

HOUSING ELEMENT UPDATE 2021–2029

City of Cerritos



**City Council Adopted
January 27, 2022**

**State Certified
September 1, 2022**

CERRITOS HOUSING ELEMENT UPDATE

Housing Element Cycle
2021-2029



City Council Adopted
January 27, 2022

California Department of Housing & Community Development Certified
September 1, 2022

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CITY OF CERRITOS

RESOLUTION NO. 2022-11

A RESOLUTION OF THE CERRITOS CITY COUNCIL APPROVING AND CERTIFYING A NEGATIVE DECLARATION IN SUPPORT OF THE 2021-2029 HOUSING ELEMENT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, California Government Code Section 65580 *et seq.* (Housing Element Law) requires that every city prepare and update its respective housing element of the general plan; every city is mandated to include statutory requirements in the housing element, and every city is required to submit a draft of its housing element to the California Department of Housing and Community Development (HCD) for review and comment as to whether its housing element substantially complies with Housing Element Law; and

WHEREAS, the City of Cerritos (City) 5th Cycle Housing Element was approved and adopted by the Cerritos City Council 2014, and was certified by HCD in 2015 for the 2013-2021 planning period; and

WHEREAS, the City's 2013-2021 Housing Element expired in October 2021, and the City is now required to update its Housing Element for the 2021-2029 planning period (6th cycle); and

WHEREAS, the City of Cerritos has prepared an update to its 5th cycle Housing Element in accordance with the California Government Code requirements for the 2021-2029 planning period; and

WHEREAS, the City of Cerritos' 6th cycle Housing Element, the 2021-2029 Housing Element, was prepared for the provision of housing accessible to all income categories; and

WHEREAS, the City's 2021-2029 Housing Element identifies strategies and programs to conserve and improve existing affordable housing; provide adequate housing sites; assist in the development of affordable housing; remove constraints to housing development; and promote equal housing opportunities in a strategic manner; and

WHEREAS, the City's 2021-2029 Housing Element identifies and analyzes the existing and projected housing needs within the city, includes an inventory of resources and constraints relevant to meeting the city's housing needs, includes an inventory of adequate sites and zones for future housing development, includes goals, policies, quantifiable objectives, and financial resources available for the preservation, improvement, and development of housing, and includes a list of housing programs setting forth actions and timelines for the implementation of established policies and goals set forth in the Housing Element; and

WHEREAS, the City's 2021-2029 Housing Element appropriately plans for future housing opportunities to accommodate the City's RHNA allocation of 1,908 housing units during the 2021-2029 planning period; and

WHEREAS, the City's 2021-2029 Housing Element has been evaluated in accordance with the California Environmental Quality Act (CEQA) and the City's Environmental Impact Report Guidelines, an Initial Study has been performed, and a Negative Declaration has been prepared; and

WHEREAS, pursuant to CEQA Guidelines, it has been determined that the City's 2021-2029 Housing Element is a policy document that does not change land use designations or, in and of itself, authorize any development within the City, and therefore will not have a significant impact on the environment; and

WHEREAS, any application for the construction, development, or reuse of an existing property for use for housing purposes will be subject to subsequent project-specific environmental review under CEQA; and

WHEREAS, Notice of Intent to Adopt a Negative Declaration (NOI) was circulated by the City of Cerritos to public agencies, including local cities and special districts, on December 2, 2021. Also on December 2, 2021, a copy of the NOI was posted on the City's website and at the Cerritos Library and Cerritos City Hall; and

WHEREAS, the public review period for the Negative Declaration began on December 2, 2021 and concluded on December 26, 2021, prior to the Planning Commission meeting for which the Negative Declaration was reviewed and considered. Two (2) comment letters were received during the public review period. Neither comment letter identified any new environmental effects beyond those already identified in the IS/ND, nor provided substantive comments on the environmental issues addressed in the Draft IS/ND; and

WHEREAS, a public hearing to consider the City's 2021-2029 Housing Element and associated environmental analysis (Negative Declaration) was set and held before the Planning Commission on January 12, 2022 at the hour of 7:00 p.m., and notice of the hearing was duly given and appropriate testimony and comments have been made a part of the record; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on January 12, 2022, and after receiving the report, hearing all testimony, and considering all evidence, the Planning Commission recommended approval of the City's 2021-2029 Housing Element and associated environmental analysis (Negative Declaration) by the Cerritos City Council; and

WHEREAS, a public hearing to consider the environmental analysis (Negative Declaration) for the City's 2021-2029 Housing Element was set and held before the Cerritos City Council on January 27, 2022 at the hour of 7:00 p.m., and notice of hearing was duly given and appropriate testimony and comments have been made a part of the record.

NOW THEREFORE, THE CITY COUNCIL of the City of Cerritos does find, determine and declare:

SECTION 1. The Cerritos City Council hereby specifically finds that all of the facts set forth in the recitals above of this Resolution are true and correct and incorporated herein.

SECTION 2. The Negative Declaration has been prepared and does conform to the requirements of the California Environmental Quality Act, the Guidelines adopted by the State of California and the Guidelines of the City of Cerritos relative to the implementation of the California Environmental Quality Act.

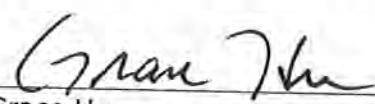
SECTION 3. The Negative Declaration has been made available for public review and comment by the general public, including organizations and agencies interested in the project, for a period of not less than 20 days. The review and comment period began on December 2, 2021 and concluded on December 26, 2021, prior to the Planning Commission meeting for which the Negative Declaration was reviewed and considered.

SECTION 4. A duly noticed public hearing was held by the Cerritos City Council on January 27, 2022, at which time evidence was heard on the Negative Declaration. The City Council has considered the proposed Negative Declaration together with any comments received during the public review process and finds, on the basis of the whole record before it, that the Negative Declaration is consistent with the California Environmental Quality Act, and that the City's 2021-2029 Housing Element is a policy document that does not change land use designations or authorize any development within the City, and therefore there is no substantial evidence that the project will have a significant effect on the environment, and that the Negative Declaration reflects the Planning Commission's independent judgment and analysis.

SECTION 5. The City Council of the City of Cerritos does certify and approve the Negative Declaration attached hereto as Attachment A. This certification is based on the evidence in the environmental assessment questionnaire, the materials submitted to the City Council, and evidence received at the meeting on the project, and reflects the independent judgment of the City Council with respect to potential environmental impacts associated with the project.

SECTION 6. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and ADOPTED this 27th day of January, 2022.


Grace Hu
Mayor

ATTEST:


Vida Barone
City Clerk

CITY OF CERRITOS

RESOLUTION NO. 2022-12

**A RESOLUTION OF THE CERRITOS CITY COUNCIL ADOPTING THE
CITY OF CERRITOS 2021-2029 HOUSING ELEMENT OF THE CERRITOS
GENERAL PLAN**

WHEREAS, California Government Code Section 65580 *et seq.* (Housing Element Law) requires that every city prepare and update its respective housing element of the general plan; every city is mandated to include statutory requirements in the housing element, and every city is required to submit a draft of its housing element to the California Department of Housing and Community Development (HCD) for review and comment as to whether its housing element substantially complies with Housing Element Law; and

WHEREAS, the City of Cerritos (City) 5th Cycle Housing Element was approved and adopted by the Cerritos City Council 2014, and was certified by HCD in 2015 for the 2013-2021 planning period; and

WHEREAS, the City's 2013-2021 Housing Element expired in October 2021, and the City is now required to update its Housing Element for the 2021-2029 planning period (6th cycle); and

WHEREAS, the City of Cerritos has prepared an update to its 5th cycle Housing Element in accordance with the California Government Code requirements for the 2021-2029 planning period; and

WHEREAS, the City of Cerritos' 6th cycle Housing Element, the 2021-2029 Housing Element, was prepared for the provision of housing accessible to all income categories; and

WHEREAS, the City's 2021-2029 Housing Element identifies strategies and programs to conserve and improve existing affordable housing; provide adequate housing sites; assist in the development of affordable housing; remove constraints to housing development; and promote equal housing opportunities in a strategic manner; and

WHEREAS, the City's 2021-2029 Housing Element identifies and analyzes the existing and projected housing needs within the city, includes an inventory of resources and constraints relevant to meeting the city's housing needs, includes an inventory of adequate sites and zones for future housing development, includes goals, policies, quantifiable objectives, and financial resources available for the preservation, improvement, and development of housing, and includes a list of housing programs setting forth actions and timelines for the implementation of established policies and goals set forth in the Housing Element; and

WHEREAS, the City's 2021-2029 Housing Element appropriately plans for future housing opportunities to accommodate the City's RHNA allocation of 1,908 housing units during the 2021-2029 planning period; and

WHEREAS, based on the expressed interest from property owners in redeveloping their sites for housing, sites being currently occupied by marginal/low-intensity or discontinued non-residential uses, age and condition of non-residential structures on sites, and the varied geographic disposition of the four (4) non-vacant sites selected for

inclusion in the 2021-2019 Housing Element site inventory, the existing uses on non-vacant sites identified to accommodate the lower income RHNA allocation are likely to be discontinued during the planning period, and therefore are not considered significant impediments to additional residential development during the period covered by the housing element; and

WHEREAS, in accordance with public outreach and participation requirements set forth in California Government Code Section 65583(c)(9), as part of the City's preparation of the 2021-2029 Housing Element, the City made a diligent effort to solicit public participation from all economic segments of the community, and ensure that public input is appropriately considered when preparing the City's 2021-2029 Housing Element; and

WHEREAS, in March 2021, the City conducted community stakeholder interviews with representatives from various sectors including private commercial property owners, for-profit and affordable housing developers, members of the Cerritos business community, non-profit organizations, homeless and domestic violence community groups, and local community college and school district representatives; and

WHEREAS, in April 2021, the City established a new web page on the City's website dedicated to the City's 2021-2029 Housing Element, providing information to the general public about the Housing Element process, requirements, timeline, and public participation opportunities; and

WHEREAS, in May 2021, the City released an online Housing Element Survey to solicit additional community participation and input from Cerritos residents, individuals who work in the City, or members of the general public who shop, dine, or recreate in the City of Cerritos; and

WHEREAS, public meetings and community workshops to solicit input from the general public and feedback from the Cerritos City Council were held on May 27, 2021, June 30, 2021, and September 13, 2021; and

WHEREAS, the City's 2021-2029 Housing Element was released for public review and comment on October 8, 2021 for a thirty (30) day period, by way of the issuance of a Notice of Availability and release of the document. The availability of the public review draft document was published in the local newspaper, advertised online via the City's social media platforms and the City's websites, and via email directly to stakeholders and individuals on a Housing Element email distribution list, which includes approximately 200 individuals. In addition, hard copies were made available at City facilities and notification was distributed to other local and regional entities and organizations. During the public review period, one (1) comment letter was received; and

WHEREAS, on October 22, 2021, the City submitted its draft document to HCD for a mandatory 60-day initial review period; and

WHEREAS, on December 17, 2021, HCD initiated a telephone conference call with the City to discuss the City's 2021-2029 Housing Element and potential revisions that would be required by HCD in order for the document to be certified by the State of California; and

