLE HOUSING DEVELOPMENTS**

Over the past ten years the City/Agency has developed an award-winning affordable senior housing program in order to comply with the requirements of the Regional Housing Needs Assessment (RHNA) and to fulfill the obligation of the Cerritos Redevelopment Agency ("Agency") to expend its 20% housing set-aside fund monies in accordance with California Redevelopment Law. Through the City's affordable housing program, three facilities, comprising 371 total units of housing have been constructed. The existing facilities are dedicated to seniors with very low- to market rate incomes. Currently, there are 130 units set aside for seniors with very low-incomes, 130 units for seniors with low-incomes and 64 units designated for moderate income seniors. The remaining 47 units are available to seniors at market rate. In addition, construction is currently being completed on the City's fourth senior affordable housing development. This development will provide an additional 18 units of affordable senior housing upon its completion. Over 1,800 people have expressed an interest in this development; of these, over 400 registered for the lottery that was held on June 7, 2007, to determine who would be given the first opportunity to purchase a unit within the development.

Following is a brief summary of each of the City's affordable senior housing developments. The summary is intended to provide background on each project for the purpose of illustrating the City's active involvement in addressing affordable housing needs.

### **Emerald Villas**

Emerald Villas opened in 2000 and was the first affordable senior housing development to be constructed within the City. The development, located on Carmenita Road, south of Coyote Creek, is a 126-unit condominium community comprised of 48 units for very-low-income seniors, 48 units for low-income seniors and 30 units for moderate-income seniors age 62 and older. The units in Emerald Villas are for purchase and are owned by the residents of the development.

The Agency partnered with a private developer to facilitate development of the project. The Agency provided approximately \$9 million in 20% set-aside contributions to the developer in order to facilitate land acquisition and construction. In exchange for this subsidy, the developer agreed to dedicate all of the 126 units to seniors with very-low- to moderate income levels. To date, all of the units within the development have been sold and are fully occupied.

### **Pioneer Villas**

The Pioneer Villas senior housing development opened in 2001 and is located on the southeast corner of Pioneer Boulevard and Eberle Street. The development provides 98 units of housing for seniors with very-low to market rate incomes. In total the development provides 36 units for very-low income seniors, 45 units for seniors with low-income, 12 units for moderate income seniors and 5 units to be sold to seniors at market rate. The units in Pioneer Villas are for purchase and are owned by the residents of the development.

Similar to the Emerald Villas project, Pioneer Villas was made possible through the Agency's partnership with a private developer. In the case of Pioneer Villas, the Agency provided approximately \$4.5 million in 20% set-aside contributions to the developer in order to facilitate land acquisition and construction. In exchange for this subsidy, the developer agreed to dedicate 93 of the units within the development to seniors with very-low to moderate income levels. To date all of the units within the development have been sold and are fully occupied.

### **Fountain Walk**

Fountain Walk is the City's latest senior affordable housing development. The project is currently under construction on the southeast corner of Carmenita Road and 183rd Street and will include 18-units of housing for seniors with moderate to market rate incomes. The units in Fountain Walk will be for purchase and will be owned by the residents of the development.

Much like Pioneer Villas and Emerald Villas, Fountain Walk has been made possible through the Agency's partnership with a private developer. The Agency has contributed approximately \$4.1 million to the developer in order to facilitate land acquisition and construction. In exchange for this subsidy, the developer has agreed to provide 16 units of the development to seniors with low to moderate incomes. The remaining two units will be available at market rate.

Construction on Fountain Walk is anticipated to be completed later this year.

### **Avalon at Cerritos**

In order to continue to satisfy RHNA and 20% set-aside fund expenditure requirements, the Agency entered into negotiations with the Cerritos Community College District ("College District") and Chancellor Village, LLC, a private developer, for the development and construction of a 147-unit for-rent assisted living/congregate care facility for seniors, age 62 and older, with very-low to market rate incomes.

The project, opened in 2002 and now known as Avalon at Cerritos, was developed on an underutilized and undeveloped parcel of land owned by the College District adjacent to the Cerritos Community College campus. The College District determined that the land to be used for the construction of the senior housing development could potentially generate additional revenue and agreed to lease the land to the Agency for the purpose of facilitating the development of affordable senior housing on the site. The Agency in turn subleased the property to Chancellor Village, LLC, for the construction and management of the

affordable for-rent senior housing development. To fulfill the requirement to expend 20% set-aside monies, the Agency designated approximately \$8 million in 20% set-aside funds to assist the private developer in making the necessary site improvements. In exchange for this subsidy, the developer agreed to set aside 46 units for seniors with very low-income, 37 units for low-income seniors and 22 units for seniors with moderate income. The remaining 50 units are to be rented at market rate.

The Avalon at Cerritos project was designed to be mutually beneficial to both the College District and the Agency in much the same way as the currently proposed housing project. Terms of the Avalon at Cerritos development agreement state that the College District will receive \$330,000 annually in ground lease rent, with a rent adjustment every five years based on the Consumer Price Index. While the project provides the College District with this annual revenue as a supplement to its operating costs, it also allowed the Agency to address the need to construct affordable housing and expend 20% set-aside funds through its contribution of \$8 million toward the construction of the facility.

