

# City of Cerritos Housing Element Update

COMMUNITY WORKSHOP

JUNE 30, 2021

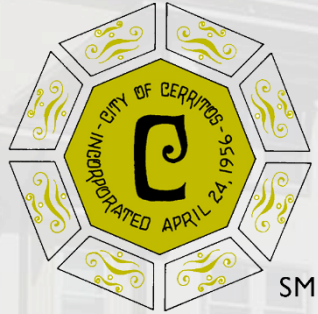


# Tonight's Agenda

- Introductions
- What is the Housing Element?
- Housing Element Overview and Process
  - Cerritos Today
  - Regional Housing Needs Assessment (RHNA)
  - Sites Inventory Analysis / Opportunity Examples
- Housing Types/Densities
- Next Steps
- Discussion



# Introductions



- **City of Cerritos**



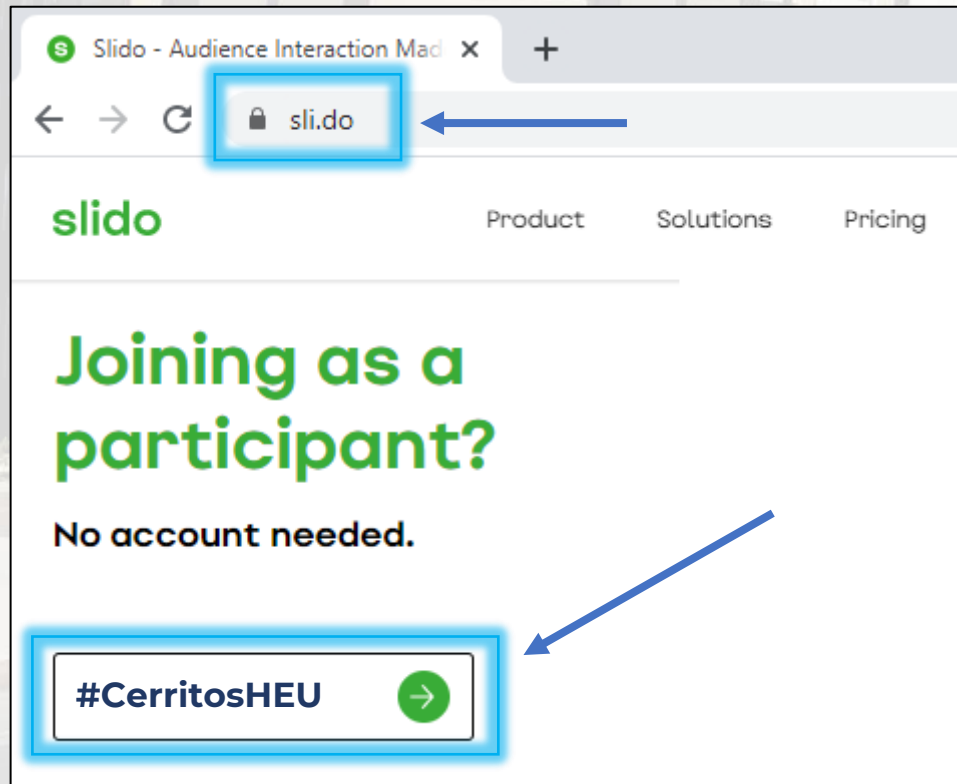
- **Consultant Team**

- RRM Design Group
- Veronica Tam & Associates

# Participate in our Live Poll on Slido.com

## OPTION 1:

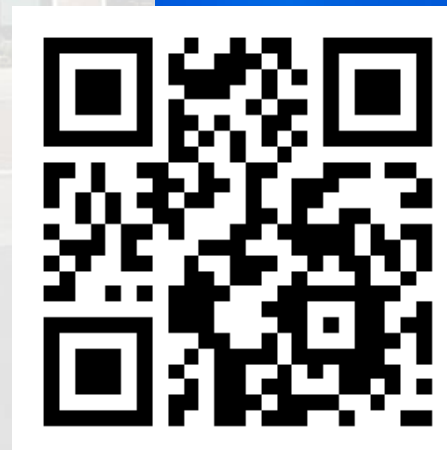
Join via web browser by going to slido.com and typing in the event passcode



OR

## OPTION 2:

Join via your smart phone by opening your camera app and scanning the survey QR code





# POLLING QUESTION

I. How did you hear about this workshop?

- a) City of Cerritos Facebook
- b) City of Cerritos Website
- c) Local organization
- d) Other

2. Have you participated in previous Housing Elements?

- a) Yes
- b) No
- c) Unsure



# POLLING QUESTION

3. Do you rent, own a home, and/or own a rental property within the City? (choose all that apply)
- a) I rent within the city
  - b) I am a homeowner within the city
  - c) I own residential rental property within the city
  - d) Other