WHEREAS, on December 21, 2021, the City of Cerritos received written correspondence from HCD, documenting the findings of HCD's review and requesting revisions to the City's 2021-2029 Housing Element, in furtherance of receiving State certification; and

WHEREAS, HCD requested revisions to the City's Affirmatively Furthering Fair Housing (AFFH) analysis included in 2021-2029 Housing Element, revisions to housing programs for clarification and implementation timeframe purposes, and other minor requests for clarification and/or additional details; and

WHEREAS, the City, and its Housing Element consultant, have made revisions to the draft 2021-2029 Housing Element in response to comments and requests for revision by HCD, and the document has been finalized accordingly; and

WHEREAS, as part of the City's preparation of the 2021-2029 Housing Element pursuant to Senate Bill 379, the City has reviewed the Safety Element of the City's General Plan and has determined that the Safety Element is current and appropriate in addressing climate adaptation and resiliency strategies. Further, the City's Local Hazard Mitigation Plan includes consideration for climate change and is in compliance with Senate Bill 379 requirements. The City will continue to ensure compliance through future General Plan updates; and

WHEREAS, the City's 2021-2029 Housing Element has been evaluated in accordance with the California Environmental Quality Act (CEQA) and the City's Environmental Impact Report Guidelines, an Initial Study has been performed, and a Negative Declaration has been prepared; and

WHEREAS, pursuant to CEQA Guidelines, it has been determined that the City's 2021-2029 Housing Element is a policy document that does not change land use designations or, in and of itself, authorize any development within the City, and therefore will not have a significant impact on the environment; and

WHEREAS, any application for the construction, development, or reuse of an existing property for use for housing purposes will be subject to subsequent project-specific environmental review under CEQA; and

WHEREAS, Notice of Intent to Adopt a Negative Declaration (NOI) was circulated by the City of Cerritos to public agencies, including local cities and special districts, on December 2, 2021. Also on December 2, 2021, a copy of the NOI was posted on the City's website and at the Cerritos Library and Cerritos City Hall; and

WHEREAS, the public review period for the Negative Declaration began on December 2, 2021 and concluded on December 26, 2021, prior to the Planning Commission meeting for which the Negative Declaration was reviewed and considered. Two (2) comment letters were received during the public review period. Neither comment letter identified any new environmental effects beyond those already identified in the IS/ND, nor provided substantive comments on the environmental issues addressed in the Draft IS/ND; and

WHEREAS, a public hearing to consider the City's 2021-2029 Housing Element and associated environmental analysis (Negative Declaration) was set and held before the Planning Commission on January 12, 2022 at the hour of 7:00 p.m., and notice of the hearing was duly given and appropriate testimony and comments have been made a part of the record; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on January 12, 2022, and after receiving the report, hearing all testimony, and considering all evidence, the Planning Commission recommended approval of the City's 2021-2029

Housing Element and associated environmental analysis (Negative Declaration) by the Cerritos City Council; and

WHEREAS, the Planning Commission recommended that the City Council duly authorize the City Manager, or his designee, to make iterative changes to the Housing Element in response to comments, if any, from HCD to support State certification of the 2021-2029 Housing Element.

WHEREAS, a public hearing to consider the City's 2021-2029 Housing Element was set and held before the Cerritos City Council on January 27, 2022 at the hour of 7:00 p.m., and notice of hearing was duly given and appropriate testimony and comments have been made a part of the record.

NOW THEREFORE, THE CITY COUNCIL of the City of Cerritos does find, determine and declare:

SECTION 1. The Cerritos City Council hereby specifically finds that all of the facts set forth in the recitals above of this Resolution are true and correct and incorporated herein.

SECTION 2. The adoption and implementation of the City's 2021-2029 Housing Element by the Cerritos City Council will carry out the goals, objectives, and policies of the Cerritos General Plan in regard to the facilitation of housing in the City of Cerritos.

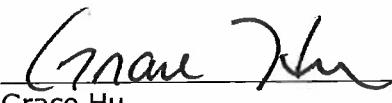
SECTION 3. The 2021-2029 Housing Element will encourage housing production for all income levels through the implementation of the comprehensive housing program, which is supported by twenty-five (25) housing programs.

SECTION 4. The 2021-2029 Housing Element is in compliance with all applicable State of California housing requirements and mandates, and hereby is adopted by the Cerritos City Council.

SECTION 5. The City Manager, or his designee, is hereby authorized to make iterative changes to the 2021-2029 Housing Element in response to comments, if any, from HCD to support the State certification of the 2021-2029 Housing Element.

SECTION 6. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and ADOPTED this 27th day of January, 2022.


Grace Hu
Mayor

ATTEST:



Vida Barone
City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CERRITOS)

I, Vida Barone, City Clerk of the City of Cerritos, California, DO HEREBY CERTIFY that the foregoing **Resolution No. 2022-12** was duly approved and adopted by the City Council of the City of Cerritos at a Regular Meeting held on the 27th day of January, 2022, and that it was so adopted as follows:

AYES: Councilmembers – Barrows, Solanki, Yokoyama, Vo, Hu
NOES: Councilmembers – None
ABSENT: Councilmembers – None
ABSTAIN: Councilmembers – None

DATED: January 27, 2022


Vida Barone, City Clerk

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EXECUTIVE SUMMARY

Executive Summary

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

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

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

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

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

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



The Cerritos 2021-2029 Housing Element has eight chapters, and includes all state-mandated topics. The following pages provide a brief synopsis of each chapter:

Chapter 1 – Public Participation

Public Participation

- a) City staff established a dedicated Housing Element webpage on the City's website for public viewing. The webpage provides access to virtual outreach events, the Online Housing Needs Survey, and community workshop polls.
- b) On March 30, 2021, March 31, 2021, and April 1, 2021, the City of Cerritos conducted one-on-one stakeholder interview sessions through a series of nine (9) Zoom virtual video calls, in an effort to garner open and candid conversations with key community stakeholders in Cerritos.
- c) On May 12, 2021, the City launched an online Housing Needs Survey through various marketing and advertising methods to solicit input from Cerritos residents, individuals who work in the City, or members of the general public who shop, dine, or recreate in the City of Cerritos. The survey was made available online through July 9, 2021, and over 480 responses were received.
- d) The City Council conducted two study sessions, one on May 21, 2021 and another on September 13, 2021 to provide information related to the Housing Element update process, as well as the City's approach to the Regional Housing Needs Assessment (RHNA). In addition, input and feedback was solicited relative to potential sites for future housing development, preferred housing types, and preferred housing densities to be identified in the 2021-2029 Housing Element.
- e) On June 30, 2021, the City conducted a public workshop with the community for further discussion of the Housing Element to solicit public input with regard to the document. approximately 50 participants attended the workshop and were able to share their ideas and concepts to address the City's housing needs and trends by responding to poll questions during the workshop, as well as participating in a large group discussion after the presentation. Further, two additional public meetings/hearings are scheduled for January 12, 2022 with the Planning Commission and February 10, 2022 with the City Council at which time members of the community will be able to provide comment and input on the Housing Element.
- f) The City conducted the required 30-day review and comment period for the Housing Element Public Review Draft beginning on October 15, 2021. The Public Hearing Draft was made available for review and comment on January 7, 2022 for an additional 20 days.
- g) The public participation efforts described above generated a variety of comments, feedback, and input from the general public. Community input and feedback to help guide preparation of the Housing Element are summarized in Appendix A – Public Participation, Table A-1.
- h) The Housing Element was adopted by the City Council on January 27, 2022.

Chapter 2 – Review of Past Accomplishments

Program Evaluation

- a) The City evaluated 26 previous Housing Element programs for appropriateness, effectiveness, and progress.
- b) The City is recommending a total of 24 programs for the 2021-2029 Housing Element that had previously been included in the 2013-2021 Housing Element. It should be noted that 11 of the programs that are included within this category have been directly impacted by the dissolution of redevelopment. Accordingly, the City will only be able to implement said programs upon the identification of a suitable funding source.
- c) Two programs relating to the implementation of redevelopment-related activities from the 2013-2021 Housing Element will not be included in the 2021-2029 Housing Element as they are no longer applicable given the dissolution of redevelopment in California.

Chapter 3 – Existing Housing Needs

Demographic Data

- a) Cerritos population has continued to remain consistent from 2010 to 2020.
- b) The median age increased from 42 years to 45 years.
- c) The Asian/Pacific Islander population represents the largest population at 59 percent. This represents a five percent increase from 2010.
- d) The City has 16,204 households, which represents a 7 percent increase from 2010.
- e) The median number of persons per household in Cerritos is three to four persons, representing 43 percent of households.
- f) Cerritos median household income in 2019 was \$106,190, an increase of 20 percent from 2010.
- g) According to the U.S. Census Bureau, 17 percent of Cerritos households are considered overcrowded.
- h) In 2020 (June 2020), the average single-family home sales price in Cerritos was \$764,956, which represents a 33 percent increase from 2010 (\$576,711).
- i) In 2020 (June 2020), the average condominium sales price in Cerritos was \$463,560, which represents a 46 percent increase from 2010 (\$316,539).
- j) An average two-bedroom apartment rent is \$2,410.

Chapter 4 – Special Housing Needs

Seniors

- a) There are 11,656 seniors over 65 in the City, which represents a 34 percent increase from 2010.
- b) A majority of senior households are homeowners (89 percent).

Disabled Persons

- a) There are 8,274 disabled persons in the City, which represents 16 percent of the City's population. This does not include persons with development disabilities.

Large Families

- a) According to the U.S. Census Bureau, 29 percent of renter and owner households in Cerritos are large families. Large families are defined as households with 5 or more people.

Female Headed Households

- a) In Cerritos, there are 514 female households with their own children under 18 years of age.

Chapter 5 – Projected Housing Needs

Regional Housing Needs Allocation (RHNA) for 2013-2021 Housing Element

RHNA is a process that devises the number of housing units a city or county must plan for in its Housing Element. The RHNA process starts with the California Department of Finance's estimate of the State's total housing needs for all income levels. That number is divided proportionately among the State's regions, and then is further divided and assigned to each city and county by regional councils of government. Cerritos' RHNA allocation of 1,908 units for the 2021-2029 Housing Element includes:

a.	Very low-income units:	679
b.	Low-income units:	345
c.	Moderate income units:	332
d.	Above moderate-income units:	552
e.	Total RHNA Units:	1,908

Chapter 6 – Site Inventory and Analysis

Summary of Sites Available for Residential Developments

- a) Currently, there is one site that has been approved for residential development. The project is currently in the plan check review phase, and it is anticipated that permits for the construction of the project will be issued late 2021/early 2022.
- b) The City has identified five sites for potential residential development. These sites will satisfy the required 1,908 RHNA units from the 2021-2029 Housing Element

Emergency (Homeless) Shelters

- a) As required by State law, the City has identified an industrially zoned area to potentially accommodate emergency (homeless) shelters. This subject site is bounded by the North Fork Coyote Creek River Channel to the west, Coyote Creek Channel to the north, Valley View Avenue to the east and 183rd Street to the south. The subject site was identified as a suitable location for the potential development of an emergency homeless shelter due to its size and existing infrastructure. Further, the site was identified because of its close proximity to places of employment and public transportation, the use of which could assist homeless persons in ultimately obtaining permanent housing. Additionally, the subject site is currently located within an existing industrial park that is physically separated from adjacent sensitive land uses, including existing single-family residential homes to the west beyond the Coyote Creek Channel.

