

# City of Cerritos 2021-2029 Housing Element Update

MAY 27, 2021



# Overview

---

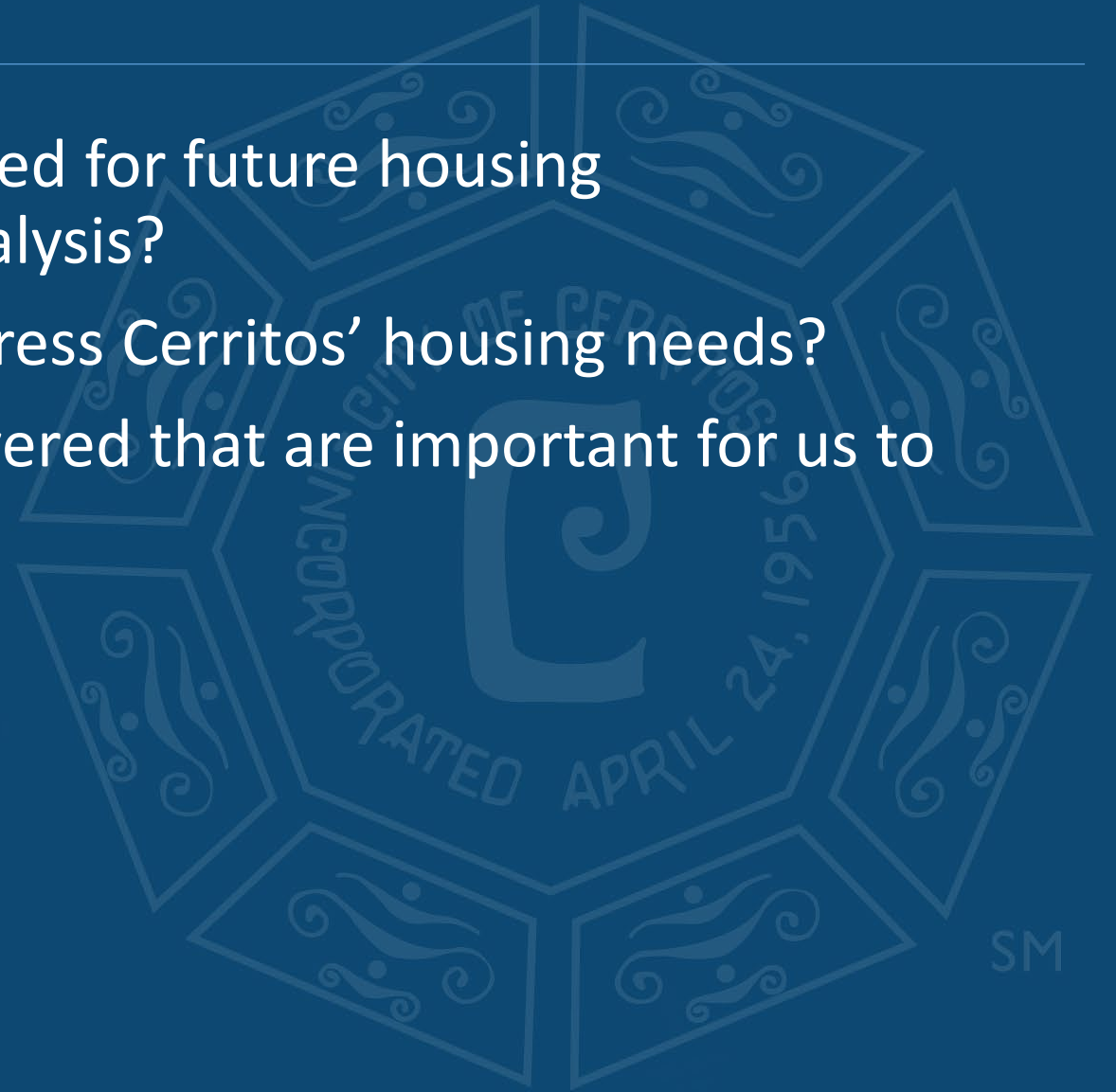
- *Introductions*
- *What is the Housing Element?*
- *Housing Element Requirements and Process*
- *2013 - 2021 Housing Element Accomplishments*
- *Cerritos Today*
- *Regional Housing Needs Assessment (RHNA)*
- *Sites Inventory Criteria*
- *Site Opportunity Examples*
- *Housing Types/Densities*



# Discussion

---

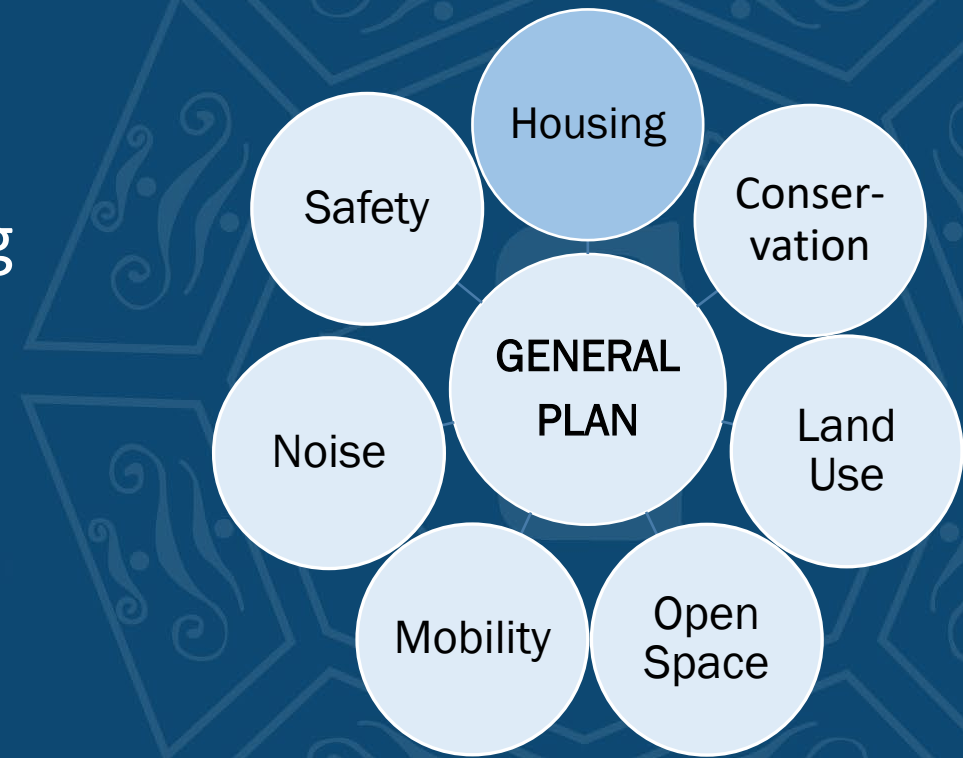
- What areas or sites should be considered for future housing opportunities in the sites inventory analysis?
- What types of housing would best address Cerritos' housing needs?
- Are there other issues we have not covered that are important for us to consider?





# What is the Housing Element?

- One of **seven** required elements of the General Plan
- Assessment of City's housing needs and how best to accommodate existing and future housing needs
- Update required every **eight (8) years**
  - **Deadline:** October 15, 2021 + 120-day grace-period
- Reviewed for compliance by the California Dept. of Housing and Community Development (**HCD**)