Avalon at Cerritos is very popular with residents in the senior community seeking an affordable for-rent housing alternative that offers assisted living services. As of April 2007, Avalon at Cerritos was 99% occupied, and, according to Avalon at Cerritos staff, has a waiting list of approximately one year for very-low and low income seniors wishing to move in to the facility.

### **IMPACT ON HOME VALUES**

Due to the similarities shared between Avalon at Cerritos and the affordable senior housing component of the proposed Project, staff has taken the opportunity to study the impact that the Avalon at Cerritos project has had on home values in the area immediately adjacent to the development since the project's inception in 2002<sup>1</sup>. The goal of the study was to address concerns raised regarding the potential impact the proposed Project may have on home values in the immediate vicinity of the affordable senior housing site and to identify whether or not rental senior affordable housing has a discernible impact on housing values in the areas directly adjacent to their location.

For 1999-2001, the years prior to and during construction, the average sale price for a home located within the neighborhoods directly to the west and south of the Avalon at Cerritos project site was \$289,000. The current average sale price for homes in the same area is now \$743,000. In order to provide a reference point, staff also examined the average sale price for all homes in Cerritos for the same time periods. In 2002, the average sale price for a home in Cerritos was approximately \$297,000. As of August 2006, the average home sale price in Cerritos had risen to \$700,000. Based on an analysis of this data it is apparent that home values in the neighborhoods directly adjacent to the Avalon at Cerritos senior housing development have not been negatively impacted by the project and have instead performed in line with, or better than, the average home sale price for all homes located within Cerritos.

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<sup>1</sup> In order to complete this study, staff worked with a local real estate broker to obtain archived home sales price information for the subject area and time period. Data regarding City-wide home sale price information was obtained from [www.trulia.com](http://www.trulia.com), a web-based real estate guide.

The above mentioned analysis has provided reasonable evidence to suggest that the currently proposed project will not negatively impact housing values within the neighborhoods immediately surrounding the project area. Given the improvements that will be constructed at the currently proposed project site, including the park and senior center, as well as the attractive design and architecture of the proposed development, it is anticipated that the currently proposed project will be an attractive community amenity and will be an aesthetic improvement within the subject area which will not have a negative impact on home values in the area.

## **Information Regarding California Public Housing Project Law (Article 34)**

This attachment supplements the summary in Part IV of the main report, and it is organized as follows:

- Overview of Article 34
- Article 34 Compliance Survey
- Summary

### **OVERVIEW OF ARTICLE 34**

Article 34 of the California Constitution is an amendment that was approved by voter initiative in 1950 that requires that a "low rent housing project" developed by a public body be subject to voter approval in an election within the city in which the "low rent housing project" is proposed to be located. (See Attachment 11, "Code Section Excerpts.") According to the California Legislature, Article 34 is not entirely clear as to its scope and applicability. Thus, in 1976, the Legislature passed legislation to clarify Article 34's ambiguities in accordance with Section 2 of Article 34.

California Health and Safety Code §37000 *et seq.* contains the provisions that clarify Article 34 of the California Constitution. (See Attachment 11, "Code Section Excerpts.") This law is also known as the "Public Housing Election Implementation Law." In it, the California Legislature makes the following findings:

*"The Legislature finds and declares that Article XXXIV of the State Constitution was approved by the voters for the purpose of providing a mechanism for expressing community concern regarding the development, acquisition, or construction of federally subsidized conventional public housing projects. Such developments typically were different from and inconsistent with housing developments provided by the private sector. Such differences included architecture, design, and locational standards as well as the level of amenities provided. Such developments were occupied entirely by persons of low income, and usually were not subject to ad valorem property taxes.*

*"The Legislature finds and declares that new forms of housing assistance can provide housing for persons of low income in a manner consistent with and supportive of optimum community improvement. Such forms of housing assistance may allow for mixed income occupancy in developments representative of and competitive with similar market rate developments provided by the private sector. Such mixed income developments are frequently comparable to market rate projects in terms of architecture, design, and locational standards as well as the level of amenities provided, and may be subject to ad valorem property taxes.*

*"Recognizing that new forms of housing assistance provide new approaches for housing persons of low income, it is the intent of the Legislature in enacting Sections 37001, 37001.3, and 37001.5 to clarify ambiguities relating to the scope of the applicability of Article XXXIV which now exist. Therefore, and pursuant to Section 2 of Article XXXIV, this part is enacted in order to facilitate the operation of Article XXXIV and is consistent with the provisions of that article."*

California Health and Safety Code §37001 provides specific exceptions to the voter referendum requirement described in Article 34. One of these exceptions (§37001(a)) is for developments that satisfy both of the following:

1. *The development is privately owned housing, receiving no ad valorem property tax exemption, other than exemptions granted pursuant to subdivision (f) or (g) of Section 214 of the Revenue and Taxation Code, not fully reimbursed to all taxing entities; and*
2. *Not more than 49 percent of the dwellings, apartments, or other living accommodations of the development may be occupied by persons of low income.*