Transitional and Supportive Housing

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

Farm Worker Housing/Factory Built Housing

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

Multi-Family Housing

- a) The City has identified sites that may be suitable for multi-family residential uses. If developed as multi-family residential, these sites could accommodate up to 1,876 units.

Extremely Low-Income Units

- a) State law requires that the City address the needs of extremely low-income households. Accordingly, the City is required to facilitate the development of housing through the identification of suitable locations for 339 extremely low-income households. This has been accomplished through the City's evaluation of potential housing sites, as included within the 2021-2029 Housing Element.

Chapter 7 – Constraints

Constraint Removal Efforts

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

- a) Over the past 50 years, redevelopment has funded a variety of infrastructure projects, including several award-winning affordable housing developments. However, in 2012, redevelopment agencies were dissolved in the State of California, which resulted in the loss of \$30 million in annual tax increment revenue to the City of Cerritos. Of this loss, approximately \$6 million (20%) of said funds were annually allocated to the provision of housing and housing programs.
- b) The City Council adopted Resolution No. 2006-24, which requires that the City give water and sewer service priority to development projects with an affordable housing component when there are competing development projects seeking utility services in an area deemed to have limited wastewater capacity or water supply.
- c) The City adopted Ordinance 916, which established a detailed administrative procedure for reasonable accommodations requests from existing site design standards for all properties in the City of Cerritos (Chapter 23.30 of the Cerritos Municipal Code).
- d) The City will continue to utilize Area Development Plan designations to allow design flexibility to accommodate various housing types.
- e) The City will continue to explore the possibility of incorporating additional recommendations to encourage the development of "green" buildings without resulting in additional costs or other burdens upon developers, building owners or occupants. The city will also develop Green Building Guidelines to explain possible ways of achieving green building goals.

Chapter 8 – The City of Cerritos Housing Program

Programs

- a) The Housing Program serves as the implementation plan for the Housing Element and will provide vision and direction to the City during the 2021-2029 Housing Element planning cycle. The Housing Program includes 25 programs for the 2021-2029 Housing Element that are intended to preserve and promote housing in the City of Cerritos.



Chapter I

OVERVIEW AND PUBLIC PARTICIPATION

Chapter 1 Overview and Public Participation

1.1 Introduction to the Housing Element

Accommodating the housing needs of the State of California is an important goal for the City of Cerritos, regional agencies and state agencies. As the population of the State continues to grow and pressure on resources increases, Cerritos is concerned with providing adequate housing opportunities while maintaining a high standard of living for all residents in the community. This Housing Element was created in compliance with California General Plan law pertaining to Housing Elements and was certified by HCD on September 1, 2022.

1.2 Purpose

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

The law requires:

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

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

1.3 Organization

The Cerritos Housing Element is organized into five primary sections:

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

1.4 Data Sources

Every attempt was made to use the most acceptable, current and reliable data for the Cerritos Housing Element, including use of data from the following sources.

- U.S. Department of Housing and Urban Development (HUD)
- U.S. Bureau of Labor and Statistics (BLS)
- U.S. Bureau of the Census, American Community Survey (ACS)
- California Employment Development Department (EDD)
- California Department of Finance (DOF)
- California Department of Housing and Community Development (HCD)
- California Department of Social Services (DSS)
- Gateway Cities Council of Governments (Gateway COG)
- Southern California Association of Governments (SCAG)
- County of Los Angeles
- City of Cerritos
- Zillow.com; Redfin.com

1.5 Relationship to Other Elements

State law requires that a General Plan and its individual elements, and parts thereof, comprise an integrated, internally consistent, and compatible statement of policies (California Government Code §65300.5). The purpose of requiring internal consistency is to avoid policy conflict and to provide a clear policy guide for the future maintenance, improvement, and development of housing within the City. In Cerritos, the City's Housing Element is part of the Cerritos General Plan. All elements of the Cerritos General Plan have been reviewed for consistency and completed in coordination with the Housing Element. In addition, the City of Cerritos' Department of Community Development continuously works on an ongoing basis to ensure that the Housing Element remains consistent

with the goals and objectives of the General Plan throughout the 2021-2029 planning period. If any of the existing elements of the General Plan are amended during the referenced planning period, the Housing Element will be reviewed concurrently to ensure that said element remains in compliance and consistent with the Cerritos General Plan.

1.6 The State Housing Goal

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

1.7 Public Participation

California Government Code §65583(c)(9) states that "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." This update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers pursuant to State law. In keeping with health and safety during the COVID-19 pandemic, community outreach is primarily conducted using several virtual and digital engagement tools. Public participation efforts include stakeholder interviews, online housing needs survey/polls, a dedicated webpage on the City's website, City Council study session meetings, a community workshop, and noticed public hearings. All project materials and notices are posted and advertised on the City's website, in local newspapers, and on social media platforms, and hardcopies are made available at public facilities including Cerritos City Hall and Cerritos Library, in order to ensure broad access and exposure throughout the City. A full summary of public participation efforts is listed in Appendix A.



Chapter 2

REVIEW OF PAST ACCOMPLISHMENTS

Chapter 2 Review of Past Accomplishments

2.1 Cerritos Housing Goals and Policies (2013-2021 Adopted and State-Certified Housing Element)

State law (California Government Code §65588(a)) requires each jurisdiction to review its adopted and State-certified housing element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal;
- The effectiveness of the housing element in attainment of the City's housing goals and objectives;
- The progress in implementation of the housing element; and
- The effectiveness of the City's programs on the special needs population.

This evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and in evaluating whether existing these programs continue to be relevant in addressing current and future housing needs in Cerritos. This evaluation provides the basis for recommended modifications to policies and programs and the establishment of new objectives in the 2021-2029 Housing Element.

2013-2021 Housing Element - Goals and Policies

Goal:	HOU-1	<i>Encourage the provision of a wide range of housing types.</i>
Policies:	HOU-1.1 HOU-1.2 HOU-1.3 HOU-1.4	Facilitate the development of housing for all household types, including special needs. Coordinate and cooperate with State, regional and local governments and agencies toward the attainment of the State housing goal. Maintain the Residential Assistance Grant Program (G-RAP) and the Residential Assistance Loan Program (L-RAP) for low-income households and special needs groups. Require the preservation of affordable housing, when possible.

Goal:	HOU-2	<i>Promote the minimization of constraints on housing development.</i>
Policies:	HOU-2.1 HOU-2.2 HOU-2.3	Provide incentives to affordable housing developers in the form of Low and Moderate Income Housing Asset Funds or alternative funding sources, density bonus, land contributions, development and design flexibility, and fee waivers to facilitate residential development. Assist developers in the identification of suitable residential sites. Support the development and enforcement of federal and State anti-discrimination laws.

- HOU-2.4 Minimize permit and development review costs for affordable housing.
- HOU-2.5 Promote flexibility in development standards for innovative developments.

Goal: **HOU-3** ***Preserve and enhance the quality of the existing housing stock.***

- Policies:
- HOU-3.1 Encourage the maintenance and repair of existing housing.
 - HOU-3.2 Support neighborhood associations and residents in the pursuit of city wide pride and beautification.
 - HOU-3.3 Encourage the conservation of natural resources and the reduction of energy conservation through the promotion of alternative energy sources.
 - HOU-3.4 Continue with the removal program for lead-based paint and asbestos hazards.
 - HOU-3.5 Encourage green building design for residential projects.
 - HOU-3.6 Encourage attractive design for home remodels and enlargements.

Goal: **HOU-4** ***Provide opportunities for home ownership.***

- Policies:
- HOU-4.1 Improve housing assistance for low and moderate income households.
 - HOU-4.2 Foster relationships with public and private agencies to increase first-time homebuyer opportunities.

2.2 Appropriateness, Effectiveness and Progress

In accordance with California Government Code §65588, “Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal; (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives; (3) The progress of the City, County, or City and County in implementation of the housing element; and, (4) The effectiveness of the housing element programs on the special needs population.”

The following section evaluates the appropriateness, effectiveness and progress of the City's Housing Program through its goals and policies, and resulting programs or actions from the previous 2013-2021 Housing Element cycle. Please note, that various policies and/or programs that were identified in the previous 2013-2021 Housing Element were directly impacted by the dissolution of redevelopment agencies statewide, as well as the COVID-19 pandemic. As a result, several of the policies and/or programs contained in the previous 2013-2021 Housing Element were unable to be implemented during said cycle.

1. Cerritos Code Enforcement Program	
Policy/Program	Accomplishments
<p>Action: Continue proactive enforcement of existing Municipal Code provisions relating to the appropriate use, development and maintenance of properties throughout the City.</p> <p>Implementation: Ongoing</p> <p>Responsibility: Department of Community and Safety Services</p>	<p>Progress: To prevent the deterioration of the existing housing stock, the City's Code Enforcement Division has continued to bring sub-standard properties into compliance with the enforcement and implementation of existing development code standards relative to property maintenance. On a monthly basis, the city has a caseload of approximately 190 residential cases. Approximately 7-8 cases per month are brought before the Property Preservation Commission for final resolution.</p> <p>Effectiveness: Highly successful</p> <p>Appropriateness: The City will continue to support this program in order to continue to proactively enforce the property maintenance provisions of the Cerritos Municipal Code, and the program will be included in the 2021-2029 Housing Element cycle.</p>

2. City Wide Pride Beautification Program	
Policy/Program	Accomplishments
<p>Action: Continue to support the City Wide Pride Beautification program and other neighborhood associations in an effort to maintain the City's existing housing stock by encouraging residents and property owners, through proactive enforcement and positive reinforcement, to maintain their property.</p> <p>Implementation: Ongoing</p> <p>Responsibility: Department of Community and Safety Services</p>	<p>Progress: The City Wide Pride Beautification Program continues to operate successfully, with the City recognizing homeowners from 14 designated city-wide geographical areas for maintaining their respective properties in an aesthetically pleasing manner. Said property owners are presented with City Council Proclamations at a regularly scheduled City Council meeting in an effort to promote citywide pride through property maintenance. In an effort to further promote community involvement, the program is heavily reliant on volunteer judges comprised of Cerritos residents, who are also honored by the City for their service.</p> <p>Effectiveness: Successful. From 2013 to 2021, approximately 400 houses were recognized by the Property Preservation Commission and the City Council. Houses are awarded for overall aesthetic appearance and landscaping. The program has helped to develop community pride in homeownership, has reduced the number of blighted properties, and has improved the quality of the City's housing stock. The program also promotes community participation through the volunteer judges program.</p> <p>Appropriateness: Due to the overall success and value of the program, the City intends to continue to support this program in the upcoming Housing Element cycle. During the 2021-2029 Housing Element cycle, the City will continue to recognize homeowners on an annual basis for outstanding property maintenance.</p>