# Housing Element Requirements

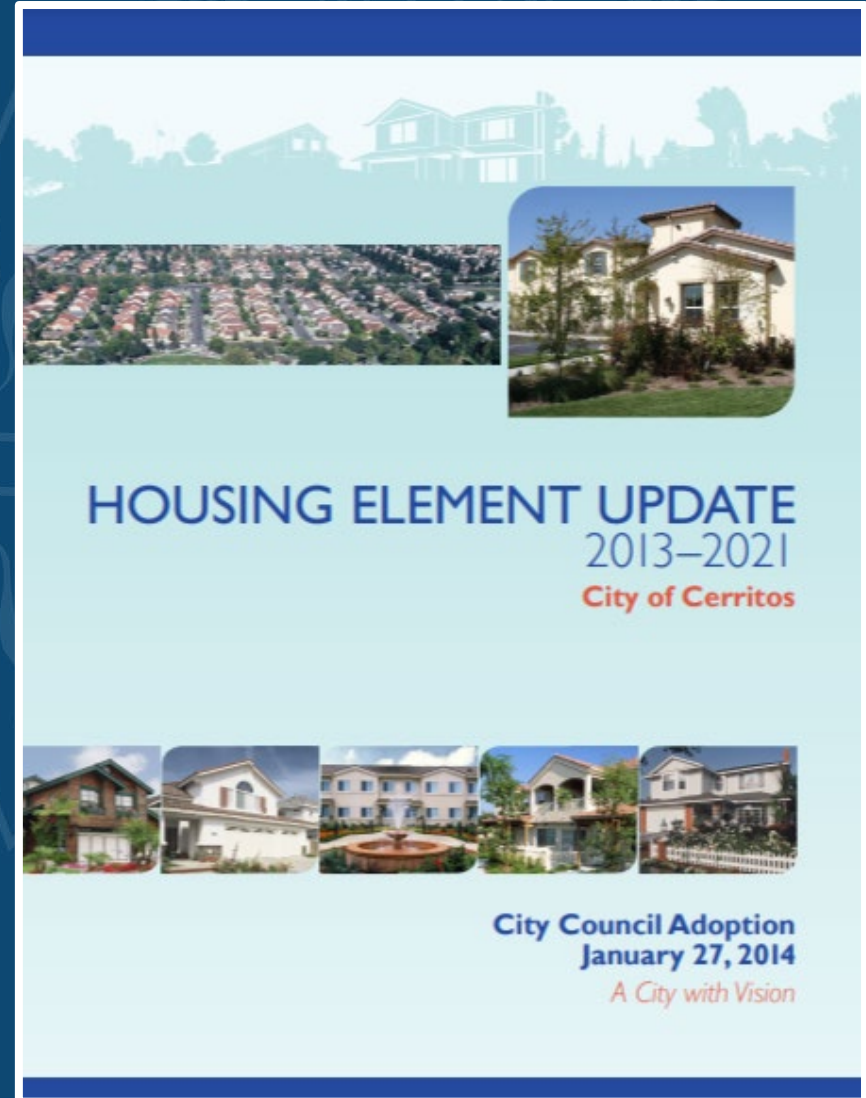
- Accommodate projected housing demand, as mandated by the State with the Regional Housing Needs Assessment (RHNA)
- Includes policies and programs to:
  - Preserve existing affordable housing
  - Preserve and/or improve the quality of existing housing
  - Facilitate housing development for all income levels and household types including special needs populations
  - Promote fair housing for all



Shadow Park – Completed 1978/79

# Housing Element Contents

- Introduction
  - Summary of Outreach Process
- Needs Assessment
- Constraints Analysis
- Inventory of Sites for Future Housing Development
- Resources and Opportunities
- Review of Past Accomplishments
- Housing Action Plan





# Benefits of HCD Compliance

- Presumption of **legally adequate Housing Element** in courts
- Maintain eligibility for **State housing funds**
- Don't face **RHNA carry-over** into next Housing Element cycle



Avalon (formerly Sage)  
– Completed 2017

# Consequences of Noncompliance

---

- Risk of Litigation (AB 72, AB 101)
  - HCD monitors for non-compliance; reports to Attorney General (AG)
  - Court-imposed fines up to \$100k per month
  - Huntington Beach and Pleasanton sued by AG
  - Pomona and San Clemente sued by nonprofits
- Ineligibility for State Grants
  - SB 2/Local Early Action Planning (LEAP)/CalHome
  - Other infrastructure/transportation funds being considered
- Loss of permitting authority
  - Suspend City's authority to issue building permits, grant zoning changes, variances, or subdivision map approvals



# 2013 - 2021 Housing Element Accomplishments

- Key Housing Developments
  - Plaza Walk Townhomes – 25 units
  - Aria Luxury Apartments – 197 units
  - Avalon Apartments (formerly Sage) – 132 units



**Plaza Walk – Completed 2014**



**Aria Apartments – Completed 2015**



**Avalon – Completed 2017**

# 2013 - 2021 Housing Element Accomplishments

---

- Key City Housing Programs

- **Emergency Shelter Program** established
- Cerritos Senior Center partnering with Human Services Association to provide services to qualifying low-income seniors
- **Boarding House Permit** process approved; homeowners can rent portion of dwelling unit for long-term purposes
- Energy Conservation and Green Development Program **expediting planning services** for projects promoting green and sustainable development
- Awarded HCD and SCAG grant to implement **online permitting system**

# 2021-2029 Housing Element Update Process

**COMPLETED**

**WINTER 2021**

- Hire Consultant: RRM Design
- Community Outreach: Stakeholder Interviews
- Housing Needs Assessment Analysis

**IN PROGRESS**

**SPRING 2021**

- Community Outreach: Community Survey & City Council Study Session
- Analysis: Site Inventory & Housing Opportunity/Constraints

**SUMMER 2021**

**COMING SOON**

- Community Outreach: Community Workshop
- Document Preparation: Housing Element & CEQA

**FALL 2021**

**COMING SOON**

- Consideration for Adoption: Planning Commission & City Council
- Certification by HCD

**WINTER 2021**

**COMING SOON**

- Final Approval of HCD Certified Housing Element: Planning Commission & City Council
- Implementation of Housing Element




# Outreach Opportunities

---

- Stakeholder Interviews (completed in March)
- Online Housing Needs Survey (May 12 – June 11)
- City Council Study Session (May 27)
- Community Workshop (est. June)
- Public Review and Adoption Hearings (Summer/Fall)



# Housing Element Survey

- Available May 12 – June 11
- Available to the general public
- Hard copy survey:
  - Call the Dept. of Community Development at (562) 916-1201
- QR Code: 
- Survey link:
  - <https://www.surveymonkey.com/r/CerritosHEU>



## City of Cerritos Housing Element Update Online Survey Online Housing Needs Survey

As required by State housing law, the City of Cerritos is currently in the process of updating its Housing Element for the 2021-2029 planning period. The Housing Element outlines the City's housing policies, goals, programs, and opportunities for new housing development over the next eight years. As part of the State's efforts to provide housing opportunities for all income categories and housing types, the State quantifies projected housing needs and assigns housing allocations to each jurisdiction throughout California. This allocation, called the Regional Housing Needs Assessment (RHNA), is the total number of housing units that a jurisdiction must plan for in its respective Housing Element. For the 2021-2029 Housing Element period, the City of Cerritos was allocated a total of 1,908 housing units, which must be planned for construction during this period.

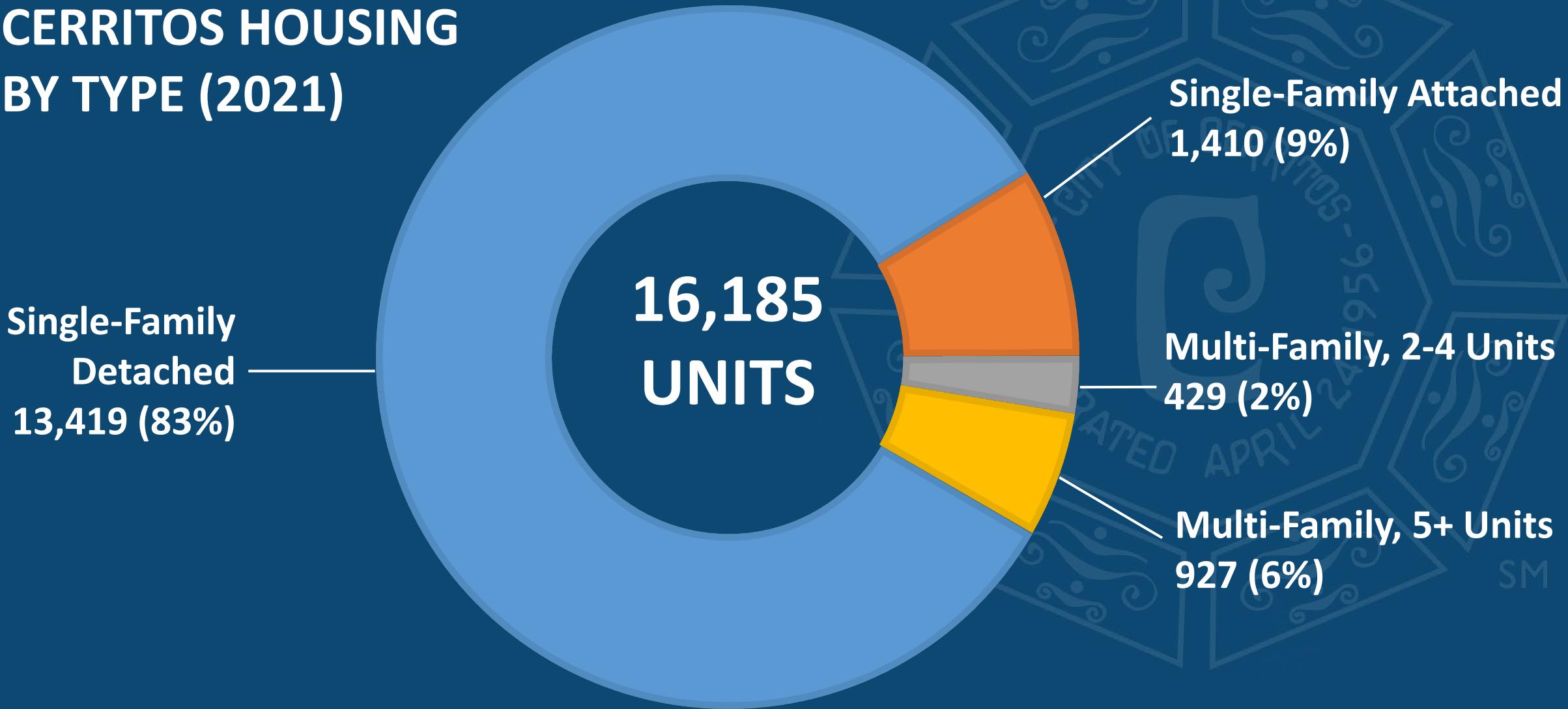
The City of Cerritos is conducting an online Housing Needs Survey as part of its community outreach efforts during the Housing Element update. The feedback provided in this housing survey will help inform and plan for the future of housing in Cerritos. This survey will gather community feedback on housing preferences, needs, and future housing opportunities in the City. Please note that survey respondents and responses will remain anonymous. If you would like to be more involved with the City's Housing Element Update, or stay up-to-date and be notified of updates to the Housing Element process, please visit the City's Housing Element web page at the following link:

[http://www.cerritos.us/GOVERNMENT/city\\_regulations/housing\\_element.php](http://www.cerritos.us/GOVERNMENT/city_regulations/housing_element.php)

In addition, should you have any additional questions, please contact the Department of Community Development at (562) 916-1201. Thank you for participating in the City's first step in the ongoing community engagement process associated with the update of the City's Housing Element Update. Your input and feedback is appreciated.

# Cerritos Today

## CERRITOS HOUSING BY TYPE (2021)



Source: CA DOF E-5 Population and Housing Unit Estimates - 2021



# Cerritos Today

## Income Distribution

Income Category (% of County AMI)	Households	Percent
Extremely Low (<30% AMI)	1,390	9%
Very Low (31-50% AMI)	1,275	8%
Low (51-80% AMI)	2,050	13%
Moderate (>80-100% AMI)	1,570	10%
Above Moderate (>100-120% AMI)	9,255	60%
<b>Total</b>	<b>15,540</b>	<b>100%</b>

Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS), US Census Bureau

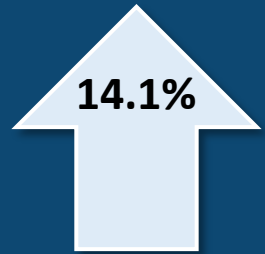
- Los Angeles County Average Medium Income (AMI): \$80,000
- Income categories are defined by the State; based on varying percentages of Area Median Income (AMI)
- Housing is considered “affordable” if occupants pay no more than 30% of their income on housing costs

# Cerritos Today

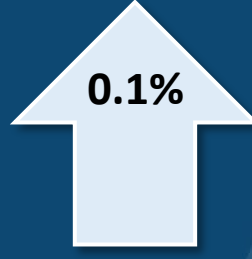
## 2010 – 2019 General Demographic Trends



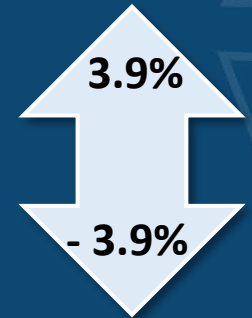
Total Population  
(49,432 to 49,589)



65+ Age Group  
(19.1% to 33.2%)  
*Fastest growing age group*



Household Size  
(3.1 to 3.2)



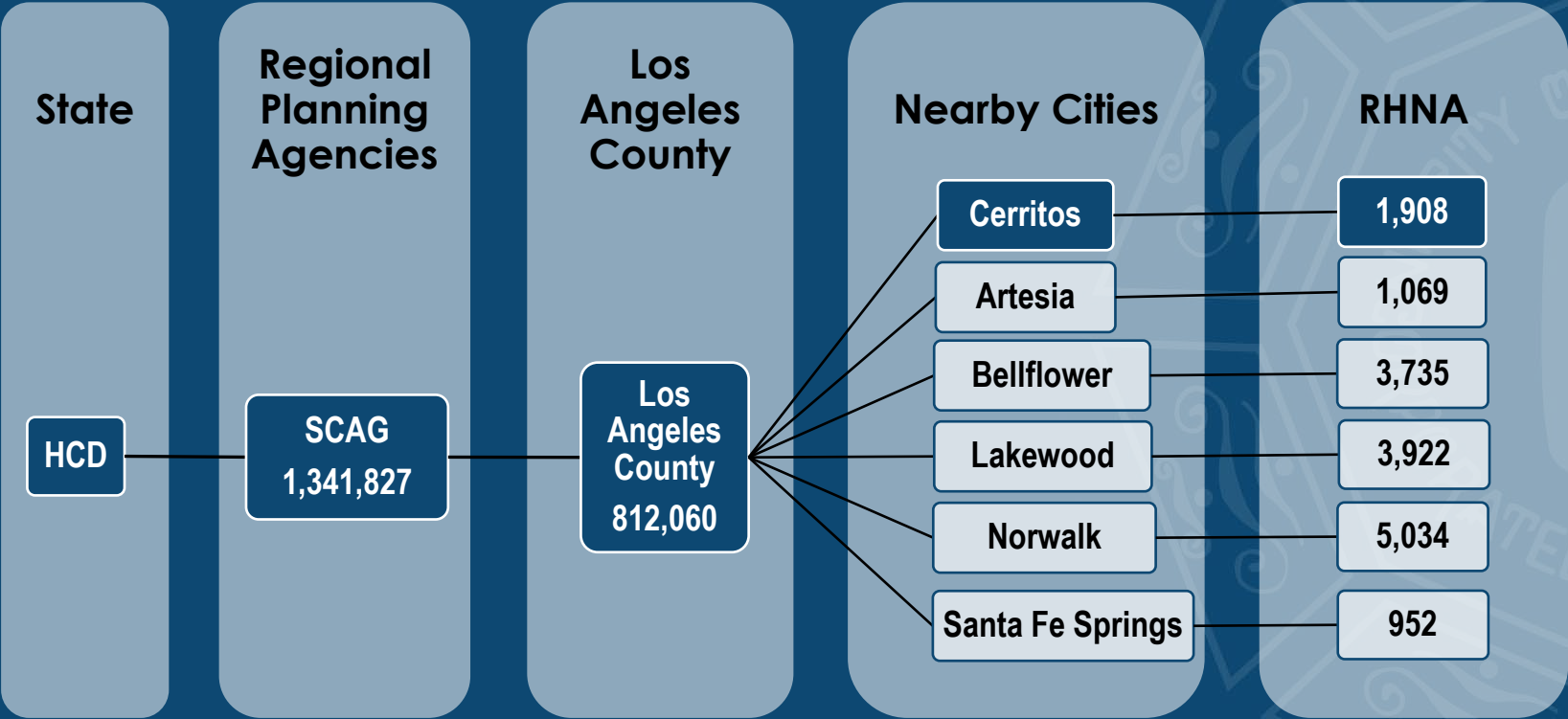
Renters  
(18.7% to 22.6%)

Homeownership  
(81.2% to 77.3%)

Source: 2010 Census, 2015-2019 American Communities Survey

Trends show a steadily growing population of older residents with fewer homeownership opportunities for younger families and households

# Regional Housing Needs Assessment (RHNA)



Each jurisdiction must demonstrate in its Housing Element that it can accommodate its **total RHNA allocation**.

Source: SCAG Proposed Final RHNA Allocation, March 4, 2021, approved by HCD March 22, 2021



# Regional Housing Needs Assessment (RHNA)

- RHNA Allocation: Total number of housing units that must be planned and zoned for in a Housing Element

Income Category	CERRITOS RHNA			
	5 <sup>th</sup> Cycle (2013-2021)		6 <sup>th</sup> Cycle (2021-2029)	
<b>Very Low*</b>	23	26.74%	679	35.58%
<b>Low</b>	14	16.28%	345	18.08%
<b>Moderate</b>	14	16.28%	332	17.40%
<b>Above Moderate</b>	35	40.70%	552	28.94%
<b>Total</b>	86	<b>100%</b>	<b>1,908</b>	<b>100%</b>
*Pursuant to Government Code 65583(a)(1), 50% of the very low category is assumed to be extremely low income				
<b>Los Angeles County Average Median Income (AMI) = \$77,300</b>				

Sources: 2013 – 2021 Cerritos Housing Element; SCAG Proposed Final RHNA Allocation, March 4, 2021; State Income Limits for 2020, Department of Housing and Community Development, April 30, 2020

# Where is Cerritos in the Housing Element Update process?

- Stakeholder interviews completed
- Housing Needs Survey launched on City website
- Background Assessment/Data and Sites Analysis underway
- Preparing Draft Housing Element Update (HEU)



# Stakeholder Interviews

---

- Twelve (12) participants:
  - Developers, local/regional service providers, school districts
- Emerging Themes
  - Development standards could be modified
  - Encourage partnerships with service or non-traditional organizations
  - Consider land use zoning changes
  - Analyze effectiveness of requiring affordable housing
  - Streamline the development application process
  - Locate new housing areas along major commercial corridors, underutilized sites, etc.