As described later in Part III of this report, the proposed senior affordable housing project would be owned and operated by a private non-profit corporation with tax exempt status under Section 501(c) of the Internal Revenue Code. This would categorize the proposed project as "privately owned housing" as described in item (1) above. Further, the proposed project would contain a mix of units for households of Very Low, Low, and Moderate incomes described above in the "Regional Housing Needs Assessment" section. As proposed, more than half of the units (approximately 57%) will be designated for Moderate income households, as opposed to Low (and Very Low) income households; this unit composition satisfies the provision of item (2) above. (See Part III for the proposed unit breakdown.) Since both items (1) and (2) of California Health and Safety Code §37001(a) would be satisfied, the proposed project would be exempt from the Article 34 voter referendum requirement.

The provisions of California Health and Safety Code §37000 *et seq.* are supported by case law and have enabled the development of most affordable housing communities in California in the past several decades.

#### **ARTICLE 34 COMPLIANCE SURVEY**

In response to comments raised at public meetings for the Project regarding the provisions of Article 34 of the California Constitution and the manner in which the proposed Project will comply with said provisions, staff has conducted a survey of cities from throughout California that have completed affordable housing projects similar to the project under consideration. The goal of the survey was to determine how each of these projects addressed Article 34. In order to complete the survey, staff attempted to contact the project manager affiliated with each project to discuss the manner in which the project was completed in conformance with Article 34. A brief summary of each of these projects, along with the project's Article 34 compliance provisions, is included for review.

Staff also contacted representatives from the California Redevelopment Agency (CRA), the League of California Cities (LOCC) and the Southern California Association of Governments (SCAG) in an attempt to identify cities that have had proposed affordable housing projects that were subject to a vote. Representatives from each of these agencies indicated that it is extremely rare that an affordable housing project would require voter approval and they were not personally aware of any affordable housing project that required such action.

The survey information presented below includes a summary of recent projects that have been recognized by CRA as a "Project of the Month" as well as additional information obtained by staff regarding other jurisdictions that have had experience with similar affordable housing projects and Article 34 compliance.

### **Las Brisas (City of Signal Hill)**

The Las Brisas neighborhood of Signal Hill was an area that was planned and partially developed in the 1960's, yet never came together as a self-sustaining community. The area experienced problems with disinvested property owners, which led to urban decay and high crime rates. The Signal Hill Redevelopment Agency was quite concerned about this issue and took steps to improve the area. Using funding from the Redevelopment Agency, a HELP loan, the Los Angeles County Community Development Commission and State tax credit, the City was able to construct a 90-unit apartment development, entirely dedicated to very low- and low- income residents. The project also included the construction of a community center, police substation and a park. One unique aspect of the project is that half of the residential units are dedicated to families dealing with special needs, such as chronic illness, homelessness and domestic violence.

Staff contacted the project manager for this development to discuss the manner in which the project complied with Article 34. The manager was not able to provide information regarding the project's compliance. However, it was indicated that the project did not require voter approval in order to be completed.

### **Cantada Square (City of Anaheim)**

Cantada Square is a 41-unit residential development with 20 for-purchase units dedicated for low- and moderate-income families. The project is located on the site of a vacant Home Depot parking lot which was creating a blighting influence on the surrounding community. In order to provide home ownership opportunities within this development for residents within the low- to moderate- income range, the Anaheim Redevelopment Agency secured \$4.7 million dollars from the State Self-Help, Building Equity and Growth in Neighborhoods and Home Investment Partnership Programs, as well as the Agency's Second Mortgage Assistance and Rehabilitation Loan Program. The project was constructed and is currently managed by a private development company.

According to a City of Anaheim staff member familiar with the project, units within the development are for purchase and therefore were not subject to the provisions of Article 34 of the California State Constitution. The staff member also stated that the City of Anaheim has addressed the issue of Article 34 through the passage of a ballot measure in June 1980. The passage of the measure permits the Anaheim Housing Authority to receive state and federal funds for the acquisition, development and construction of rental housing for elderly, handicapped and low- or moderate-income persons. The provisions of the ballot measure permit said developments to be completed provided no general fund monies are expended on such housing and that housing built or rehabilitated pursuant to this measure does not exceed 5% of the total housing stock of the City of Anaheim. Through the passage of the measure, the City is no longer required to obtain voter approval prior to moving forward with an affordable housing project as long as the abovementioned conditions are met.

### **North Richmond Town Center (Contra Costa County)**

The North Richmond Area of Contra Costa County was an area that was plagued by blight and crime and was in need of a significant rehabilitation. In order to address the concerns of the community, the Contra Costa County Redevelopment Agency worked with residents and other stakeholders in the community to develop solutions that would help to revitalize the area. The result was the construction of the North Richmond Town Center, a mixed-use development that combines 52 apartments for low-income seniors with a commercial center, health facility and a sheriff's substation. The development has provided needed affordable housing for seniors while eliminating blight, reducing crime and creating a sense of community that had been lacking.