3. Density Bonus Program	
Policy/Program	Accomplishments
<p>Action: Pursuant to State law, a density bonus of up to 35 percent, along with other regulatory concessions to ensure lower development costs, is afforded to developers that allocate at least 20 percent of the units in a housing project to lower income households, or 10 percent for very low-income households, or at least 50 percent for “qualifying residents” (e.g., senior citizens). The Density Bonus Program is designed to ensure affordability of all lower income density bonus units for a minimum of 30-years.</p> <p>Implementation: Ongoing</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: No affordable housing units were constructed as a result of the Density Bonus Program during the 2013-2021 Housing Element cycle.</p> <p>Effectiveness: Not applicable</p> <p>Appropriateness: In accordance with California Government Code §65915 et seq., the City will continue to monitor State requirements related to Density Bonus provisions and amend the Cerritos Municipal Code for compliance with changes in State law as applicable during the 2021-2029 Housing Element cycle.</p>

4. Disabled Housing Program	
Policy/Program	Accomplishments
<p>Action: The City will establish a Disabled Housing Program that would assist with the development of affordable housing developments that are designed for disabled residents.</p> <p>Implementation: 2013</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: With the dissolution of the former Cerritos Redevelopment Agency in 2012, and the subsequent State mandated redistribution of approximately \$10 million in former Redevelopment Agency 20% Housing Set-Aside Funds, the City did not have adequate resources in the form of funding and/or staffing to implement this program beyond February 2012 which was the effective date for the dissolution of redevelopment agencies statewide.</p> <p>Effectiveness: Not applicable</p> <p>Appropriateness: Despite not having the appropriate resources to implement this program during the 2013-2021 Housing Element Cycle, the City of Cerritos recognizes the importance of providing affordable housing assistance to the 16.5% of Cerritos residents who are disabled. Accordingly, the City will include this program within the 2021-2029 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly administer the program to achieve the objectives established herein.</p>

5. Emergency Shelter Program	
Policy/Program	Accomplishments
<p>Action: Establish zoning to allow emergency (homeless) shelters as a permitted use.</p> <p>Implementation: 2010</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: In November 2014, the City adopted Ordinance No. 992 which added Chapter 22.60 to the Cerritos Municipal Code, thereby establishing the M-1 Emergency Shelter Overlay Zone to govern and regulate a maximum of one emergency shelter as a permitted use. Concurrently, related zoning and land use entitlements were established creating the boundaries for the M-1 Emergency Shelter Overlay Zone.</p> <p>Effectiveness: Successful</p> <p>Appropriateness: While the City did not receive any requests for the development of an emergency shelter within the M-1 Emergency Shelter Overlay Zone during the 2013-2021 Housing Element cycle, the City of Cerritos recognizes its importance. Accordingly, the City will continue to monitor State requirements related to emergency shelters, and amend the Municipal Code as applicable during the 2021-2029 Housing Element cycle.</p>

6. Energy Conservation and Green Development Program	
Policy/Program	Accomplishments
<p>Action: Implement a program that educates the public in regard to energy conservation and promotes the use of alternative energy sources through financial reimbursement programs.</p> <p>Implementation: 2010</p> <p>Responsibility: Department of Community Development/Department of Public Works</p>	<p>Progress: The City implemented the Green Cerritos Program in 2009 in an effort to provide information and resources to encourage the development of a green environment made up of environmentally friendly buildings and sustainable landscaping. Additionally, a brochure was developed to highlight the City's extensive and innovative green programs, which include the installation of solar energy facilities on city buildings, aggressive recycling programs and the use of alternative fuel sources for city vehicles. As part of the program, the City also offers discounts on various building permits to project applicants that utilize certified environmentally friendly building materials.</p> <p>Effectiveness: Highly successful</p> <p>Appropriateness: The City will support this program by way of continued promotion of educational and informational materials via brochure and on the City's website (http://www.cerritos.us/NEWS_INFO/green_cerritos.php) and social media platforms during the 2021-2029 Housing Element cycle.</p>

7. Equal Housing Program	
Policy/Program	Accomplishments
<p>Action: Obtain services from the Fair Housing Council of Los Angeles County to administer the Equal Housing Program and act as an independent third-party to address discrimination complaints. The City will make available literature about the Program at Cerritos City Hall, Chamber of Commerce, Library, website and other areas that the community gathers information.</p> <p>Implementation: 2010</p> <p>Responsibility: Department of Community Development/Fair Housing Council</p>	<p>Progress: During the 2013-2021 Housing Element cycle, the City did not receive any phone calls or correspondence requesting information in regard to discrimination complaints. In addition, the City did not have sufficient funding or personnel to adequately administer this program beyond February 2012 which was the effective date for the dissolution of redevelopment agencies statewide.</p> <p>Effectiveness: Not applicable</p> <p>Appropriateness: Despite these factors, the City of Cerritos recognizes the importance of maintaining the Equal Housing Program. Accordingly, the City will update this program to reflect changes to State law related to Affirmatively Furthering Fair Housing within the 2021-2029 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly administer the program to achieve the objectives established herein.</p>

8. Homeless Shelter Program	
Policy/Program	Accomplishments
<p>Action: Support local homeless shelters in the region. Specifically, the City, with former 20% set-aside funding/housing asset funds, provided a \$50,000 contribution to the Rio Hondo shelter for the homeless and a \$20,000 annual contribution to the Su Casa Crisis and Support Center/Transitional Housing for battered women until the dissolution of redevelopment on February 1, 2012. Annual review of contributions will be conducted to determine if an adjustment to funding is necessary.</p> <p>Implementation: Ongoing</p> <p>Responsibility: Department of Community Development/ Department of Community and Cultural Services</p>	<p>Progress: Prior to the dissolution of redevelopment in February 2012, the City provided funding on an annual basis to the Rio Hondo Shelter and Su Casa Crisis and Support Center. Following the dissolution of redevelopment, the City did not have sufficient funds or staffing resources to support the program through the 2013-2021 Housing Element cycle.</p> <p>Effectiveness: Not applicable</p> <p>Appropriateness: Despite not having the appropriate resources to properly manage and implement this program, the City of Cerritos recognizes its importance. Accordingly, the City will include this program within the 2021-2029 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly administer the program to achieve the objectives established herein. In addition, the City will amend the Municipal Code for compliance with changes to State law, including provision for Low Barrier Navigation Centers (Assembly Bill 101), during the 2021-2029 Housing Element cycle.</p>

9. Housing Element Review Program	
Policy/Program	Accomplishments
<p>Action: Pursuant to State law, the Housing Element will be reviewed annually to evaluate the effectiveness, appropriateness and progress the City is making towards its housing, programs, and actions.</p> <p>Implementation: Ongoing</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: The City conducts an annual review of the Housing Element to determine its effectiveness and appropriateness and to monitor the progress the City is making towards the implementation of its housing goals, programs, and actions.</p> <p>Effectiveness: Highly successful. In accordance with the provisions of California Government Code §65400(a)(2) and Health and Safety Code §33080.1, the City is required to prepare an annual progress report (APR) to its legislative body within six months of the end of the City's fiscal year. In addition, the APR must be submitted to HCD on an annual basis. The detailed report includes all the City's activities, including capital projects and housing activities for the previous fiscal year. The report provides the City with the opportunity to evaluate the Housing Element's programs, goals and actions and to determine which housing programs are effective. The City has successfully prepared and submitted this report each year as required.</p> <p>Appropriateness: The City intends to continue to support this program during the 2021-2029 Housing Element cycle.</p>

10. Land Use Element Review Program	
Policy/Program	Accomplishments
<p>Action: As part of the General Plan Update, the Land Use Element will be reviewed to determine if any non-residential zoned land can be converted to residential uses and to evaluate possibilities for the development of higher residential land densities in an effort to investigate ways of maximizing land use and identifying possible new or under-utilized sites appropriate for multi-family development.</p> <p>Implementation: Ongoing</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: The Cerritos General Plan, including the Land Use Element, was adopted on January 6, 2004. The Land Use Element identified several parcels that were underutilized or vacant and that would serve as possible sites for residential uses.</p> <p>Effectiveness: Successful. The City has been able to identify possible sites in the Housing Element that are underutilized and that may be suitable for residential reuse.</p> <p>Appropriateness: Due to the success of the program, the City intends to continue to support this program during the 2021-2029 Housing Element cycle.</p>

11. Large Family Study Program	
Policy/Program	Accomplishments
<p>Action: Investigate the various housing needs of large families in the community.</p> <p>Objective: Determine if the City is providing enough housing for large families in the City in the very low-, low-, and moderate-income categories. If there is an unmet need, explore ways of meeting need through new construction, mixed-use housing and governmental programs.</p> <p>Implementation: Ongoing</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: The City has evaluated the current population trends and 2010 Census data for large families and has concluded that there is a minimal need for housing within this category. U.S. Census data identifies 2,036 or 13% of Cerritos' total households as having five or more persons living in the same unit. Census data also indicates that 87 percent of households have three-, four-, and five or more-bedroom units. This suggests the City has adequate housing stock to meet its large family needs. In addition, the population of large families with 5+ persons have decreased in every year since 2000.</p> <p>Effectiveness: Not applicable</p> <p>Appropriateness: Given the declining population figures and despite not having the appropriate resources to properly manage and implement this program, the City will no longer pursue or support this program in the 2021-2029 Housing Element cycle.</p>

12. Lead-Based Paint and Asbestos Reduction Program	
Policy/Program	Accomplishments
<p>Action: Evaluate the need for a lead-based paint and asbestos reduction program. If a need exists, implement a program that offers financial reimbursements to affected housing unit owners.</p> <p>Implementation: Ongoing</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: The City annually earmarked a portion of the former Redevelopment Agency's 20% set-aside funding for this program as a component of the Residential Assistance Grant Program (G-RAP). In addition, former Redevelopment Agency staff were used to manage and administer said program. However, as a direct result of the dissolution of redevelopment, the City was unable to support the program beyond the effective dissolution date of February 1, 2012.</p> <p>Effectiveness: Not applicable</p> <p>Appropriateness: Despite not having the appropriate resources to properly manage and implement this program, the City of Cerritos recognizes its importance. Accordingly, the City will include this program within the 2021-2029 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly administer the program to achieve the objectives established herein.</p>

13. Multi-Family Housing Program	
Policy/Program	Accomplishments
<p>Action: After the Land Use Element is updated and a site database of vacant or underutilized land has been created, the City will identify appropriate sites for multi-family development.</p> <p>Implementation: Ongoing</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: During the 2013-2021 Housing Element Cycle, the City was successful in entitling several multi-family residential developments including Plaza Walk, Aria, and Avalon (formerly Sage) comprising of a total of 355 multi-family residential units located on underutilized former commercial sites. All three developments were completed during the 2013-2021 Housing Element cycle.</p> <p>Effectiveness: Highly successful</p> <p>Appropriateness: Due to the success of the program, the City intends to continue to support this program during the 2021-2029 Housing Element cycle.</p>