# Sites Inventory Requirements

4 <sup>TH</sup> and 5 <sup>TH</sup> CYCLE HOUSING ELEMENT	6 <sup>TH</sup> CYCLE HOUSING ELEMENT
Parcel Size	Parcel Size
General Plan and Zoning Designations	General Plan and Zoning Designations
Description of Non-Vacant Sites	Description of Non-Vacant Sites
Site must have <u>realistic and demonstrated potential</u> for redevelopment	<b>Site must have <u>realistic and demonstrated potential</u> for redevelopment</b>
Default density: 30 units/acre for lower income housing	Default density: 30 units/acre for lower income housing
	<b>Must identify sites with APN</b>
	<b>Publicly owned/leased sites (Surplus Land Act)</b>
	<b>Available/planned access to utilities</b>
	<b>RHNA income category the parcel is expected to accommodate</b>
	<b>Identify if site was used in a previous inventory</b>

# Sites Inventory Considerations

- Criteria for Selecting Potential Sites
  - **Existing use** – high vacancy/turnover rates, declining/marginal operations, outdated model of business
  - **Age and condition of structure**
  - Existing use of land – existing number of units on site or Floor-Area Ratio
  - Expressed **interest** of property owners or developers for redevelopment
  - Areas exhibiting **active** development activities
  - **Distribution** of housing opportunities throughout the community



Shadow Park – Completed 1978/79

# Sites Inventory Considerations

---

- Rezoning of Sites
  - If adequate **housing sites are not currently available** under existing zoning, City must include a rezoning program in the Housing Element
  - Rezoning of sites shall occur **within three (3) years** of HEU adoption, per State law
  - **Overlay zones may be used** in-lieu of rezoning so that underlying zoning (e.g., Commercial or Industrial) continues to control the property



# Sites Inventory Considerations

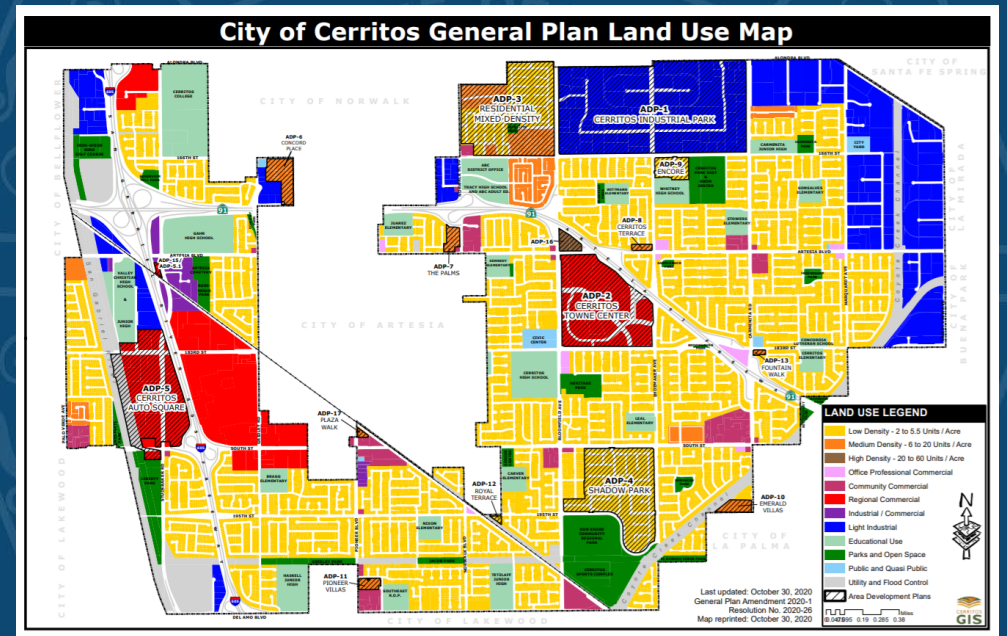
- Strategic Sources
  - RHNA 4<sup>th</sup> and 5<sup>th</sup> Cycle Sites
  - Vacant/Underutilized Parcels
  - Public Property (State and Local)
  - Re-zoning
  - Infill projects
  - Access to high-performing schools and jobs
  - Access to community amenities



**Fountain Walk –  
Completed 2007**

# Sites Inventory Discussion

- Cerritos Residential Land Use Categories
  - Low Density Residential (2 to 5.5 du/acre)
  - Medium Density Residential (6 to 20 du/acre)
  - High Density Residential (20 to 60 du/acre)
- Default density = 30 units/acre to be adequate for lower income housing



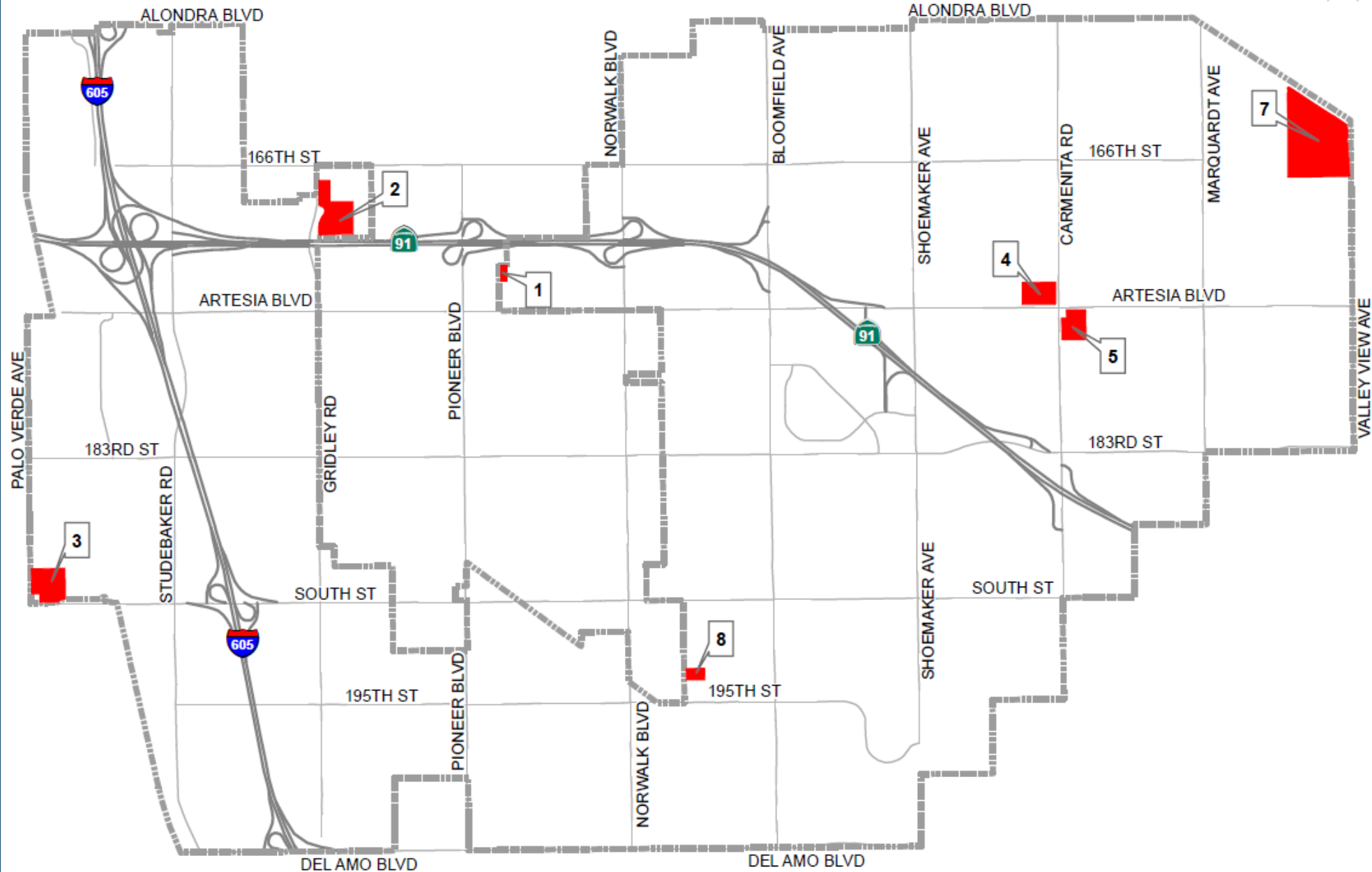
# No Net Loss Law (SB 166)