According to Contra Costa County staff familiar with the project, the Contra Costa County Redevelopment Agency complies with the provisions of Article 34 by contributing funding to non-profit and/or private developers for the construction and management of affordable housing projects within the County. In exchange for the Agency's funding, the developers agree to provide a certain amount of affordable housing for low-and very-low income residents.

### **Grisham Community Housing Rehabilitation Project (City of Long Beach)**

The City of Long Beach completed the Grisham Community Housing rehabilitation project in April 2004. The project included the acquisition and rehabilitation of 26 four-unit apartments in the north Long Beach community of Grisham. Prior to the project, the area had been plagued by absentee property ownership, poor property management and had become a haven for gang activity. To address the problems in the area, the City rehabilitated 96 units and dedicated them for very low- and low-income families. In addition, an attractive community center, playground and child care center were constructed to meet the community's needs. The City of Long Beach used tax-exempt bonds to fund the construction of the project and entered into a Disposition and Development Agreement with the Los Angeles Community Design Center for the acquisition, rehabilitation and management of the project.

To address the provisions of Article 34, the City of Long Beach established the Long Beach Housing Development Company (LBHDC) in 1989. The LBHDC is a California non-profit public benefit corporation governed by a board comprised of 14 members appointed by the Mayor and City Council. The LBHDC sets policy regarding the acquisition, rehabilitation, sponsorship and construction of affordable housing and works to provide safe, affordable housing for the very low-, low- and moderate income residents of the City of Long Beach.

### **Coliseum Gardens (City of Oakland)**

Coliseum Gardens is a new construction development completed by the Oakland Redevelopment Agency that successfully rehabilitated an area of east Oakland that included outdated public housing, vacant areas and brownfield sites. The Oakland Redevelopment Agency partnered with The Related Companies of California and The East Bay Asian Local Development Corporation to redevelop the site. The project replaced 34 previously existing public housing units and created an additional 81 units that are all dedicated for very low- and low-income families. In addition to the housing development, a community center and playgrounds were also constructed to

complete the rehabilitation of the area. The entire project is privately owned and managed.

Staff has attempted to contact the project managers listed to inquire about Article 34 compliance for this project, and as of May 16, 2007, has yet to receive a response. However, it should be noted that staff has not been able locate any information that indicates that the abovementioned project was subject to voter approval.

#### **Mandela Gateway (City of Oakland)**

Another project completed by the Oakland Redevelopment Agency, very similar to the previously mentioned Coliseum Gardens project, is the Mandela Gateway. This project revitalized a previously distressed public housing project as well as several underutilized lots and replaced them with a 168-unit mixed-income for-rent housing project, along with 20,000 square feet of commercial space. The Oakland Redevelopment Agency partnered with the Oakland Housing Authority and the BRIDGE Housing Corporation to complete the project. The project is part of a larger renovation of the surrounding neighborhood and has been instrumental in attracting private developers to the area.

Staff has attempted to contact the project managers listed to inquire about Article 34 compliance for this project, and as of May 16, 2007, has yet to receive a response. However, it should be noted that staff has not been able locate any information that indicates that the abovementioned project was subject to voter approval.

#### **Phoenix Park (City of Sacramento)**

In 1998, the City of Sacramento, along with the Sacramento Housing and Redevelopment Agency (SHRA) acquired 116 privately owned fourplex buildings in the Franklin Villa neighborhood of south Sacramento. The neighborhood had been neglected and had become one of the most crime-ridden areas in Sacramento. Once acquired, the City and the SHRA rebuilt the neighborhood with 1, 2, 3 and 4-bedroom rental apartments for low-income families and seniors. In addition, a community center, several playgrounds and a swimming pool were completed with the project. The Norwood Avenue Housing Corporation, a non-profit affiliate of the SHRA, serves as the managing general partner of the property and property management services are handled by the John Stewart Corporation.

According to City of Sacramento staff familiar with the project, the Sacramento Housing and Redevelopment Agency complied with the provisions of Article 34 for this project by partnering with a non-profit agency to construct and manage the facility.

#### **Cornerstone Village (City of Santa Ana)**

The Community Redevelopment Agency of the City of Santa Ana, in collaboration with Jamboree Housing and Orange Housing Development Corporations, completed construction of Cornerstone Village in 2004. The project involved the renovation and rehabilitation of 48 apartment buildings, totaling 527 units, in the Minnie Street neighborhood of Santa Ana. The City assisted Jamboree Housing and the Orange Housing Development Corporation by providing HOME funds for the acquisition of the property and Tax Increment funds for the rehabilitation of the property. In addition,

CHFA HELP Loan funds were used to rehabilitate five of the involved buildings. In addition to the construction and renovation of affordable housing, the project included improvements to public and common areas.

Staff spoke with the project manager for this development in order to determine how the project complied with the provisions of Article 34. The manager stated that the project was not subject to a vote of the residents of the City and that Article 34 was not a significant issue in the completion of this project.