14. Multi-Family Housing Facilitation Program	
Policy/Program	Accomplishments
<p>Action: Increase housing opportunities for families and allow for additional non-age restricted multi-family residential opportunities for sites identified in the 2013-2021 adopted Housing Element.</p> <p>Implementation: 2013-2021</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: No multi-family housing developments were constructed on previously identified sites; however, the City was successful in entitling a multi-family residential development comprised of 25 units (Plaza Walk) that was completed during the 2013-2021 Housing Element cycle. The subject property, located near the intersection Pioneer Boulevard and 188th Street, was rezoned Area Development Plan Seventeen (ADP-17) to accommodate a non-age restricted multi-family residential housing development for families. Entitlements obtained in support of the project included a Precise Plan, Tentative Tract Map, Development Code Amendment, General Plan Amendment, Development Map Amendment, and a Mitigated Negative Declaration.</p> <p>Effectiveness: Moderately successful</p> <p>Appropriateness: Despite not having the tools and resources previously provided by redevelopment to properly facilitate, manage and implement this program, the City of Cerritos recognizes its importance. Accordingly, the City will include this program within the 2021-2029 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly administer the program to achieve the objectives established herein.</p>

15. Owner-Occupied Housing Rehabilitation (Residential Assistance Loan Program L-RAP)	
Policy/Program	Accomplishments
<p>Action: Support the re-establishment of the defunct Owner-Occupied Housing Rehabilitation (Residential Assistance Loan Program (L-RAP)) that allows qualifying low-income residents to fund home improvements required to correct outstanding Municipal Code violations. In its effort to re-establish this Program, the City will pursue the identification of alternative fund sources, such as the Low- and Moderate-Income Housing Asset Fund, to replace the loss of the former Redevelopment Agency's 20% Set-Aside Funds, which were previously used for this Program.</p> <p>Implementation: Ongoing</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: Although highly successful in prior years, the Residential Assistance Loan Program (L-RAP) was not utilized in the 2013-2021 Housing Element cycle due to lack of funding as a direct result of the dissolution of redevelopment and the subsequent redistribution of 20% set-aside funds. The City was unable to support the program beyond the effective dissolution date of February 1, 2012.</p> <p>Effectiveness: Not applicable</p> <p>Appropriateness: Despite not having the appropriate resources to properly manage and implement this program, the City of Cerritos recognizes its importance for low-income households. Accordingly, the City will include this program within the 2021-2029 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly administer the program to achieve the objectives established herein.</p>

16. Regional Cooperation Program	
Policy/Program	Accomplishments
<p>Action: Work in conjunction with other municipalities and regional agencies in an effort to promote regional cooperation regarding housing needs.</p> <p>Timing: Ongoing</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: The City participates in regional planning activities, including monthly meetings and discussion forums, sponsored by the Southern California Association of Governments (SCAG) and the Gateway Cities Council of Governments (Gateway COG). Through its active participation, the City demonstrates its commitment to regional cooperation towards housing. The Gateway COG is comprised of 28 cities in the southeast area of Los Angeles County, and it addresses regional issues within the context of the southeast Los Angeles County area.</p> <p>Effectiveness: Successful. The Gateway COG has been instrumental in developing studies and plans in regard to regional housing needs.</p> <p>Appropriateness: The City intends to continue participating in these monthly meetings in order to work in conjunction with other surrounding municipalities to address regional issues such as housing, transportation, air quality and economic development.</p>

17. Rehabilitation Rebate Program (Residential Assistance Grant Program G-RAP)	
Policy/Program	Accomplishments
<p>Action: Support the re-establishment of the Residential Assistance Grant Program (G-RAP) in an effort to maintain the existing housing stock in the City. The G-RAP provides qualified residents with up to \$3,000 in funds to address outstanding violations of the Cerritos Municipal Code as it relates to exterior property maintenance. Funds are provided for residents that are within the very low-, low- and moderate-income groups.</p> <p>Implementation: Ongoing</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: Although highly successful in prior years, the Residential Assistance Grant Program (G-RAP) was not utilized in the 2013-2021 Housing Element cycle due to lack of funding as a direct result of the dissolution of redevelopment and the subsequent redistribution of 20% set-aside funds. The City was unable to support the program beyond the effective dissolution date of February 1, 2012.</p> <p>Effectiveness: Not applicable</p> <p>Appropriateness: Despite not having the appropriate resources to properly manage and implement this program, the City of Cerritos recognizes its importance. Accordingly, the City will include this program within the 2021-2029 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly administer the program to achieve the objectives established herein.</p>

18. Senior and Disabled Citizen Labor Assistance Program	
Policy/Program	Accomplishments
<p>Action: Organize additional county and local community groups and organizations to provide labor for minor housing repair and maintenance for the senior and disabled community.</p> <p>Implementation: 2013-2016</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: The Senior and Disabled Citizen Labor Assistance Program is designed to assist seniors and disabled residents with minor home improvements, such as lawn maintenance, installation of new landscape and minor exterior painting, through the work of volunteers. During the 2013-2021 Housing Element cycle, the City did not receive any interest on the part of the volunteer community to participate in the program. Seniors and disabled residents whose homes were in need of rehabilitation were assisted through the G-RAP program before it became defunct. In order to promote and support this program the City will continue to make a concerted effort to work with service organizations, churches, and non-profit agencies that may be able to coordinate volunteers to assist with minor home improvements. Staff will develop specific program guidelines and a new marketing strategy for this program.</p> <p>Effectiveness: Not applicable</p> <p>Appropriateness: Despite not having the appropriate resources to properly manage and implement this program, the City of Cerritos recognizes its importance. Accordingly, the City will include this program within the 2021-2029 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly administer the program to achieve the objectives established herein.</p>

19. Shared Housing Program	
Policy/Program	Accomplishments
<p>Action: Establish membership with the Area Agency on Aging-Shared Housing Program or other such organizations that assist seniors in finding roommates. The establishment of this program would allow seniors to reduce their individual housing costs by sharing said expenses with roommates.</p> <p>Implementation: 2013-2016</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: Due to limited financial and staffing resources during the 2013-2021 Housing Element cycle, the City was not able to implement this program.</p> <p>Effectiveness: Not applicable</p> <p>Appropriateness: Despite not having the appropriate resources to properly manage and implement this program, the City of Cerritos recognizes its importance. Accordingly, the City will include this program within the 2021-2029 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly administer the program to achieve the objectives established herein.</p>

20. Simplified Residential Development Review Process Program	
Policy/Program	Accomplishments
<p>Action: The City will produce a formal review of the development process to further encourage the development of new housing units through fast tracking and streamlining of the entitlement process.</p> <p>Implementation: Ongoing</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: The City continues to maintain a policy of fast tracking the processing of entitlements and permits associated with residential housing developments.</p> <p>Effectiveness: The City was successful in utilizing this program to facilitate the entitlement of major residential developments during the 2013-2021 Housing Element Cycle, including Plaza Walk approved in 2013, and Aria and Avalon (formerly Sage) both approved in 2014, consisting of a total 355 above market, multi-family residential units located on under-utilized former commercial sites. Staff was able to assist project developers in expediting the plan review and entitlement process and in obtaining City Council approval for the project in a timely manner.</p> <p>Appropriateness: The City has enjoyed overwhelming success with this program during prior Housing Element cycles. As a result of this success the City will continue to fast track and streamline the development review process in order to encourage the development of new housing units in the City of Cerritos.</p>

21. Single-Family Housing Addition Program	
Policy/Program	Accomplishments
<p>Action: Create a program that will offer grants and low interest loans to single-family homeowners that would allow for the construction of housing additions. Very-low and low income households would be eligible for grants and moderate income households would be eligible for low interest loans.</p> <p>Implementation: Ongoing</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: As this project was previously funded wholly by funds derived from the former Redevelopment Agency's 20% Housing Set-Aside fund, the City did not have sufficient funding to support this program beyond the effective date of the dissolution of redevelopment of February 1, 2012.</p> <p>Effectiveness: Not applicable</p> <p>Appropriateness: US Census data reports that overcrowding is not a significant issue in the City. Only 17% of households in Cerritos experienced overcrowded conditions in 2019. Nevertheless, the City intends to evaluate this program in greater detail and will consider its implementation during the 2021-2029 Housing Element cycle based on resident need and the availability of appropriate funding and staffing resources to implement said program. In an effort to support the program the City will explore the possibility of using other funding sources, such as State and federal housing grants to fund this program.</p>

22. Substandard Property Abatement Program	
Policy/Program	Accomplishments
<p>Action: Continuation of program that allows for the removal of substandard properties and properties in continual violation of the Municipal Code which threaten the health, safety and welfare of the community.</p> <p>Implementation: Ongoing</p> <p>Responsibility: Department of Community and Safety Services/ Department of Community Development</p>	<p>Progress: The City annually budgets funds to remove unsafe buildings or abate code violations that threaten the health, safety, and welfare of the community. During the 2013-2021 Housing Element cycle, there were no code violations that warranted the demolition or removal of any building.</p> <p>Effectiveness: Not applicable. The City's Code Enforcement Division has been successful in implementing proactive measures to help reduce the potential need for the removal of sub-standard properties. Staff will continue to utilize these proactive measures; however, a case may arise in the future in which a sub-standard property may have to be addressed through this program.</p> <p>Appropriateness: Despite the fact that the City does not anticipate a need for the removal of sub-standard properties during the 2021-2029 Housing Element cycle, the city intends to continue with the inclusion of this program in the 2021-2029 Housing Element as it has the potential to be a useful tool for the City to utilize in the event a sub-standard property needs to be removed.</p>

23. Officer/Fireman/Teacher Next Door Homeowners Assistance Program	
Policy/Program	Accomplishments
<p>Action: Investigate potential sites and identify issues of concern for a program that would offer single-family homes at a discount to law enforcement officers or firemen and ABC Unified School District and Bellflower Unified School District teachers. Eligible participants would be required to have a moderate income (between 80 and 120 percent of the median income). Terms of the proposed program may require: 1) participants to live in the subject property as their sole residence for at least fifteen years after purchase; and, 2) include a discount off the list price of the subject property in the form of a second mortgage that is the equivalent of the discounted price that will be waived after the mandatory occupancy period is satisfied. If the buyer leaves the home during the mandatory occupancy period, he/she will be required to repay the Agency a portion of the second mortgage depending on length of occupancy.</p> <p>Implementation: Ongoing</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: Due to the high cost of housing in Cerritos, the City concluded that this program may not be feasible for implementation. According to research data from Zillow.com, the median price for a single-family residential home in Cerritos in June 2020 was \$764,956. In comparison, the median price for a single-family residential home in June 2010 was \$576,711. Based on this data, the City may be required to provide a cost-prohibitive subsidy in order to provide sufficient assistance to applicants. Accordingly, due to the potential size of the referenced subsidy and the City's limited financial resources, implementation of this program may be infeasible. Further, as a direct result of the dissolution of redevelopment, the City does not have adequate financial or personnel resources to administer this program moving forward from the effective redevelopment dissolution date of February 1, 2012.</p> <p>Effectiveness: Not applicable</p> <p>Appropriateness: Despite the issues presented by the high cost of housing in Cerritos, and in light of the fact that the City does not have the appropriate resources to properly manage and implement this program, the City of Cerritos is aware of the program's importance. Accordingly, the City will include this program within the 2021-2029 Housing Element cycle, with the caveat that it will be implemented upon the identification of a funding source that provides the resources needed to properly administer the program to achieve the objectives established herein.</p>