# 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 California Dept. of Housing and Community Development (HCD)



# 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



# Housing Element Contents

## Introduction

- Summary of Outreach Process

## Needs Assessment

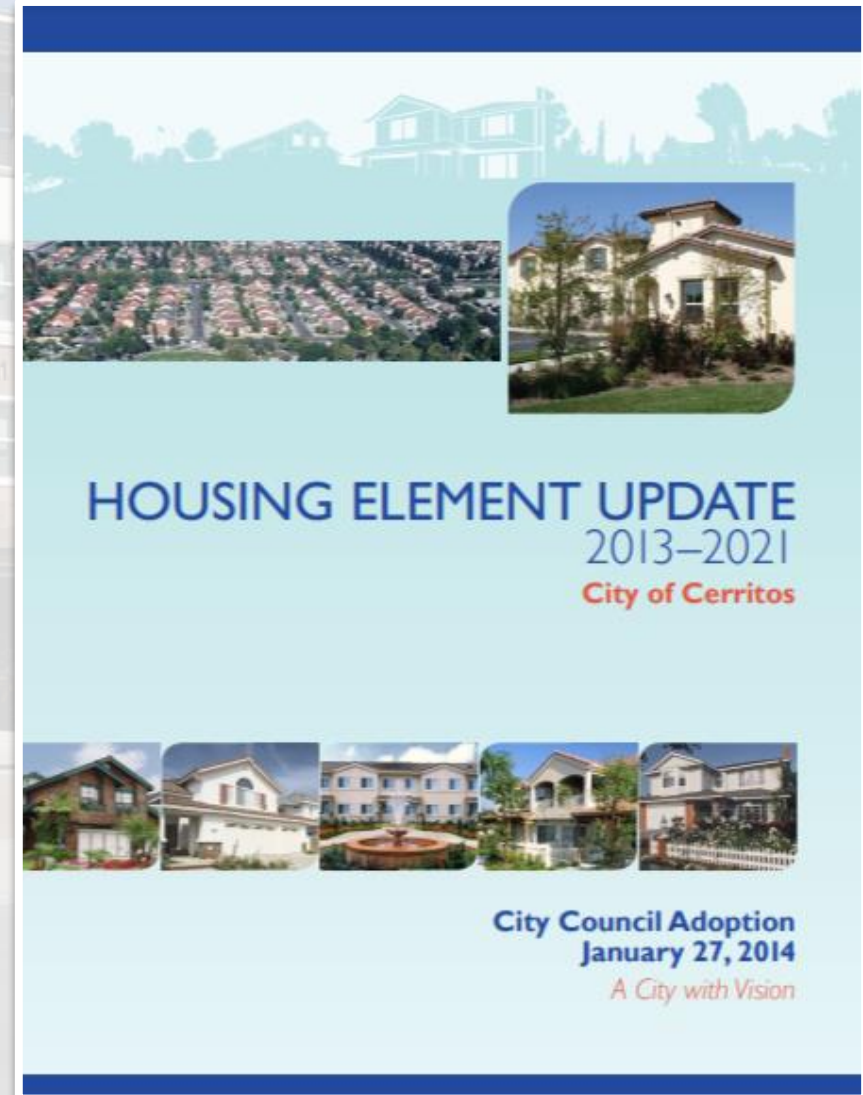
## Constraints Analysis

## Inventory of Sites for Future Housing Development

## Resources and Opportunities

## Review of Past Accomplishments

## Housing Action Plan



# 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

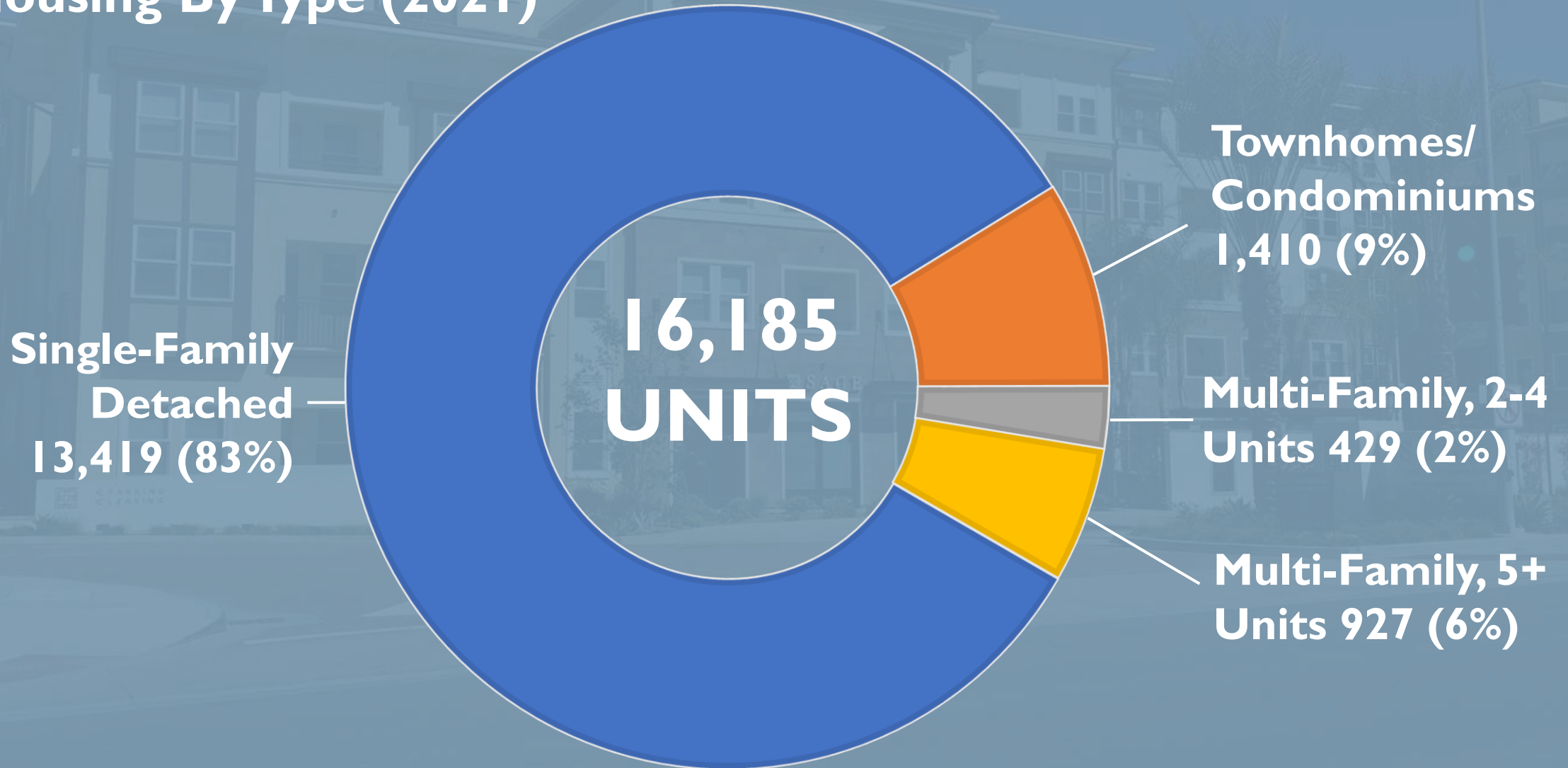


**Avalon (formerly Sage)**  
- Completed 2017



# Cerritos Today

## Housing By Type (2021)





# Cerritos Today

## Income Distribution

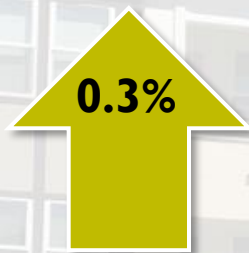
Income Category (% of County AMI)	Households	Percent
Extremely Low (<30% AMI)	1,390	9%
Very Low (31-50% AMI)	1,275	8%
Low (51-80% AMI)	2,050	13%
Moderate (>80-100% AMI)	1,570	10%
Above Moderate (>100-120% AMI)	9,255	60%
<b>Total</b>	<b>15,540</b>	<b>100%</b>

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

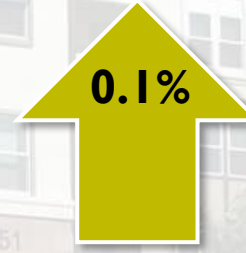
- Los Angeles County Average Medium Income (AMI): \$80,000
- Income categories are defined by the State; based on varying percentages of Area Median Income (AMI)
- Housing is considered “affordable” if occupants pay no more than 30% of their income on housing costs

# Cerritos Today

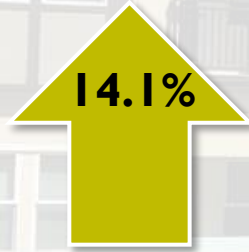
## 2010 – 2019 General Demographic Trends



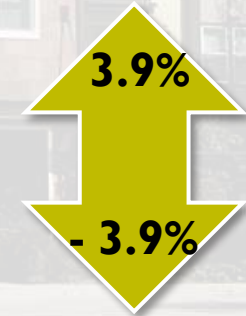