#### **Casa de Las Fuentes (City of Santa Barbara)**

The Santa Barbara Redevelopment Agency dedicated the Casa de Las Fuentes affordable housing residential development in 2002. The project provides work force housing for low- and moderate-income residents of the downtown Santa Barbara area. The development is the first in a series of projects that will be completed in partnership with the Downtown Worker Housing program and the City's Housing Authority. Casa de Las Fuentes is a "smart growth" project that is intended to blend well with the surrounding neighborhood while serving to enhance vital weekend and evening patronage of local businesses.

Staff has attempted to contact the project managers listed to inquire about Article 34 compliance for this project, and as of May 16, 2007, has yet to receive a response. However, it should be noted that staff has not been able locate any information that indicates that the abovementioned project was subject to voter approval.

#### **Hillside Village (City of Poway)**

The City of Poway is in the process of revitalizing the Poway Road Corridor that runs through the City's Town Center district. As part of this revitalization project, the City of Poway and the Poway Redevelopment Agency focused on the development of a previously underused vacant parcel of land directly adjacent to the subject area. The project resulted in the construction of the Hillside Village, a 71-unit affordable apartment development designed for very low- and low- income residents. The project was made possible by a public-private partnership with the City of Poway, the Poway Redevelopment Agency, the County of San Diego, Community Housing Works and the Central Pacific Housing and Development Corporation.

Aside from providing much needed affordable housing for the residents of Poway, the project included the construction of a community and daycare center, several playgrounds and an office for a full-time resident services coordinator who assists residents in accessing community resources and programs.

Staff has attempted to contact the project managers listed to inquire about Article 34 compliance for this project, and as of May 16, 2007, has yet to receive a response. However, it should be noted that staff has not been able locate any information that indicates that the abovementioned project was subject to voter approval.

#### **Vista Del Rio (City of Bell Gardens and City of Commerce)**

The Vista Del Rio housing development was completed through the establishment of a public-private partnership between the cities of Bell Gardens and Commerce, their respective Redevelopment Agencies, The Lee Group, TELACU Development and

Braemar Urban Ventures. Bell Gardens and Commerce were able to use their redevelopment funds in order to leverage the private partners' investment to ensure that half of the homes built in the Vista Del Rio development were dedicated to low- and moderate-income residents.

The project, which is located along the border of the two cities, was completed on the site of a former dump that required nearly eight years of remediation to rehabilitate. Upon its completion, the development provided 102 detached single-family homes, of which 51 are designated as affordable to low- and moderate-income families. Ultimately the project was successful in rehabilitating a former brownfield site, while also addressing the urgent need for affordable housing in communities with a population that generates a relatively low annual median income (\$34,000 for the Commerce and \$23,800 for Bell Gardens).

Staff has attempted to contact the project managers listed to inquire about Article 34 compliance for this project, and as of May 16, 2007, has yet to receive a response. However, it should be noted that staff has not been able locate any information that indicates that the abovementioned project was subject to voter approval.

#### **Providence Walk (City of Fairfield)**

The City of Fairfield completed a 107-unit detached for-sale condominium project in 2005. The project is located on the site of a former dilapidated mobile home park and apartment complex that had become a center for drug and other criminal activity. In order to rehabilitate the site, the Fairfield Redevelopment Agency entered into a Disposition and Development Agreement with The Olson Company to develop and construct the project. Under the terms of the agreement, The Olson Company agreed to pay the Agency the appraised value of the land, with the Agency then agreeing to set aside half of the proceeds from the sale to assist low- and moderate-income purchasers of the 43 designated affordable units. The Agency leveraged its funding of the project with \$900,000 in funding from the State BEGIN fund to provide first time homebuyer assistance to 30 of the 43 affordable homebuyers.

The public-private partnership between the City of Fairfield and The Olson Company has provided much needed affordable housing and has redeveloped a formerly crime ridden and blighted area.

Staff has attempted to contact the project managers listed to inquire about Article 34 compliance for this project, and as of May 16, 2007, has yet to receive a response. However, it should be noted that staff has not been able locate any information that indicates that the abovementioned project was subject to voter approval.

#### **Heritage Park – Glendale (City of Glendale)**

In order to address an ongoing need for affordable housing, the City of Glendale completed Heritage Park – Glendale, a 52-unit, affordable senior rental housing project. The intent of the project was to revitalize an aging and outdated neighborhood, promote a jobs-housing balance and improve after-hours vitality in the surrounding commercial areas, while at the same time addressing the pressing need for affordable housing. To finance the project the City used State Multifamily

Housing Revenue Bonds, tax credits, Redevelopment Agency Housing Set-Aside funds and Federal HOME funds.

In order to complete the project, the City also had to address zoning issues in the subject neighborhood. The City held several public outreach meetings to obtain feedback from the community with regard to the potential re-zoning of the area. The result of these meetings was the adoption of new zoning guidelines that successfully embody the City's long-term vision for the neighborhood.