---

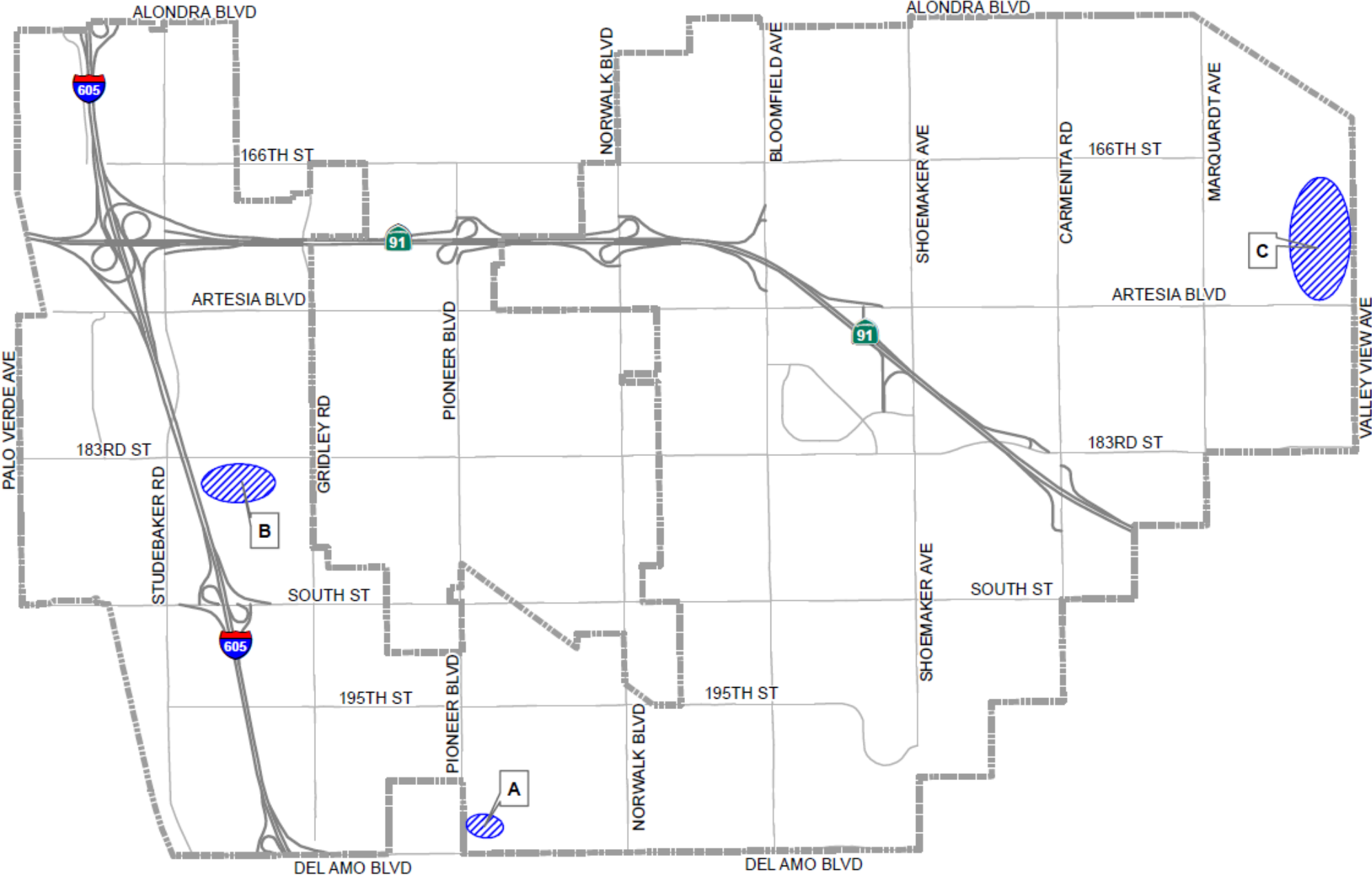
- Requires sufficient and available adequate sites throughout the RHNA planning period
- Must replenish sites capacity, if:
  - Sites are developed with fewer units than assumed in Housing Element
  - Sites are developed for higher income/affordability level than assumed in Housing Element
- Recommend adding a buffer in the housing element site inventory, of at least 15%-30% more than required, particularly for low-income categories
  - City often has projects built at lower density than zoned for



# Seven Sites Identified in the 2013 - 2021 Housing Element That May Potentially be Included in the 2021 - 2029 Housing Element



Potential New Sites to be Included in the 2021 - 2029 Housing Element



# Potential New Site - A

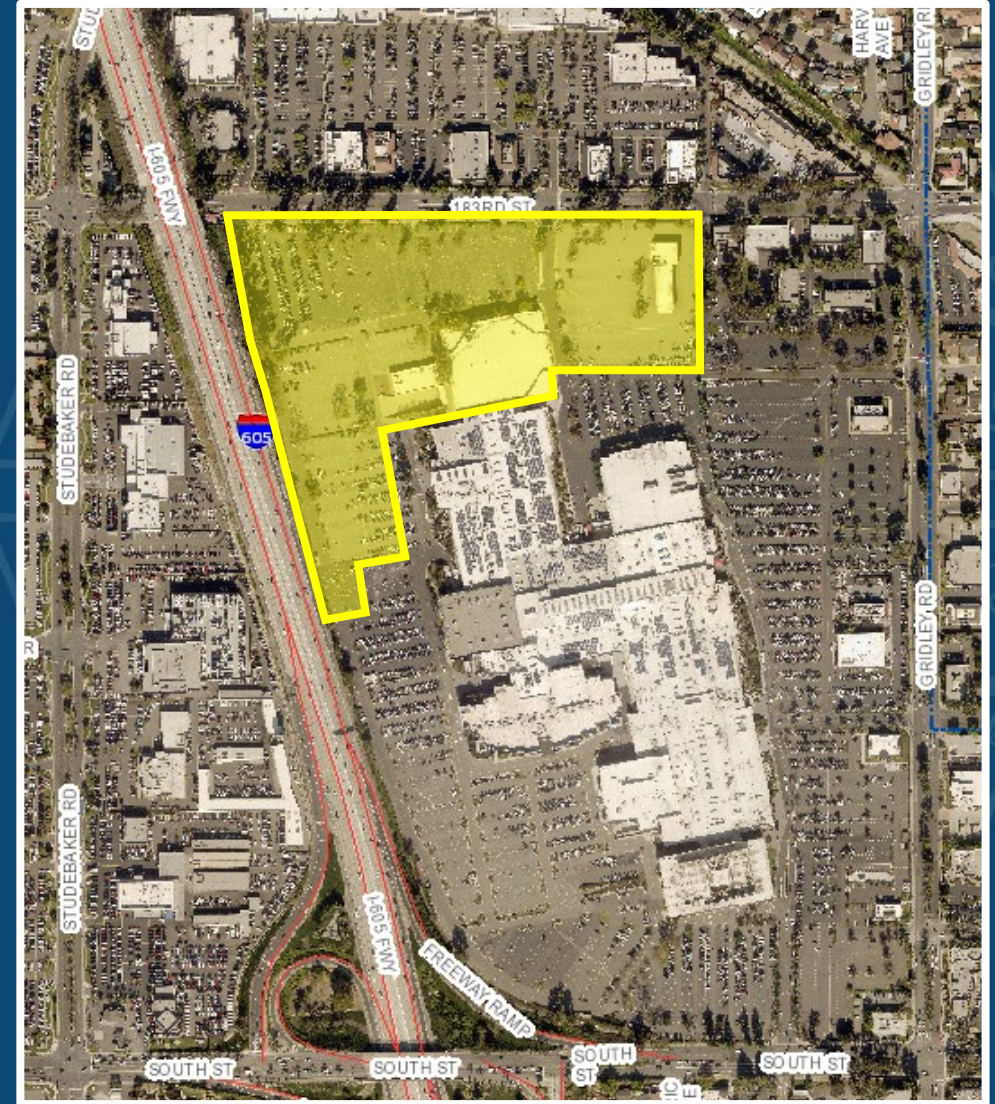
- Commercial/Pre-School Site, 3.2 acres
- Adjacent to Pioneer Villas affordable senior housing community
- Adjacent to retail, school, parks, services
- City approached by preschool property owner with request to be included in 2021-2029 Housing Element
- Could be potential candidate for GPA/rezone from Community Commercial to Medium Density Residential (20 – 60 du/ac)
  - Same as Pioneer Villas senior housing to the North