Total Population  
(49,432 to 49,589)



Household Size  
(3.1 to 3.2)



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



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



# POLLING QUESTION

4. What are the main **housing challenges** in the City of Cerritos? (Select all that apply)
- a) Too expensive
  - b) In need of repairs or outdated electrical/heating/plumbing systems
  - c) Lack of available housing
  - d) Overcrowding (household with more than 2 persons per bedroom + 1 extra person)
  - e) Public transit options located too far away
  - f) Employment/job centers located too far away
  - g) I do not know
  - h) Other





# POLLING QUESTION

5. Which types of housing does Cerritos need most? (choose the top three housing types)
- a) Accessible housing for people w/ disabilities
  - b) Accessory dwelling units (ADUs)/second units
  - c) Affordable housing (for lower income households)
  - d) Market-rate housing
  - e) Multi-family housing
  - f) Homelessness support (shelters and/or permanent supportive housing)
  - g) Single-family housing
  - h) Other

# Outreach Opportunities



Stakeholder Interviews (completed in March 2021)



Online Housing Needs Survey (May – June 2021)



City Council Study Session (May 27, 2021)



Community Workshop (June 30, 2021)



Public Review and Adoption Hearings (Summer/Fall 2021)

# Housing Element Survey

- Available May – June 2021
- 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.