The completed project provides much needed affordable housing and senior services to senior residents of Glendale. Aside from the provision of housing, the project included the construction of an indoor/outdoor community room, craft and activity facilities and the location of an on-site Social Services Coordinator who is available to assist residents with their unique needs.

Staff has attempted to contact the project managers listed to inquire about Article 34 compliance for this project, and as of May 16, 2007, has yet to receive a response. However, it should be noted that staff has not been able locate any information that indicates that the abovementioned project was subject to voter approval.

#### **Heritage Estates (City of Livermore)**

The City of Livermore recently completed construction of the 250-unit Heritage Estates affordable senior housing development. The project was completed in collaboration with the City of Livermore Redevelopment Agency, ValleyCare Senior Housing and Leisure Care Retirement Communities. Prior to construction, the project site was a vacant 10-acre lot that was owned by the Redevelopment Agency. The goal of the project was to create a full service affordable senior housing community. To accomplish this the City constructed a 250-unit senior community that offers 103 units dedicated for low- and very low- income households and includes a full range of services, from two full service dining rooms, a beauty shop and game rooms to access to a 32-bed skilled nursing facility that is located adjacent to the property.

The project was financed using tax-exempt bonds allocated by the California Debt Limit Allocation Committee, tax credit equity, owner's equity and a second mortgage from the Redevelopment Agency. Additionally, financing also included the fee interest purchase of the land by ValleyCare Senior Housing, Incorporated from the Redevelopment Agency. The entire Heritage Estates facility is currently owned and operated by Leisure Care Retirement Communities.

The project has successfully rehabilitated a formerly vacant and environmentally contaminated site and has provided a vibrant senior housing community that has been able to address the affordable housing needs of the area's senior population.

Staff has attempted to contact the project managers listed to inquire about Article 34 compliance for this project, and as of May 16, 2007, has yet to receive a response. However, it should be noted that staff has not been able locate any information that indicates that the abovementioned project was subject to voter approval.

### **Olive Villas (City of Long Beach)**

As part of the ongoing renovation of the downtown area of Long Beach, the City of Long Beach, the Redevelopment Agency and the Long Beach Housing Bureau have taken steps to address some of the problems experienced along Long Beach Boulevard. For many years the area had been in a state of decline and was on the verge of becoming an "obsolete urban wasteland." In order to resolve some of the troubles within the area the City partnered with Livable Spaces, a non-profit developer, to construct a 58-unit affordable housing multi-family residential project. The Redevelopment Agency agreed to provide financing for both land acquisition and subsidies to the homebuyers in exchange for the developer's provision of 44 units affordable to families with annual incomes between \$24,000 and \$67,000.

To address the provisions of Article 34 in affordable rental housing projects, the City of Long Beach established the Long Beach Housing Development Company (LBHDC) in 1989. The LBHDC is a California non-profit public benefit corporation governed by a board comprised of 14 members appointed by the Mayor and City Council. The LBHDC sets policy regarding the acquisition, rehabilitation, sponsorship and construction of affordable housing and works to provide safe, affordable housing for the very low-, low- and moderate-income residents of the City of Long Beach.

### **Founders Village (City of Fountain Valley and Fountain Valley Unified School District)**

A project that closely mirrors the project currently being considered by the City of Cerritos is the Founders Village senior housing development in the City of Fountain Valley. Fountain Valley was faced with a need for senior housing in order to address a growing senior population that comprised 24% of the City's total population. A development opportunity arose when the Fountain Valley School District announced their plans to sell the former site of Fountain Valley elementary school. The surplus property site was an ideal location for a senior housing development because of its proximity to a medical center, a hospital and a shopping center. Upon being informed of the City's interest in the property and the potential project, the School District was eager to participate and be a partner in the development.

In order to narrow the focus of the project and to obtain feedback regarding the needs of the community, a number of public meetings were held. The feedback obtained from the meetings allowed the City and District to develop a customized project plan that included the construction of 156 apartments for very low- and low-income seniors, 54 condominiums for low- and moderate- income seniors and a 16,550 square foot senior center.

To fund the project, a number of funding sources were used. The District expressed an interest in retaining ownership of as much of the property site as possible. The District sold 3.8 acres to the developer of the project, KD Housing Partners, for the construction of the condominium component and entered into a 55-year ground lease with the developer for the 4.6 acre apartment component. Finally, the District leased the remaining 2.6 acres of the site to the City for the location of the senior center.

The Fountain Valley Redevelopment Agency wished to use its low- and moderate-income housing funds for the senior housing project. To accomplish this, the Agency

provided the developer with a \$5.6 million loan for the construction of the apartments and an \$850,000 grant for the construction of the condominiums. In exchange, long-term affordability was guaranteed through the establishment of affordability covenants of 55 years for the apartments and 45 years for the condominiums.

The County of Orange also provided the developer with a loan to assist with the construction of the apartments. Additional funding for the project was obtained by the developer through tax credits and conventional loans.

The senior center was financed through the use of a Certificate of Participation with the City. CDBG funds were also used to pay for the architectural design, furnishings and equipment of the senior center.