# Potential New Site - B

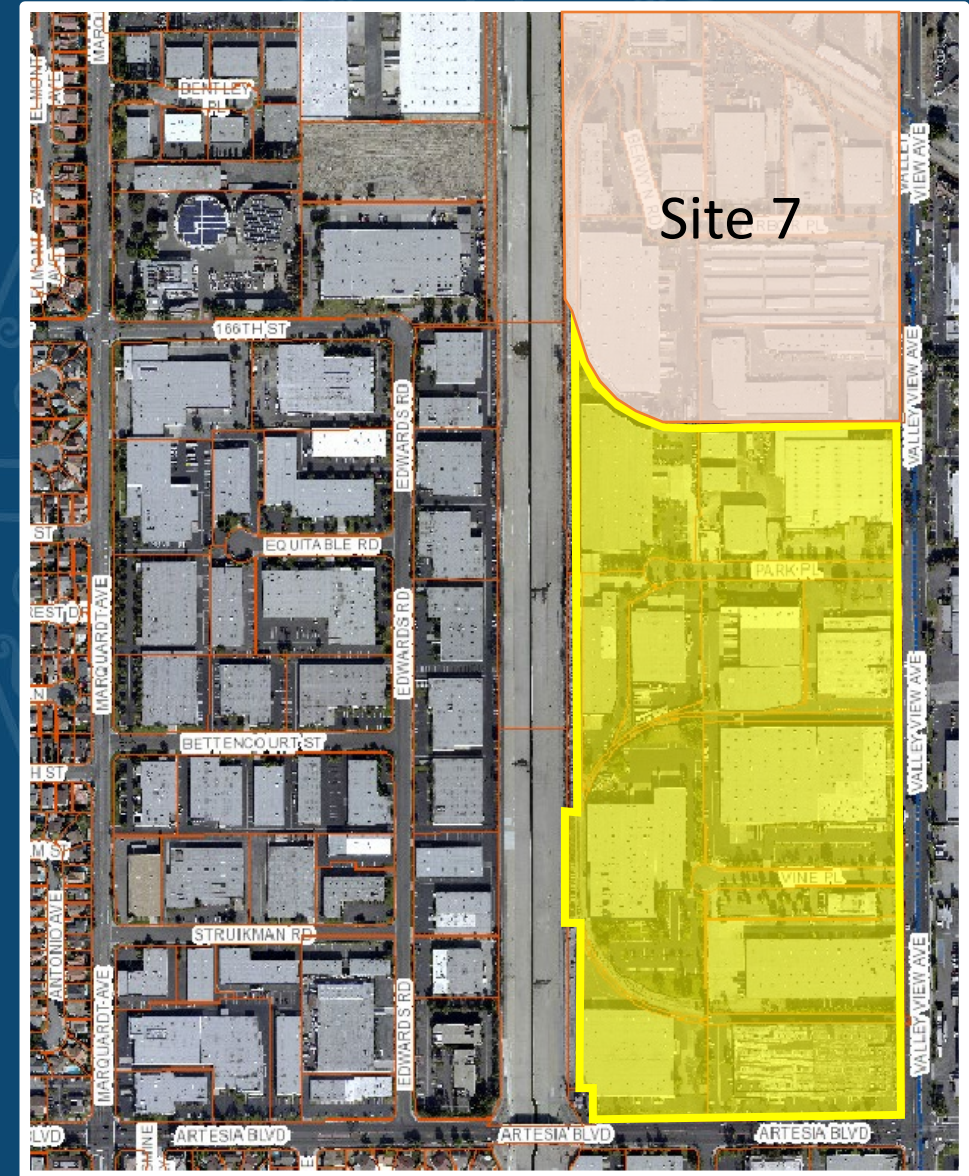
- Northwest portion of Los Cerritos Center
- Former Sears store and tire center
- Approximately 19.7 acres
- Property owner informed City of preliminary conceptual plans for next phase of Los Cerritos Center's expansion
- May include housing opportunities



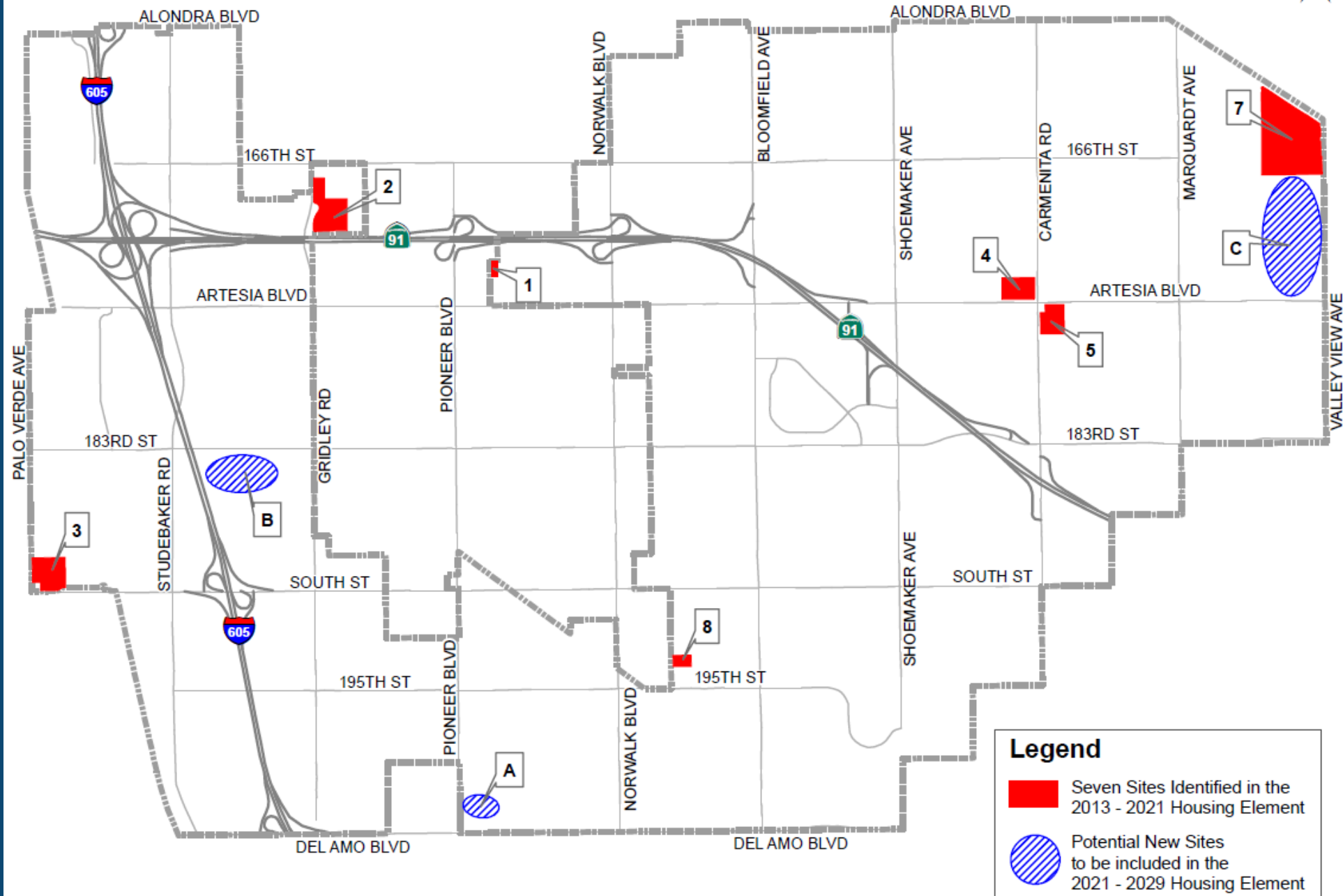


# Potential New Site - C

- Northeast portion of the City of Cerritos
- Existing Industrial Sites measuring approximately 55.9 acres
- Additional properties (yellow shaded area) to expand Site 7 identified in the 2013-2021 Housing Element (orange shaded area)
- Could be potential candidate for GPA/rezone from Light Industrial to new Area Development Plan (ADP) or Mixed-Use Overlay