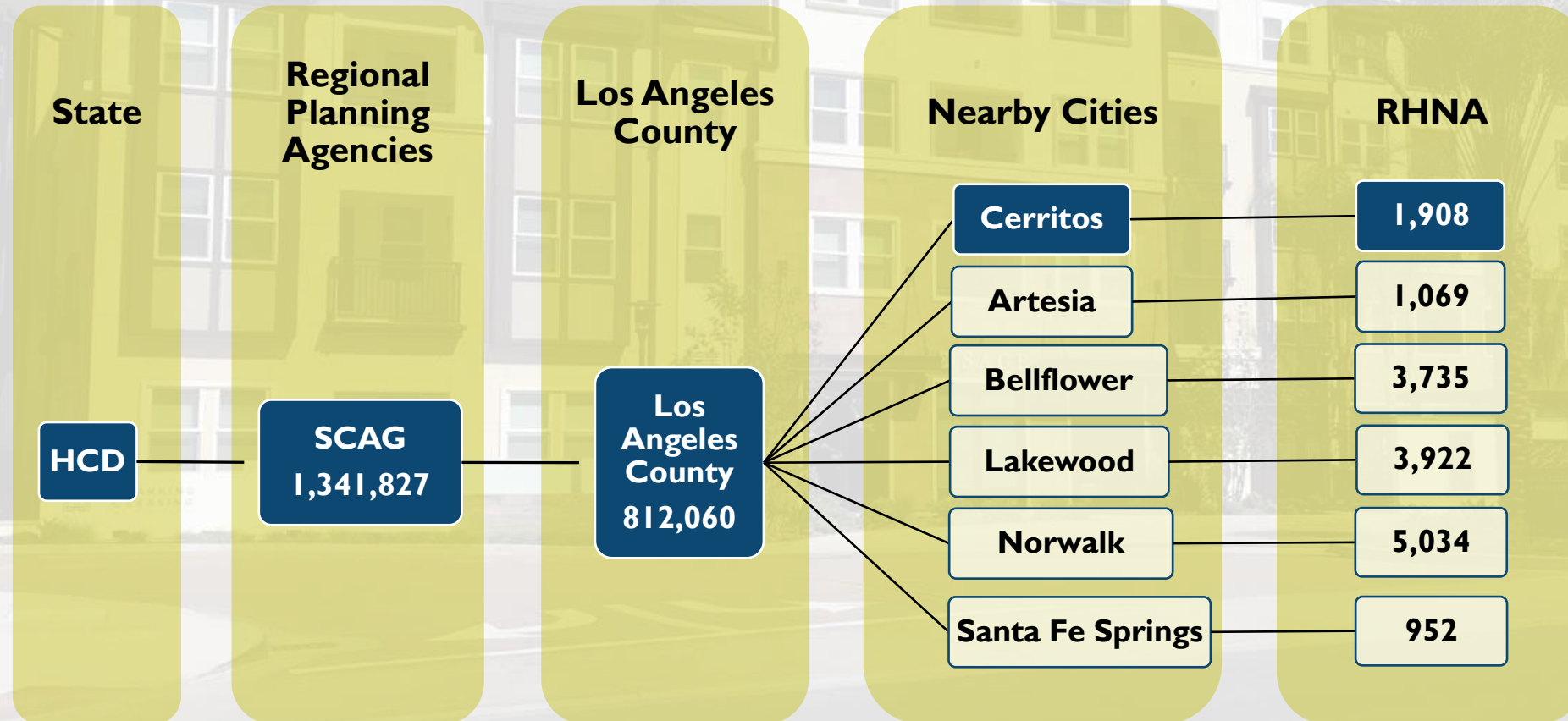
The City of Cerritos is conducting an online Housing Needs Survey as part of its community outreach efforts during the Housing Element update. The feedback provided in this housing survey will help inform and plan for the future of housing in Cerritos. This survey will gather community feedback on housing 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.



# 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)

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

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

# Benefits of a Diverse Housing Stock



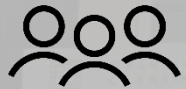
Provides housing for small and large families



Allow seniors to age in place



Provide housing for special needs populations



Provide housing options for young adults to stay in the community



Allow more residents to live and work nearby



# Sites Inventory Analysis

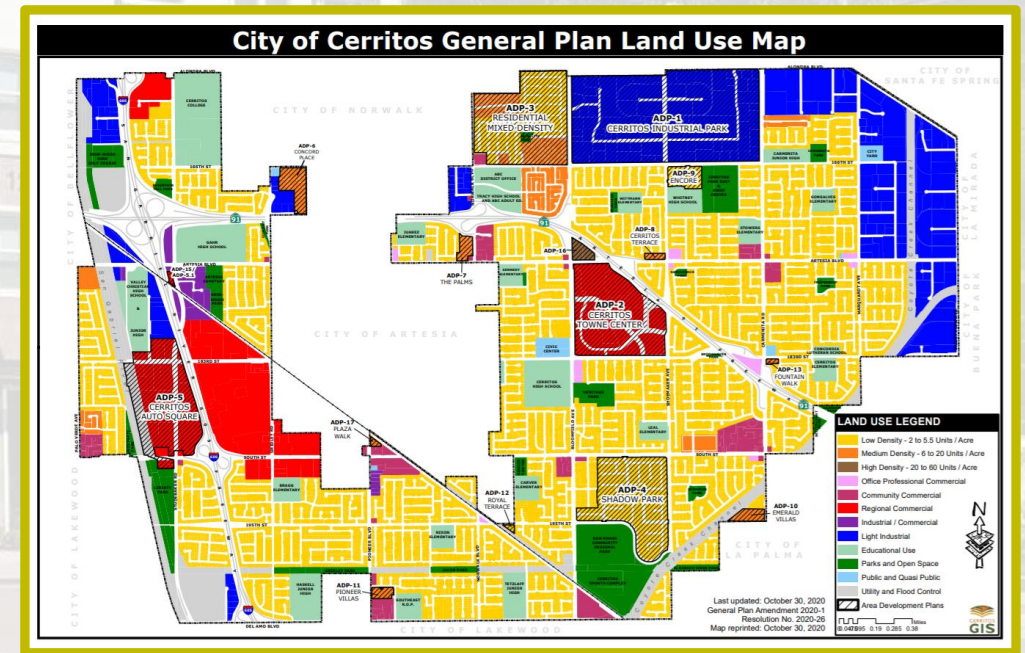
- Identify and analyze specific sites that are available and suitable for residential development
  - Does the zoning allow for a variety of multi-family housing types and densities?
  - Are public facilities and services available?
  - Are there environmental concerns?
- Sufficient capacity to address housing needs for all income levels (accommodate RHNA)
- Strategic sources for selecting sites
  - Meets overall City vision for the future of the city
  - Redevelopment opportunities