The completed project has successfully addressed the need for affordable senior housing in Fountain Valley and has been well received within the community. Through the course of the public scoping meetings, the City was able to identify the specific needs of the community and was able to create a development that was tailored to meet those needs. The project could not have been completed without the joint cooperation of the City, the Redevelopment Agency, the School District and the developer, and has been beneficial to all of the parties involved.

Staff has attempted to contact the project managers listed to inquire about Article 34 compliance for this project, and as of May 16, 2007, has yet to receive a response. However, it should be noted that staff has not been able locate any information that indicates that the abovementioned project was subject to voter approval.

### **Talmadge Senior Village (City of San Diego)**

The Talmadge Senior Village affordable housing project was opened in late 2006 in the City of San Diego. The \$18.6 million mixed-use development replaced an older motel along El Cajon Boulevard, a location that places Talmadge Village in close proximity to vital senior services such as public transportation, grocery markets, parks, medical centers, and pharmacies.

Talmadge offers ninety (90) affordable housing units as well as commercial and community spaces to low-income seniors and was built on 0.87 acres with underground parking and a 1,573 square foot senior activity and wellness center. The senior center serves as a gathering place of the community's elderly residents, and will offer health, educational, and social services through a local non-profit organization.

Staff contacted the project manager for this development to discuss the manner in which the project complied with Article 34. The manager stated that the area in question was in significant need of redevelopment and that residents within the area were very excited about the prospects of City assistance to renovate the neighborhood. The project met virtually no resistance and the provisions of Article 34 were not an issue in the completion of the project.

### **Mission Creek Senior Community (City of San Francisco)**

The Mission Creek Senior Community is a collaboration between the San Francisco Redevelopment Agency, the San Francisco Public Library, the San Francisco

Department of Public Health, the California Department of Housing and Community Development, and local community housing non-profit organizations, which will provide 140 affordable apartment units for seniors age 62 or over. The project will offer such amenities as an adult day health center, a public library branch, corner retail space, and a community-serving meeting hall. The management of the facility will be provided by a local non-profit housing organization.

Staff contacted the project manager for this development to discuss the manner in which the project complied with Article 34. The manager stated that the City passed a voter approved provision that permits the City of San Francisco to construct affordable housing developments provided that the number of affordable developments does not exceed a pre-determined threshold. Individual affordable housing developments do not require voter approval, nor is there a requirement for the formation of a non-profit entity or a cap on the number of very low- and low-income units within a development, provided the project does not exceed the voter approved maximum number of affordable housing projects. As projects continue to be built the development threshold continues to be reduced and the number of units that can be constructed without addressing the provisions of Article 34 decreases.

### **Mountain View Senior Apartments (City of Ontario)**

The City of Ontario began the Mountain View project with the intent to increase low income housing opportunities for local seniors because the average waiting period for a senior to move into a rent-restricted unit was approximately one year. The Mountain View Senior Apartments provide 106 units with high-quality architectural features that capture the California Craftsman look predominating in nearby older surrounding neighborhoods. In addition, a 2,634 square foot community center, pool and spa, fitness room, and computer lab are available to the tenants. Services provided to seniors include a free wellness program, which involves exercise and fitness classes, monthly lectures on various topics, and resources provided by community-based public and private agencies.

Staff contacted the project manager for this development to discuss the manner in which the project complied with Article 34. The project manager stated that the City of Ontario passed a voter approved ballot measure which permits the City to construct affordable housing developments in accordance with the provisions of Article 34 provided that the total number of affordable housing units does not exceed a pre-determined percentage of the total housing stock of the City.

### **Jacaranda Apartments (City of Fullerton)**

The Fullerton City Council approved a new 131-unit senior housing development in September 2006, to be located on a former racquetball club site on Rosecrans Ave. west of Euclid Street. The new facility will provide housing for persons 55 years of age and older, and will be designed with a "mountain resort" concept, which will include gable roofs, decorative chimneys, and a combination of wood siding, stucco, and stonework to complement and blend in with the surrounding neighborhood. The 6.1 acre site will be designed around a recreational courtyard, which includes a pool and a 3,756-square-foot clubhouse/leasing office and will include landscape features such as pines, sycamores, and oaks, as well as jacaranda and fig leaf trees.

Staff contacted the project manager for this development to discuss the manner in which the project complied with Article 34. This project is still in the planning phases and the details of Article 34 compliance have yet to be addressed.

### **Seasons at Los Robles (City of Anderson)**

The City of Anderson is a small city of 10,000 people located in northern California. Over the last 10-15 years the City had experienced a growth in crime rate, deterioration of its downtown area and an overall increase in blighting conditions that has been attributed to the decline of the local timber industry, which was a main employer of City residents. In order to address these problems and to reverse the negative trend, the Anderson Redevelopment Agency formed a redevelopment project area in 2000 for the specific purpose of cleaning up the downtown area. The City's first priority within the newly formed project area was to rehabilitate the former Anderson Oaks apartment complex, which had become a center for drug and other criminal activity and had fallen into a state of disrepair.