24. Proposition 1C – Housing and Emergency Shelter Trust Fund Act of 2006	
Policy/Program	Accomplishments
<p>Action: Apply for Proposition 1C grants to further expand the City's supply of affordable housing. Proposition 1C was approved by the voters of California in 2006 and it offers grants and loans for affordable housing developments.</p> <p>Implementation: Ongoing</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: In 2006, Proposition 1C (Housing and Emergency Shelter Trust Fund Act) authorized the State to sell \$2.85 billion in general obligation bonds to fund new and existing housing and development programs. However, by 2013, funds were fully depleted and thereby not available for housing and shelter development proposed during the 2013-2021 Housing Element cycle.</p> <p>Effectiveness: Not applicable</p> <p>Appropriateness: As Proposition 1C funding is no longer available, the City will not support this program in future housing elements.</p>

25. Supportive/Transitional Housing Program	
Policy/Program	Accomplishments
<p>Action: The City will provide for a Supportive/Transitional Housing Program in order to provide housing in accordance with California Government Code §65583(c)(1). In accordance with Senate Bill 2, the City is required to permit Supportive/Transitional housing by right as a residential use. Said housing will only be subject to those restrictions that apply to other residential uses of the same type and zone.</p> <p>Implementation: Ongoing</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: Due to limited staff time and resources within the current Housing Element cycle, the City was unable to implement this program. This program had been supported by former Redevelopment Agency staff and was to be wholly funded by monies derived from the former Redevelopment Agency's 20% Housing Set-Aside fund. Given the dissolution of redevelopment that took place in 2012, the City has lost this primary source of funding and staffing for the program.</p> <p>Effectiveness: Not applicable</p> <p>Appropriateness: Despite not having the appropriate resources to properly manage and implement this program, the City of Cerritos recognizes the importance of complying with the provisions of State law. Accordingly, the City will include this program within the 2021-2029 Housing Element cycle and continue to monitor State requirements related to supportive transitional housing and amend the Municipal Code as applicable during the 2021-2029 Housing Element cycle.</p>

26. Identification of Alternative Funding Sources	
Policy/Program	Accomplishments
<p>Action: Identify potential sources of funding to provide for the implementation of housing programs, through the preparation of grant applications at the federal, State, and regional level in an effort to assist in the development of affordable housing.</p> <p>Implementation: Ongoing</p> <p>Responsibility: Department of Community Development</p>	<p>Progress: The City continues to maintain a proactive approach in identifying and pursuing alternative funding sources to assist the City in facilitating the development of affordable housing.</p> <p>Effectiveness: Not applicable</p> <p>Appropriateness: Given the significance and benefit of identifying alternative funding sources to assist in the development of affordable housing, the City intends to continue this program in the 2021-2029 Housing Element cycle.</p>

2.3 Conclusion

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

The City of Cerritos continues to take pride in the role it plays in promoting housing opportunities throughout the community and has served as a model for high quality, award winning affordable housing developments. The City has been successful in implementing and preserving many of the programs in the Housing Program identified in the 2013-2021 Housing Element, such as the review of the Land Use and Housing Elements and the ongoing implementation and operation of the City

Wide Pride Program and Code Enforcement Programs. Overall, 13 of the housing programs were implemented, and 11 programs were not utilized due to the economic impacts of the dissolution of redevelopment in California. Of the actions that were not implemented, several merit additional attention. The City will conduct further research on these programs during the 2021-2029 Housing Element cycle. Furthermore, to allow the housing programs in Cerritos to be given appropriate attention, the City would prioritize housing programs contained in this report and retain additional resources to implement such programs.

Below is a summary of the programs from the 2013-2021 Housing Element cycle:

- Programs that were implemented during the 2013-2021 Housing Element cycle and will be continued for the 2021-2029 Housing Element cycle:
 1. Cerritos Code Enforcement Program
 2. City Wide Pride Beautification Program
 3. Density Bonus Program
 5. Emergency Shelter Program
 6. Energy Conservation and Green Development Program
 9. Housing Element Review Program
 10. Land Use Element Review Program
 13. Multi-Family Housing Program
 16. Regional Cooperation Program
 20. Simplified Residential Development Review Process Program
 22. Sub-Standard Property Abatement Program
 25. Supportive/Transitional Housing Program
 26. Identification of Alternative Funding Sources
-  Programs that were unable to be implemented during 2013-2021 Housing Element cycle primarily due to the economic impacts of the dissolution of redevelopment in California but will be included in the 2021-2029 Housing Element. These programs will only be implemented upon the identification of a suitable funding source:
 4. Disabled Housing Program
 7. Equal Housing Program
 8. Homeless Shelter Program
 12. Lead Based Paint and Asbestos Reduction Program
 14. Multi-Family Housing Facilitation Program
 23. Officer/Fireman/Teacher/City Employee Next Door Homeowners Assistance
 15. Owner-Occupied Housing Rehabilitation (Residential Assistance Loan Program L-RAP)
 17. Rehabilitation Rebate Program (Residential Assistance Grant Program G-RAP)
 18. Senior and Disabled Citizen Labor Assistance Program
 19. Shared Housing Program
 21. Single-Family Housing Addition Program

Programs that will not be included in the 2021-2029 Housing Element cycle:

11. Large Family Study Program
24. Proposition 1C – Housing and Emergency Shelter Trust Fund Act of 2006

Cumulative Effects on Addressing Special Needs

With the dissolution of redevelopment in 2012, the City has limited financial and staffing resources to directly address the housing needs for special needs groups including lower income and senior households, as well as those experiencing homelessness. However, Cerritos was successful in implementing and utilizing programs in the 2013-2021 Housing Element such as the Emergency Shelter Program. In 2014, the City adopted Ordinance No. 992 establishing the M-1 Emergency Shelter Overlay Zone to govern and regulate an emergency shelter as a permitted use to address housing needs of homeless individuals in the City.

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Chapter 3

EXISTING HOUSING NEEDS

Chapter 3 Existing Housing Needs

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

3.1 Housing Needs Assessment

To effectively determine the present and future housing needs of the City of Cerritos, it is important to analyze demographic variables, such as population, employment and households. This data is gathered from the U.S. Census American Community Survey (ACS), the U.S. Decennial Census, the California Department of Finance (Demographic Research Unit), and Southern California Association of Governments (SCAG).

3.2 Population Trends

The City of Cerritos is located in Los Angeles County, which is one of six counties (including Imperial, Orange, Riverside, San Bernardino and Ventura) that are a part of SCAG, a regional planning agency. Over the last 20 years, Los Angeles County represents the smallest proportionate gain in population in the region. For example, Los Angeles County grew by 6 percent over the last two decades, while Riverside County grew by over 45 percent. The lower proportionate growth can be attributed to a myriad of factors including out-migrations of populations from the central Los Angeles area and the lack of easily developed land in the central Los Angeles area, lifestyle preferences, lack of affordable housing and dynamics within proportionate analysis.

Table 1
Population - SCAG Counties

County	2000	2010	2020	Change (2000-2020)	
				Number	Percent
Imperial	142,361	174,528	188,422	46,061	20%
Los Angeles	9,519,338	9,818,605	10,135,614	616,276	6%
Orange	2,846,289	3,010,232	3,180,491	334,202	11%
Riverside	1,545,387	2,189,641	2,440,719	895,332	45%
San Bernardino	1,709,434	2,035,210	2,175,424	465,990	24%
Ventura	753,197	823,318	841,219	88,022	11%
Total	16,516,006	15,861,893	18,961,889	2,445,883	

Sources: US Census (2000, 2010). California Dept. of Finance, Population and Housing Estimates (2020).

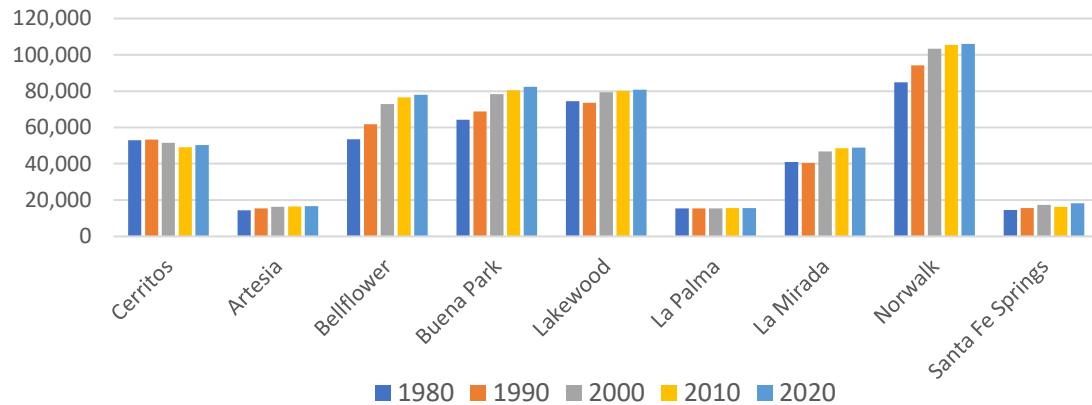
The City of Cerritos is bordered by eight cities: Artesia, Bellflower, Buena Park, Lakewood, La Palma, La Mirada, Norwalk, and Santa Fe Springs. The population in Cerritos decreased between 2000 and 2010, which can be attributed to the fact that the City was built-out, had a high cost of housing and a growing senior population. However, between 2010 and 2020, the City experienced a population increase from 49,432 to 50,262 or a change of 1.6 percent.

Table 2
Population - Cerritos and Surrounding Cities

City	1980	1990	2000	2010	2020	Change (1980-2020)	
						Number	Percent
Cerritos	53,020	53,240	51,488	49,432	50,262	-2,758	-5%
Artesia	14,301	15,464	16,380	16,522	16,600	2,299	16%
Bellflower	53,411	61,815	72,878	76,616	77,909	24,498	46%
Buena Park	64,165	68,784	78,282	80,530	82,336	18,171	28%
Lakewood	74,511	73,557	79,345	80,048	80,757	6,246	8%
La Palma	15,399	15,392	15,408	15,568	15,607	208	1%
La Mirada	40,986	40,452	46,783	48,527	48,947	7,961	19%
Norwalk	84,901	94,279	103,298	105,549	106,062	21,161	25%
Santa Fe Springs	14,520	15,520	17,438	16,223	18,264	3,744	26%
Total	415,214	438,503	481,300	488,624	496,744	81,530	20%

Sources: US Census (1980, 1990, 2000, 2010). California Dept. of Finance, Population and Housing Estimates (2020).

Figure 1
Population Growth Comparison



According to the 2015-2019 ACS, all age groups between 0 and 19 and 35 and 64 experienced a decline in population (Table 3). Young adults age 20-34 experienced a modest increase in population; however, seniors 65 years and over experienced the largest proportionate and numeric growth, which suggests an aging community and an increase in demand for low to moderate cost apartments and condominiums, senior housing and group quarters. This category represents the growing baby boomer population, who are of retirement age.

The decrease in younger age groups implies a migration of younger populations leaving home to other communities. The 35-54 age group is very dynamic, because this group is the predominate age range where families are in prime earning years and represents the major market for moderate to relatively high cost condominiums and single-family homes. Over the last 9 years, this category decreased by 817 persons or 6 percent, which suggests the demand for single-family homes by established families have decreased. In 2010 the median age was 42.0 years, and in 2019 the median age was 45.8 years. This equates to a 9 percent increase and is anticipated to continue to increase as families age in place and as baby boomers retire.