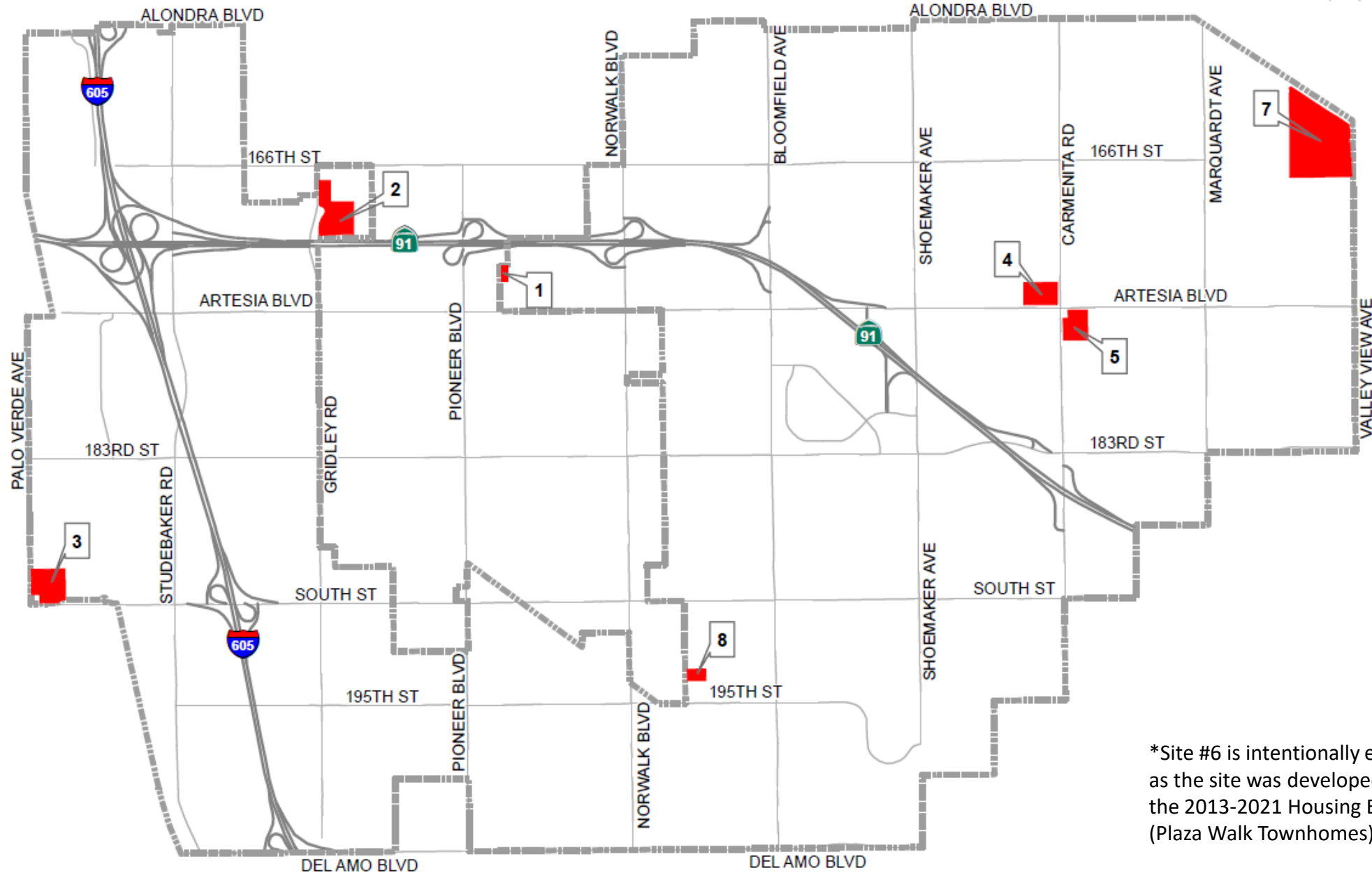
Fountain Walk – Completed 2007

# 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



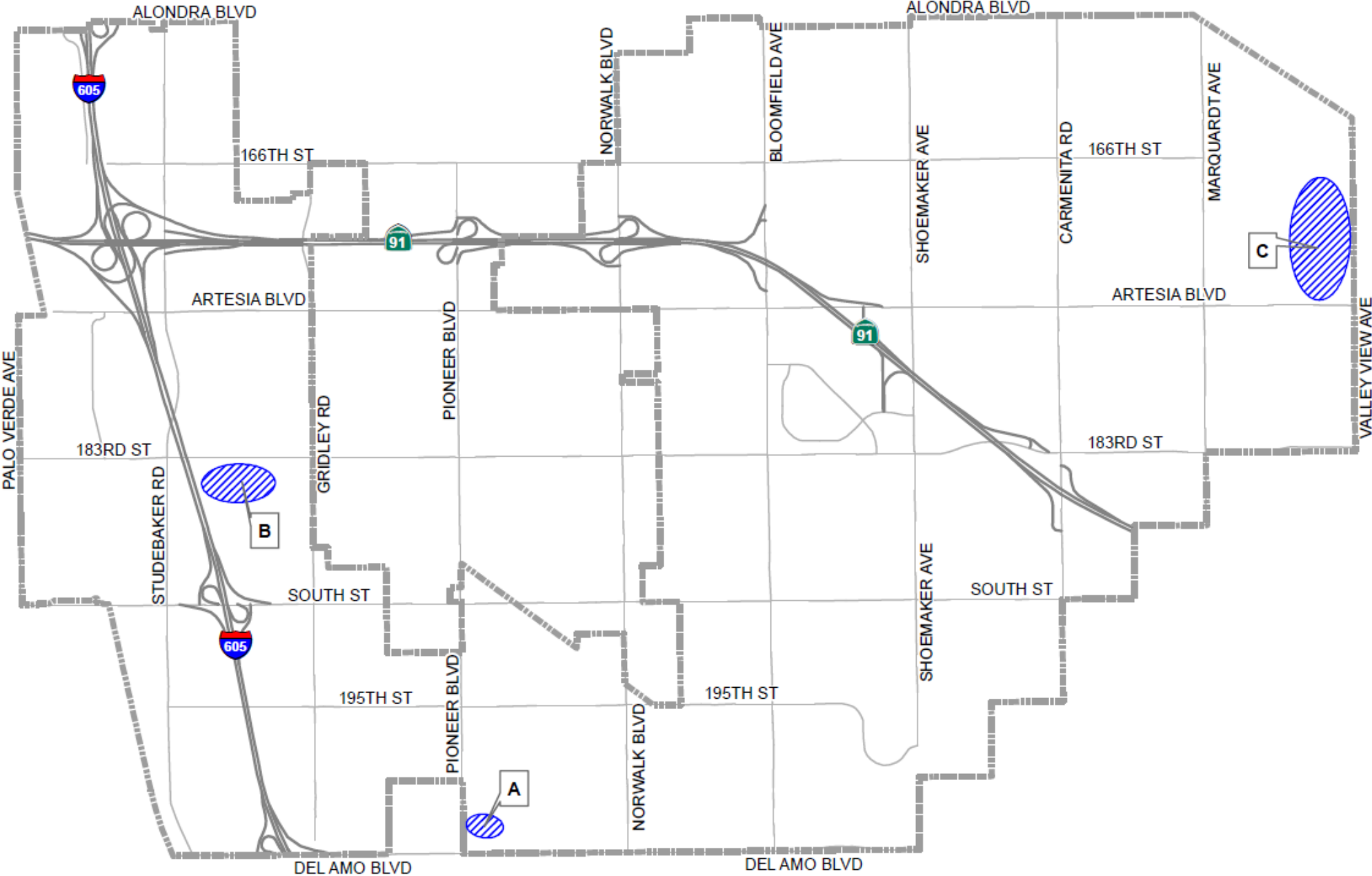
# Seven Sites Identified in the 2013 - 2021 Housing Element That May Potentially be Included in the 2021 - 2029 Housing Element



\*Site #6 is intentionally excluded as the site was developed during the 2013-2021 Housing Element (Plaza Walk Townhomes)