# Map of Potential Sites - 2021-2029 Housing Element





# Housing Types

## Medium Density (6-20 units/acre)



Density: 7.8 units/acre

Stories: 2

Type: Single-Family Attached Townhomes

Cerritos Neighborhood: Sundance



Density: 18 units/acre

Stories: 2

Type: Single-Family Attached Townhomes

Cerritos Neighborhood: Fountain Walk

# Housing Types

## Medium Density (6-20 units/acre)



Density: 19.4 units/acre

Stories: 3

Type: Single-Family Attached Townhomes

Cerritos Neighborhood: Plaza Walk



Density: 20 units/acre

Stories: 2

Type: Single-Family Attached Townhomes

Cerritos Neighborhood: N/A



# Housing Types

## High Density (20-60 units/acre)



Density: 57 units/acre

Stories: 3-5

Type: Apartments

Cerritos Neighborhood: Aria



Density: 55 units/acre

Stories: 3-5

Type: Apartments

Cerritos Neighborhood: Avalon

# Housing Types

## High Density (20-60 units/acre)



Density: 33 units/acre

Stories: 3-4

Type: Residential Mixed-Use

Cerritos Neighborhood: N/A



# Next Steps

---

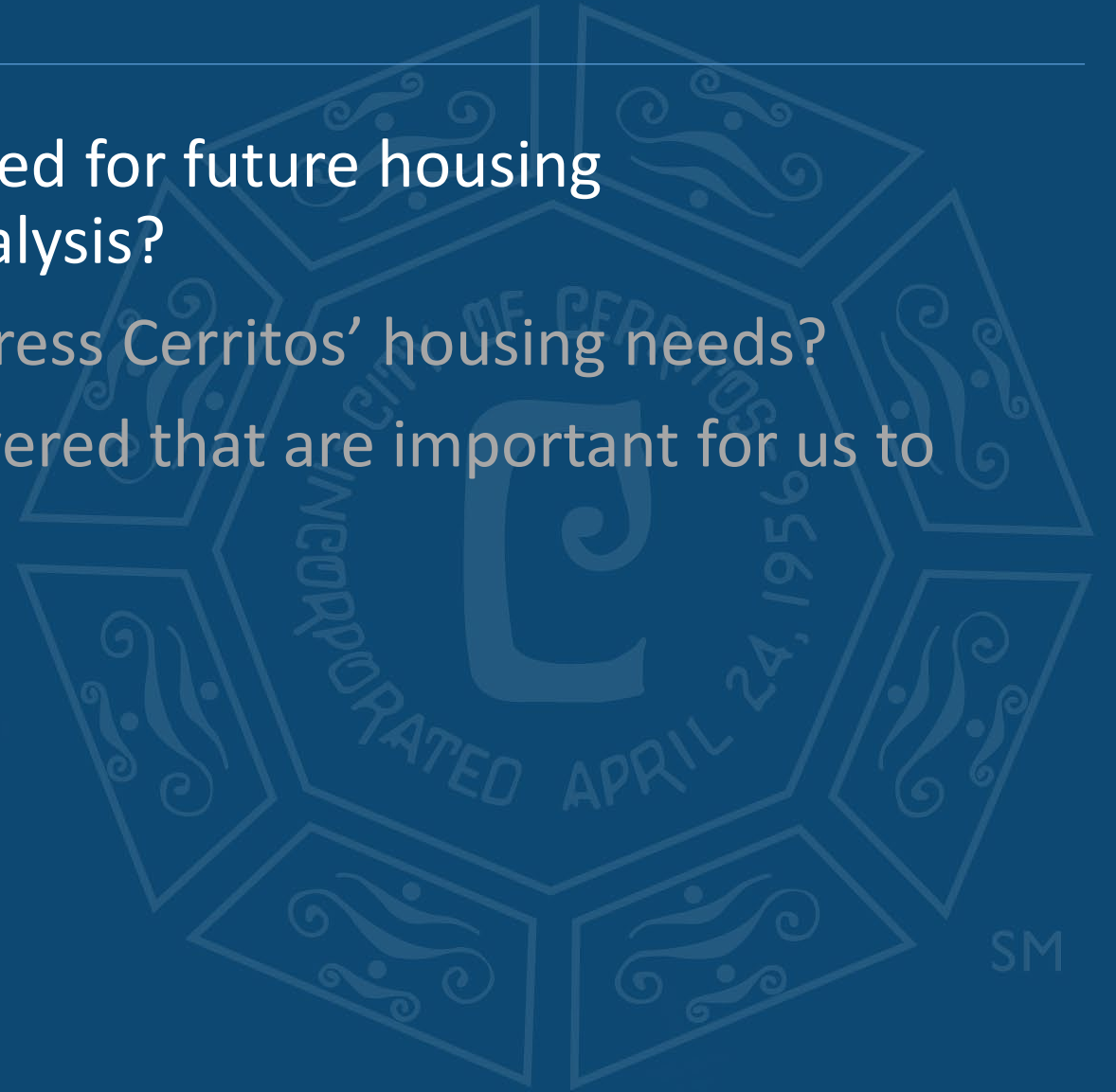
- Proceed with Sites Inventory Analysis
- Draft Housing Element Update document and Housing Programs
- Facilitate future Community Workshop
- HCD Review of Housing Element Update
- Public Hearings in Fall 2021



# Discussion

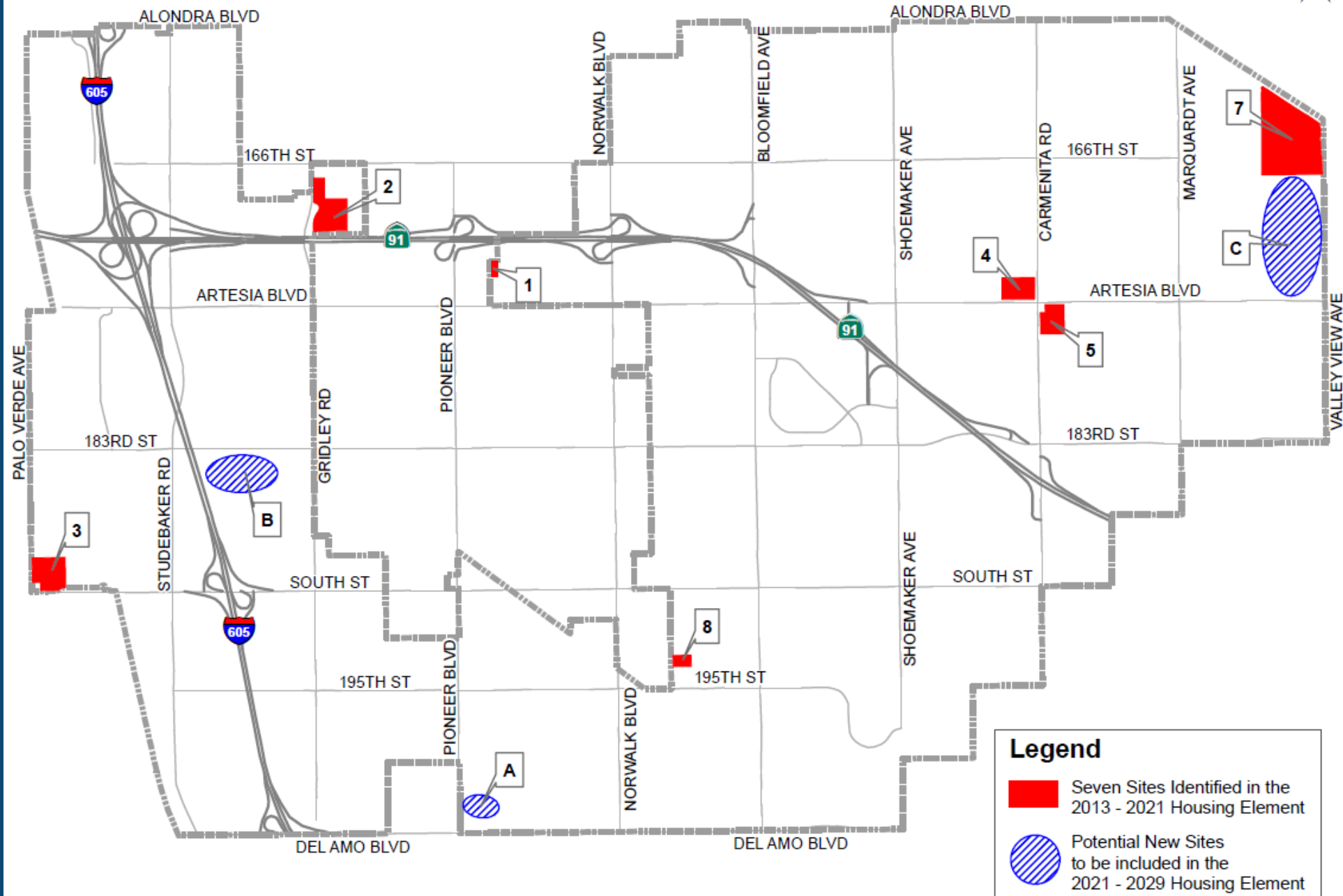
---

- What areas or sites should be considered for future housing opportunities in the sites inventory analysis?
- What types of housing would best address Cerritos' housing needs?
- Are there other issues we have not covered that are important for us to consider?