Table 3
Population by Age Groups

Age Group	2010		2019		Change	
	Number	Percent	Number	Percent	Number	Percent
0-4 Years	2,213	5%	2,100	4%	(-113)	(-5%)
5-9 Years	2,780	6%	2,051	4%	(-729)	(-26%)
10-19 Years	7,925	16%	5,976	12%	(-1,949)	(-24%)
20-34 Years	8,015	16%	8,513	17%	498	6%
35-54 Years	13,472	27%	12,655	25%	(-817)	(-6%)
55-64 Years	7,794	16%	7,192	14%	(-602)	(-8%)
65-84 Years	6,639	13%	10,206	20%	3,567	54%
85 + Years	594	1%	1,450	3%	856	144%
Total	49,432	100%	50,143	100%	711	187%
Median Age	42.0 Years		45.8 Years		3.8	9%

Source: US Census (2010). American Communities Survey (2015-2019).

In 2010, 5 percent of families in Cerritos had at least one child under the age of four and 6 percent of families had a child between the ages of five and nine in their households. In 2019, 4 percent of families had a child under the age of four as well as a child between the ages of five and nine. Both of these age groups experienced a decline in population.

According to the 2015-2019 ACS, 29,761 persons in Cerritos classified themselves as Asian/Pacific Islander, which translates to almost 60 percent of the population. From 2010 to 2019, the number of Asian/Pacific Islanders decreased by 1,453 persons or 5 percent. The second largest race category during this period was White, with 14 percent in 2019.

Table 4
Population by Race – Cerritos

Category	2010		2019		Change	
	Number	Percent	Number	Percent	Number	Percent
Asian	31,214	63%	29,761	59%	(-1,453)	(-5%)
White	7,734	16%	7,028	14%	(-706)	(-9%)
Black	3,386	7%	4,240	9%	854	25%
American Indian	148	0%	128	0%	(-20)	(-14%)
Other/Mixed Race	1,481	3%	2,070	4%	589	40%
Total	43,963	100%	43,227	100%	(-736)	(-2%)

Source: US Census (2010). American Communities Survey (2015-2019).

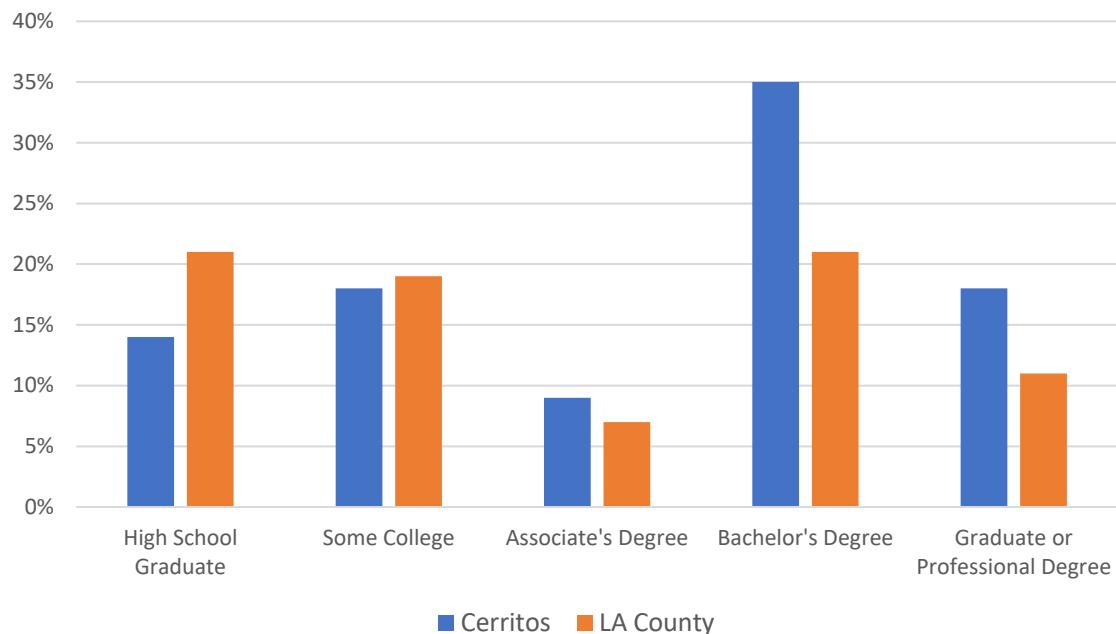
Table 5
Hispanic/Latino Population - Cerritos

Category	2010		2019		Change	
	Number	Percent	Number	Percent	Number	Percent
Hispanic/Latino*	5,469	11%	6,916	14%	1,447	26%

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

According to the 2015-2019 ACS, of those individuals 25 years or older, 35 percent of the Cerritos population had a bachelor's degree and 18 percent had a professional degree. Comparatively, in Los Angeles County, only 21 percent had a bachelor's degree and 11 percent had a professional degree.

Figure 2
Educational Attainment – 25 Years of Age and Over



Source: American Community Survey (2015-2019)

3.3 Employment Trends

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand, such as in communities with college campuses. Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

According to the United States Bureau of Labor and Statistics (BLS), the average number of those employed residing in Cerritos was 21,678 in 2010, increased to a high of 24,438 in 2017, and decreased to a ten-year low of 21,422 in 2020. On average, 22,876 persons were employed in Cerritos from 2010 to 2020. The unemployment rate in 2020 was 11.1 percent, which represents a

sharp 200 percent increase from a ten-year low of 3.7 percent in 2019. This meteoric rise in unemployment can be linked to the COVID-19 pandemic which deleteriously impacted businesses and industries, causing many to close permanently and which is expected to have long-lasting effects on the local and global economy.

Table 6
Employment Trends (2010-2020) – Cerritos

Year	Average Employment	Unemployment Rate
2010	21,678	9.5%
2011	21,741	9.2%
2012	21,830	8.2%
2013	22,301	7.3%
2014	22,714	6.1%
2015	22,921	5.0%
2016	23,813	4.7%
2017	24,438	4.2%
2018	24,379	3.9%
2019	24,402	3.7%
2020	21,422	11.1%

Source: US Bureau of Labor and Statistics (2010-2020)

Comparatively, 2010-2020 BLS employment data for Los Angeles County indicate that the average number of those employed in Los Angeles County was 4,318,722 in 2010, increased to a high of 4,888,581 in 2019, and decreased to a ten-year low of 4,291,688 in 2020. Unemployment in the County followed a similar trend of reaching a ten-year high in 2020 of 12.9 percent after experiencing a ten-year low of 4.6 percent just the year prior in 2019, which may also be attributed to the COVID-19 pandemic.

Table 7
Employment Trends (2010-2020) – Los Angeles County

Year	Average Employment	Unemployment Rate
2010	4,318,722	12.6%
2011	4,337,370	12.2%
2012	4,365,690	11.0%
2013	4,471,400	9.8%
2014	4,572,171	8.2%
2015	4,641,054	6.7%
2016	4,751,209	5.3%
2017	4,843,694	4.8%
2018	4,857,330	4.7%
2019	4,888,581	4.6%
2020	4,291,688	12.9%

Source: US Bureau of Labor and Statistics (2010-2020)

In 2019, the largest employment industry in the City of Cerritos was the Educational, Health and Social Services industry, with approximately 29.1% of Cerritos-based jobs being within this industry. Other large employment industries included the Professional, Scientific, Management, Administrative, and Waste Management Services (12.4 percent) and Manufacturing (10.5 percent). The employment industry breakdown of Cerritos residents is roughly comparable to Los Angeles County's percentage based on each type of industry, with the Arts and Entertainment industry employing comparatively more individuals in Los Angeles County.

Table 8
Employment by Industry – City of Cerritos

Type of Industry	Cerritos		Los Angeles County	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing, Hunting and Mining	25	0.1%	22,103	0.4%
Construction	656	2.9%	292,507	5.9%
Manufacturing	2,371	10.5%	457,164	9.3%
Wholesale Trade	1,045	4.6%	165,094	3.3%
Retail Trade	2,107	9.3%	501,902	10.2%
Transportation, Warehousing and Utilities	1,386	6.1%	299,395	6.1%
Information	402	1.8%	198,832	4.5%
Finance, Insurance, Real Estate, Rental and Leasing	1,577	7.0%	296,339	6.0%
Professional, Scientific, Management, Administrative, and Waste Management Services	2,814	12.4%	649,795	13.2%
Educational, Health and Social Services	6,590	29.1%	1,021,009	20.7%
Arts, Entertainment, Recreation, Accommodation and Food Services	1,775	7.8%	555,779	11.3%
Other Services (except public administration)	749	3.3%	288,015	5.8%
Public Administration	1,115	4.9%	161,266	3.3%
Total	22,612	100%	4,929,863	100%

Source: American Communities Survey (2015-2019).

Table 9 displays mean annual wage data for occupations compiled by the California Employment Development Department (EDD) for the Los Angeles-Long Beach-Glendale Metropolitan Statistical Area during the first quarter of 2020. In accordance with regional salary data, Food Preparation Service, Healthcare Support, and Farming/Fishing/Forestry occupations offer the lowest wages while Management, Legal, and Architecture/Engineering occupations offer the highest wages in the area. According to the ACS, between 2015 and 2019, the largest percentage of residents (41.5 percent) worked in Education/Health/Social Services and Professional, Scientific, Management, Administrative, and Waste Management Services. These fields usually generate employment at the moderate-income levels.

Table 9**Mean Salary by Occupation – Los Angeles-Long Beach-Glendale Region (2020)**

Occupations	Average Salary
Management	\$136,326
Legal	\$132,857
Architecture and Engineering	\$103,804
Computer and Mathematical	\$102,452
Healthcare Practitioners and Technical	\$100,721
Life, Physical, and Social Science Occupations	\$93,101
Arts, Design, Entertainment, Sports, and Media Occupations	\$88,286
Business and Financial Operations	\$85,015
Education, Training and Library	\$71,575
Protective Service	\$63,864
Construction and Extraction	\$61,850
Community and Social Service	\$61,628
Installation, Maintenance and Repair	\$57,329
Sales	\$48,351
Office and Administrative Support	\$46,703
Transportation and Material Moving	\$42,940
Production	\$40,879
Building, Grounds Cleaning, and Maintenance	\$38,450
Personal Care and Service Occupations	\$37,086
Farming, Fishing and Forestry	\$36,516
Healthcare Support	\$34,776
Food Preparation and Serving Related	\$32,238

Source: California Employment Development Division, Occupational Wage data (1st Quarter, 2020).

3.4 Household Trends

Population growth and household growth do not necessarily mirror each other. The formation of households is impacted by a variety of factors. The aging of the population, young adults leaving home, and divorce are some of the many events that can impact household size during relatively static periods of population growth.

Subsequently, population growth can greatly exceed household growth, due to factors such as families having children, children staying at home longer, and relatives moving in together. From 2000 to 2010, total households in Cerritos decreased by 215; however, from 2010 to 2020, total households increased by 1,029 households. Comparatively, Los Angeles County households grew at a much higher rate from 2000 to 2010; however, the county experienced a decrease of 145,498 households from 2010 to 2020.