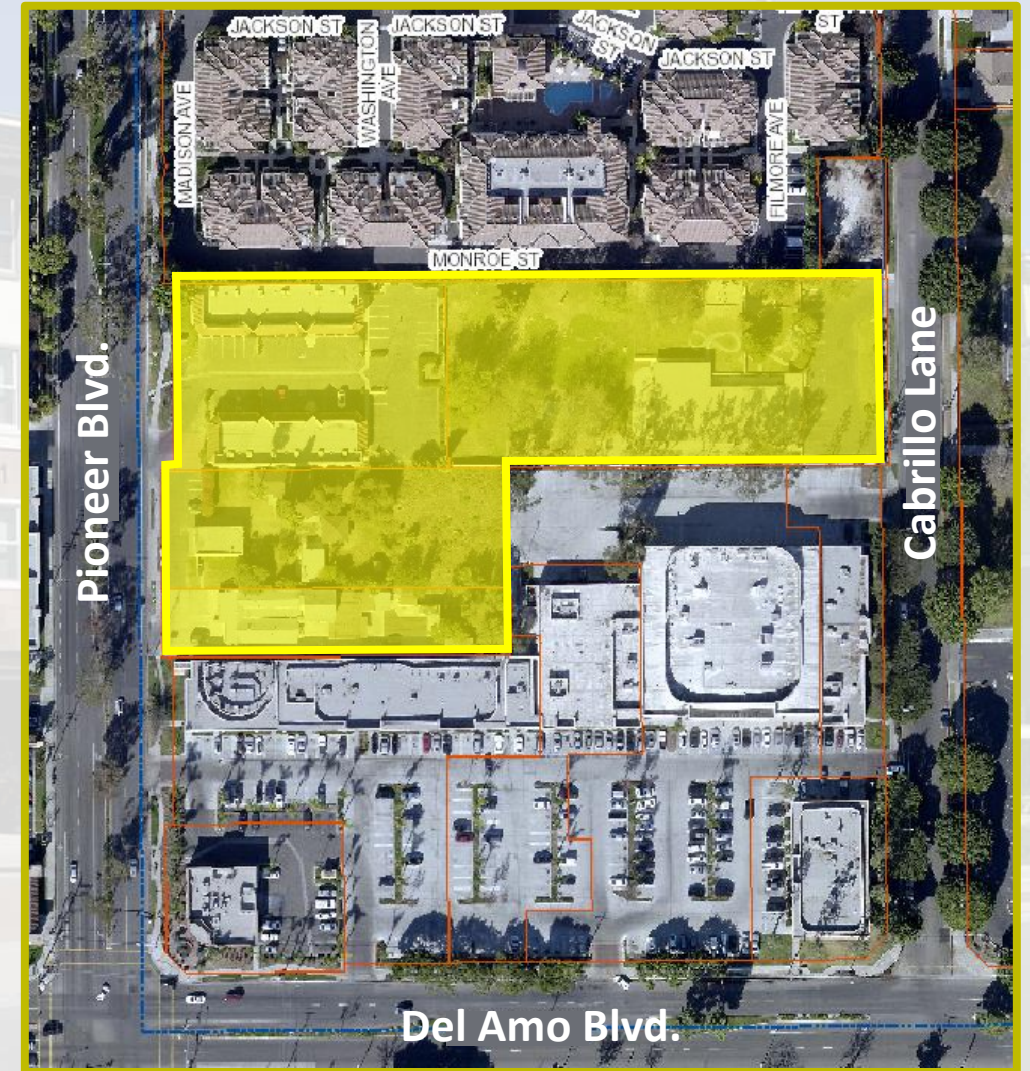


Potential New Sites to be Included in the 2021 - 2029 Housing Element



# 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 (6-20 du/ac)
  - Same as Pioneer Villas senior housing to the North





# Potential New Site - B

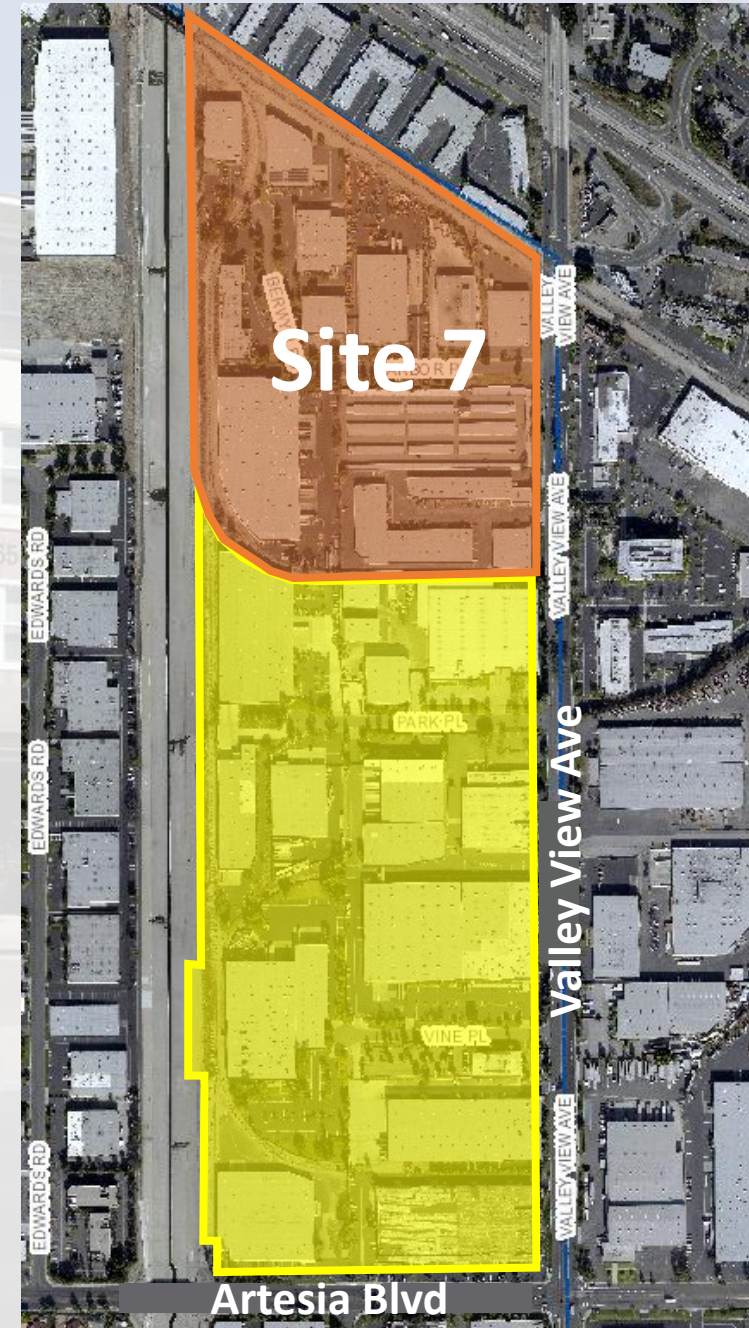
- Northwest portion of Los Cerritos Center
- Former Sears store and tire center
- Approximately 19.7 acres
- Property owner informed City of preliminary conceptual plans for next phase of Los Cerritos Center's expansion
- May include housing opportunities