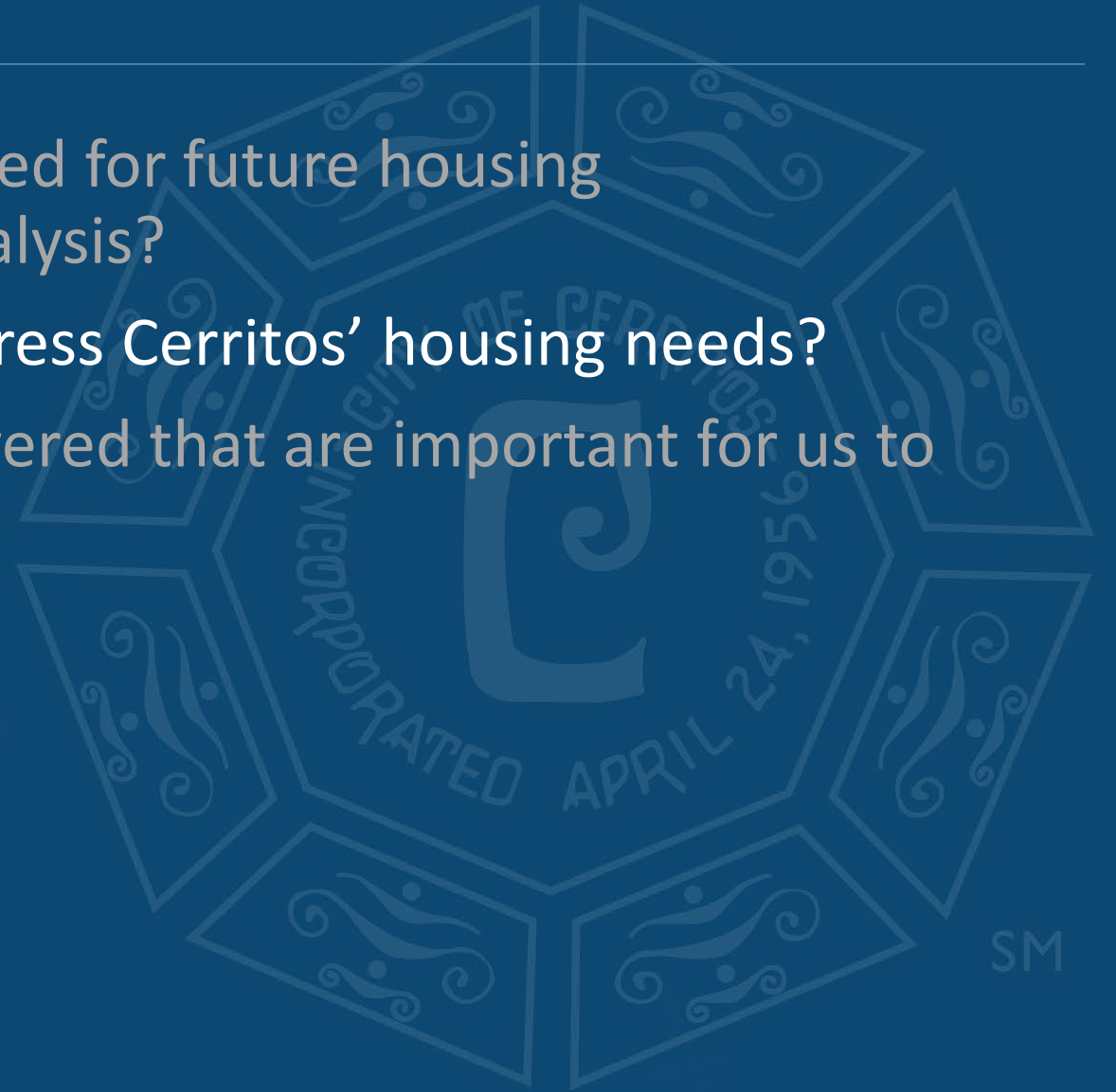
# Map of Potential Sites - 2021-2029 Housing Element



# Discussion

---

- What areas or sites should be considered for future housing opportunities in the sites inventory analysis?
- What types of housing would best address Cerritos' housing needs?
- Are there other issues we have not covered that are important for us to consider?



# What types of housing would best address Cerritos' housing needs?

## Medium Density (6-20 units/acre)

Stories: 2-3

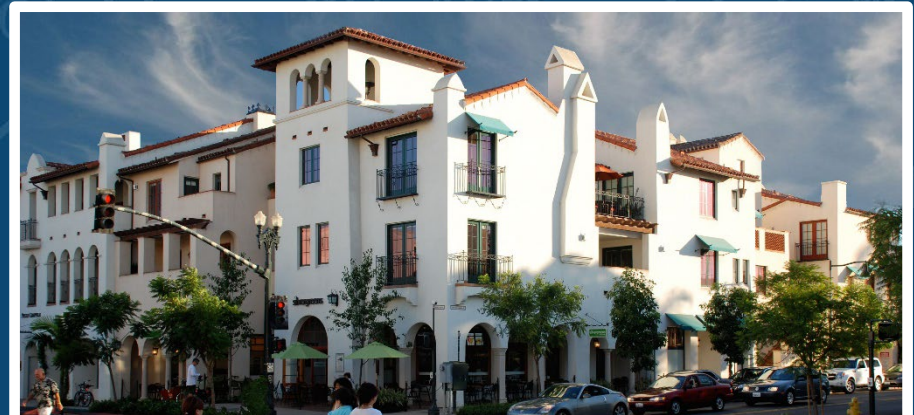
Type: Attached/Detached Townhomes/Condos



## High Density (20-60 units/acre)

Stories: 3-5

Type: Apartments/Mixed Use Residential

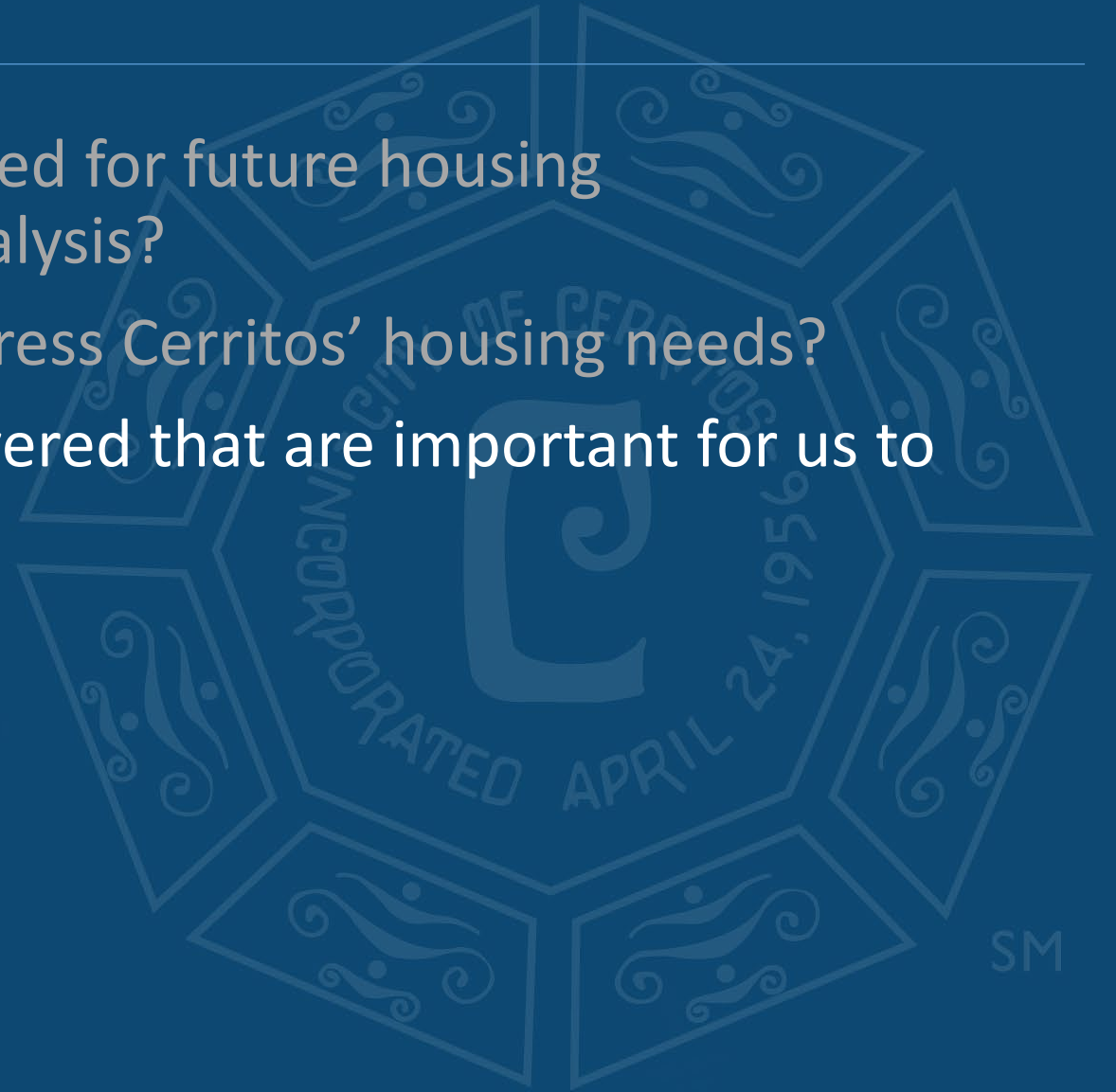




# Discussion

---

- What areas or sites should be considered for future housing opportunities in the sites inventory analysis?
- What types of housing would best address Cerritos' housing needs?
- Are there other issues we have not covered that are important for us to consider?





# Contacts/Resources

Email questions and comments to:

[housingelement@cerritos.us](mailto:housingelement@cerritos.us)

Visit the City's website for updates on the 2021 Housing Element Update:

[http://www.cerritos.us/GOVERNMENT/city\\_regulations/housing\\_element.php](http://www.cerritos.us/GOVERNMENT/city_regulations/housing_element.php)

Take the Housing Needs Survey:

<https://www.surveymonkey.com/r/CerritosHEU>