The City purchased the six-building apartment complex for \$1,050,000 in 2001 and immediately began negotiations with a private developer in order to draft a development agreement for the development of an affordable living senior apartment complex. Under the terms of the development agreement, the developer agreed to lease the land for \$1 per year and would purchase the existing on-site improvements for \$700,000. To finance the rehabilitation of the site, which included complete demolition and replacement of two of the six buildings, the City, Agency and the developer were able to leverage a \$7.7 million financing package that included state and federal low-income housing tax credits, tax exempt bonds, CDBG and HOME funds and loans from the Federal Home Loan Bank's Affordable Housing program and CalHFA's HELP program. Additionally, California Community Reinvestment Corporation, Washington Mutual and Bank of America provided permanent financing and construction financing. The project was completed in 2005 and provided a total of 58 units, all of which are dedicated to very low- and low-income residents. The project has been instrumental in sparking the interest of private developers to reinvest in the City's downtown area and has provided much needed senior affordable housing within the community.

Staff spoke with the project manager for this development in order to determine how the project complied with the provisions of Article 34. The manager stated that the project was not subject to a vote of the residents of the City and that Article 34 was not an issue in the completion of this project.

### **SUMMARY**

Through the course of staff's research on this matter, the issue of Article 34 compliance has not appeared to be a significant concern or roadblock in the construction of affordable housing projects. To date, staff has been unable to identify any project that has required voter approval. Several cities and agencies have created non-profit housing corporations for the purpose of constructing and managing affordable housing within their respective jurisdictions. Others have addressed the issue of Article 34 compliance through the passage of voter approved measures which have given the jurisdiction the ability to construct individual affordable housing developments without the need for voter approval, provided the number of affordable units does not exceed a pre-determined maximum percentage

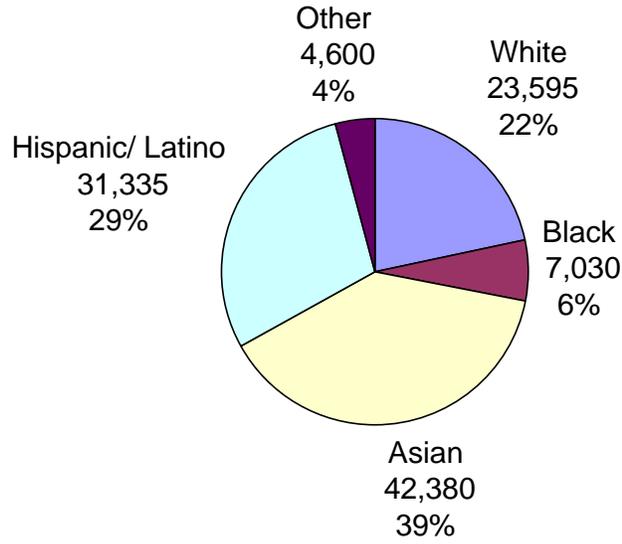
of the city's total housing stock. Finally, in other jurisdictions where affordable housing and city or agency participation were much needed, the issue of Article 34 compliance has not been raised. Projects in both Signal Hill and San Diego are examples of projects where Article 34 was not a significant consideration in the construction of the projects.

Following the abovementioned survey, staff has continued to research affordable housing developments from jurisdictions throughout California in order to determine the manner in which these projects have complied with the provisions of Article 34. The results of these continued efforts have not uncovered any additional new or unique methods of addressing Article 34, nor has it identified any projects that have been subject to voter approval.

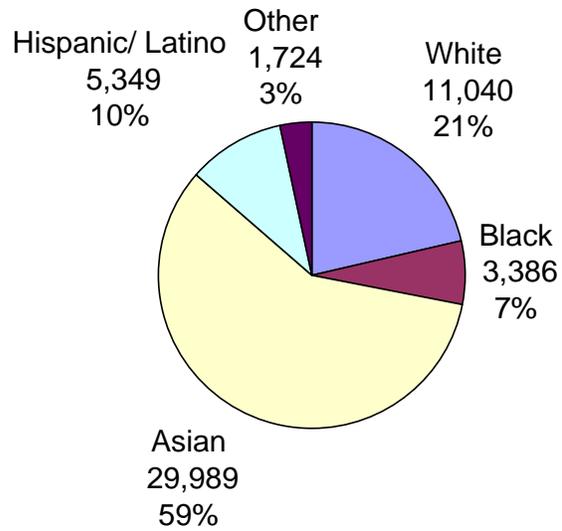
The proposed Project at the Norwalk Boulevard property is in full compliance with the provisions of Article 34 and is not subject to voter approval. However, it must be noted that if the proposed project were presented for a direct vote of the residents of the City of Cerritos, and if the proposal were to be rejected by a majority of voters, this would not absolve the City of its State mandated responsibility to construct affordable housing or to expend 20% set-aside funds on affordable housing.

**Racial/Ethnic Composition by Geography\***

ABC Unified School District



City of Cerritos



\* Source: 2000 Census and U.S. Department of Education.