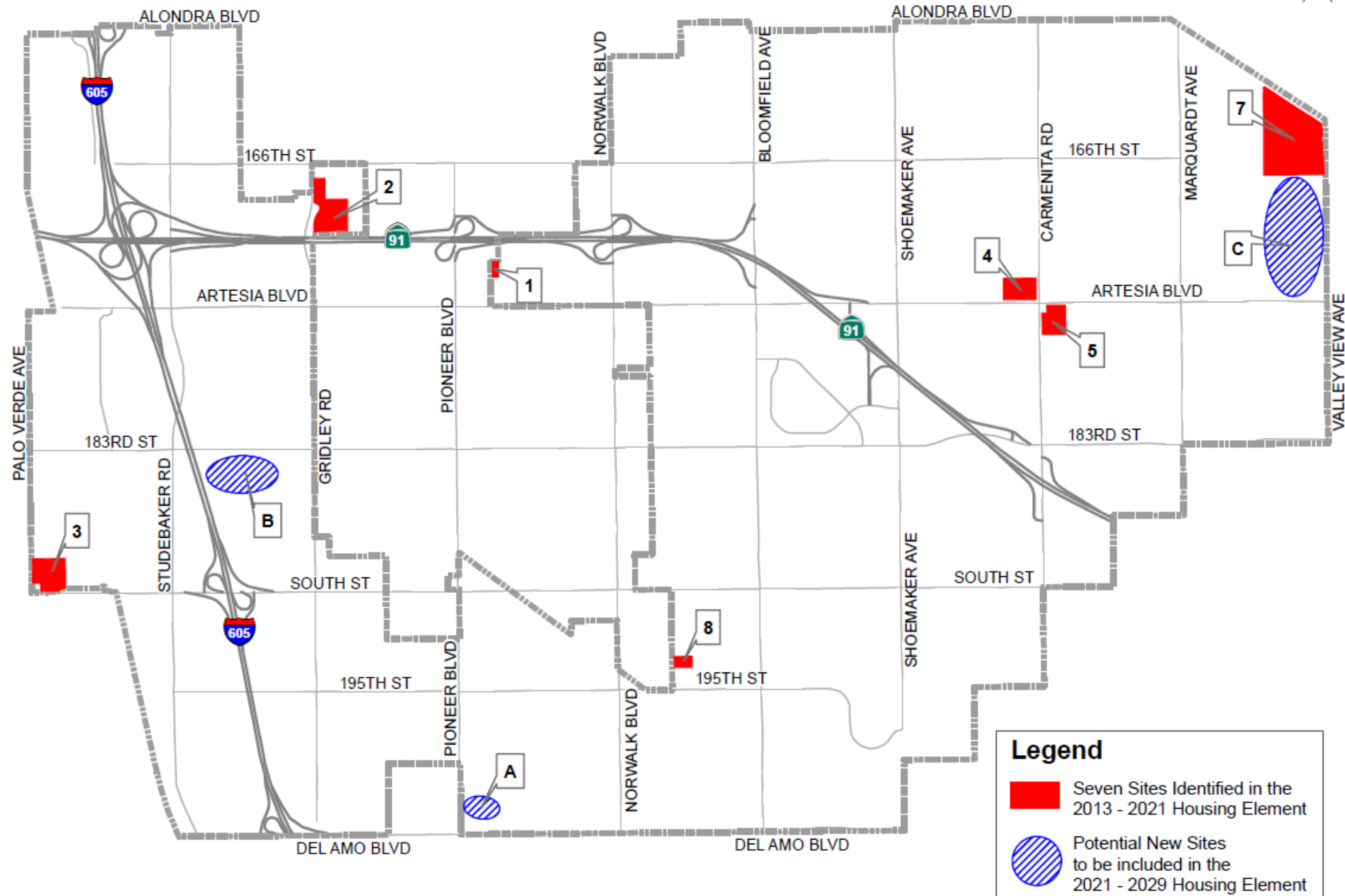


# Potential New Site - C

- 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:** Attached Townhomes

**Cerritos Neighborhood:** Sundance



**Density:** 18 units/acre

**Stories:** 2

**Type:** Attached Condominiums

**Cerritos Neighborhood:** Fountain Walk



# Housing Types

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



**Density:** 19.4 units/acre

**Stories:** 3

**Type:** Attached Townhomes

**Cerritos Neighborhood:** Plaza Walk



**Density:** 20 units/acre

**Stories:** 2

**Type:** 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
- ☐ HCD Review of Housing Element Update
- ☐ Public Hearings in Fall 2021



# Contacts/Resources

**Email questions and comments to:**

**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)**





# 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?