Table 10**Household Trends – Cerritos**

Year	Total Households	Numeric Change
2000	15,390	--
2010	15,175	-215
2020	16,204	1,029

Source: California Dept. of Finance, Population and Housing Estimates (2000, 2010, 2020).

Table 11
Household Trends – Los Angeles County

Year	Total Households	Numeric Change
2000	3,137,047	--
2010	3,445,076	308,029
2020	3,590,574	145,498

Source: California Dept. of Finance, Population and Housing Estimates (2000, 2010, 2020).

Between 1990 and 2000 the household growth (117) in Cerritos was significantly larger than the population growth (-2,286). From 2000 to 2010, this trend continued as the household growth (378) exceeded population growth (-1,911). However, from 2010 to 2020, both the household growth (344) and population growth (1,215) increased.

Figure 3
Population Growth vs. Household Growth – City of Cerritos

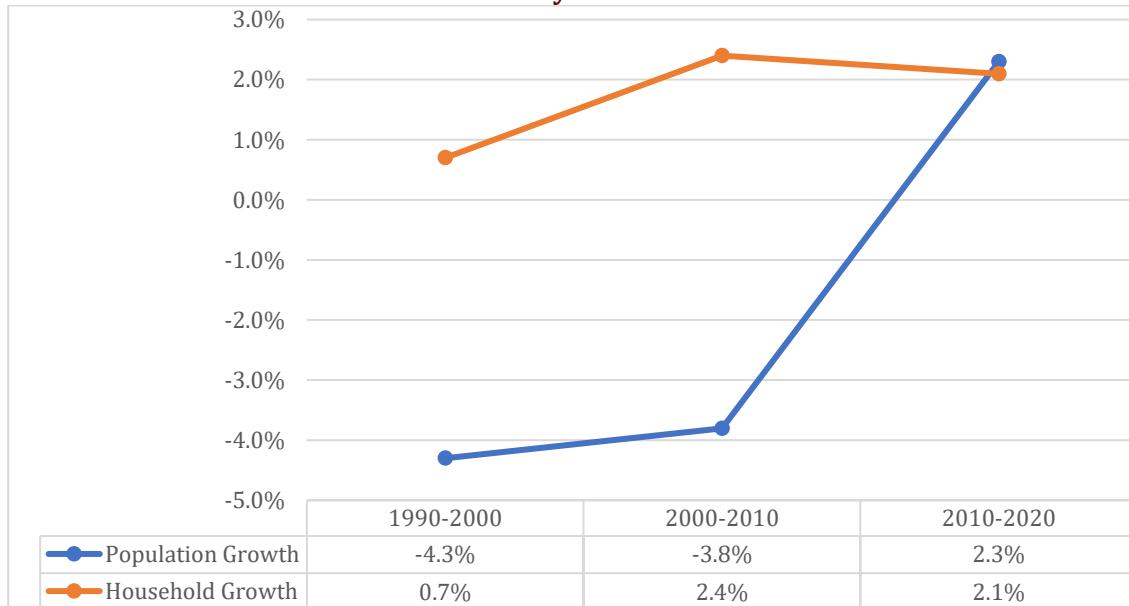


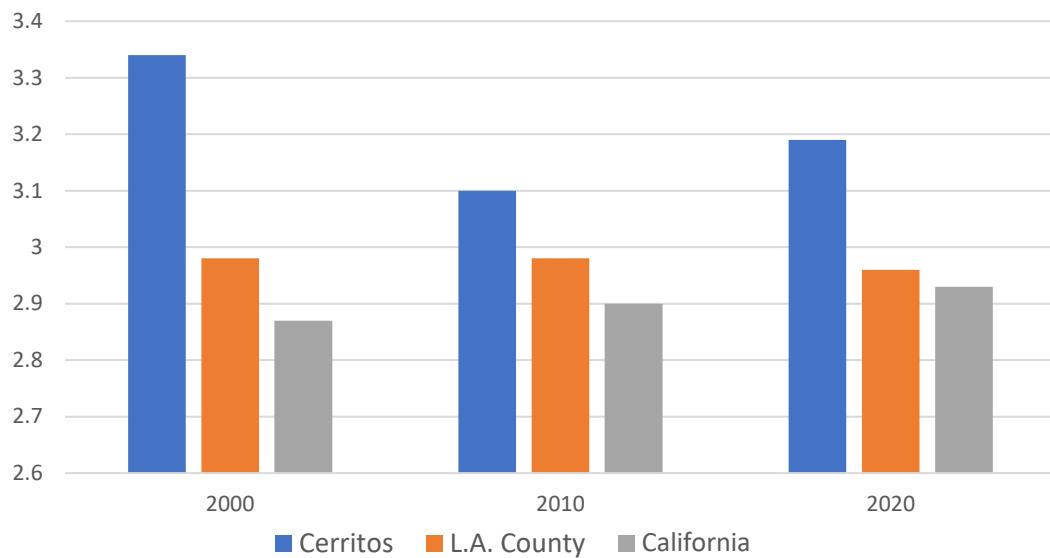
Table 12
Population Growth Versus Household Growth

Year	Population Growth	Percent Change	Household Growth	Percent Change
1990-2000	-2,286	-4.3%	117	0.7%
2000-2010	-1,911	-3.8%	378	2.4%
2010-2020	1,215	2.3%	344	2.1%

Source: California Dept. of Finance, Population and Housing Estimates (1990, 2000, 2010, 2020).

According to 2020 California Department of Finance data, the average household size in Cerritos has decreased from 3.34 in 2000 to 3.10 in 2010 and remained consistent through 2020 (3.19). In contrast, household size remains stable in Los Angeles County (2.98 to 2.96) from 2000 to 2020 and has increased steadily in the State of California (2.87 to 2.93) during the same time period.

Figure 4
Average Household Size



Source: California Dept. of Finance, Population and Housing Estimates (2000, 2010, 2020).

The City of Cerritos has a larger proportion of households with 3-4 persons than Los Angeles County. In 2019, 43 percent of Cerritos households consisted of 3-4 persons, while 23 percent of the county's households had the same household size. In addition, households with more than five persons are higher in the City (14 percent) than the County (11 percent). Cerritos experienced increases in households of 3-4 persons (24 percent) and five persons and above (3 percent) according to 2015-2019 ACS data.

Table 13
Person Per Household Trends

Number of Persons Per Household	2010		2019		Change	
	Number	Percent	Number	Percent	Number	Percent
City Of Cerritos						
1 person	1,405	12%	1,762	11%	357	25%
2 person	3,964	29%	4,902	32%	938	24%
3-4 person	5,371	43%	6,678	43%	1,307	24%
5+ person	1,971	17%	2,035	14%	64	3%
Total	15,526	100%	15,377	100%	2,666	-1%
Los Angeles County						
1 person	828,176	26%	2,080,356	46%	1,252,180	86%
2 person	865,793	27%	931,426	20%	65,633	7%
3-4 person	1,009,347	32%	1,060,255	23%	50,908	5%
5+ person	498,479	16%	473,810	11%	-24,669	-5%
Total	3,201,795	100%	4,545,847	100%	1,344,052	35%

Sources: US Census (2010). American Communities Survey (2015-2019).

In 1980, 87 percent of the households in Cerritos were owners and 13 percent were renters. In 1990, the percentage of renters increased slightly to 17 percent, and stayed consistent through 2000 when 84 percent of the households in Cerritos were owners and 16 percent were renters. In 2010, the percentage of the owners decreased to 82 percent but increased to 18 percent for renters. According to the most current data available, 11,896 households in Cerritos, or 77 percent, are owners, while 3,482 households or 23 percent are renters. Comparatively, the percentage of renters in the county is much higher. For example, in 2010 and 2019, 54 percent of households in the county were renters, compared to 18 and 23 percent of households respectively in Cerritos. The City's lower proportion of renters is due in part to the housing market responding to a lifestyle preference and the high demand for housing units suitable for ownership.

Table 14
Tenure by Households - Cerritos

Year	Owners		Renters	
	Number	Percent	Number	Percent
1980	13,023	87%	1,894	13%
1990	12,814	83%	2,550	17%
2000	12,852	84%	2,538	16%
2010	12,711	82%	2,815	18%
2019	11,896	77%	3,482	23%

Sources: US Census (1980, 1990, 2000, 2010). American Communities Survey (2015-2019).

Table 15
Tenure by Households - Los Angeles County

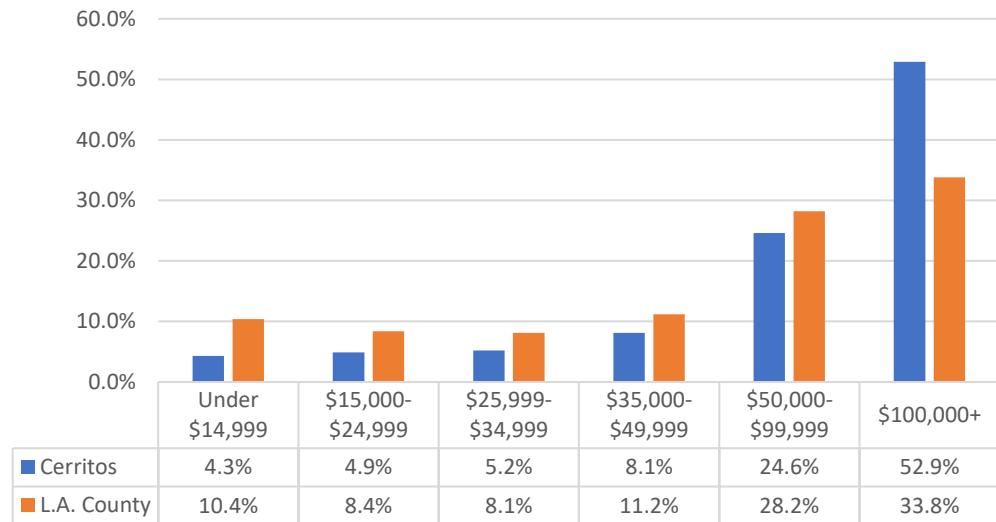
Year	Owners		Renters	
	Number	Percent	Number	Percent
1980	1,323,397	49%	1,407,072	52%
1990	1,440,830	48%	1,548,722	52%
2000	1,499,744	48%	1,634,030	52%
2010	1,482,011	46%	1,719,784	54%
2019	1,519,516	46%	1,797,279	54%

Sources: US Census (1980, 1990, 2000, 2010). American Communities Survey (2015-2019).

Income is considered a very important factor in a household's shelter decision. When a household expands or contracts and a judgment is made to move to a house with a more appropriate number of bedrooms, income becomes a strong factor in that decision.

Based on ACS data, only 9 percent of Cerritos households had incomes lower than \$25,000 and approximately 13 percent earned incomes between \$25,000 and \$49,999. However, nearly 25 percent had incomes between \$50,000 and \$99,999, while over 50 percent of Cerritos households earned \$100,000 or more between 2015 and 2019. By comparison, the county's income distribution during this time period was skewed more evenly toward the lower income categories, while the percent of households with incomes earning \$100,000 or more was considerably lower than the City's.

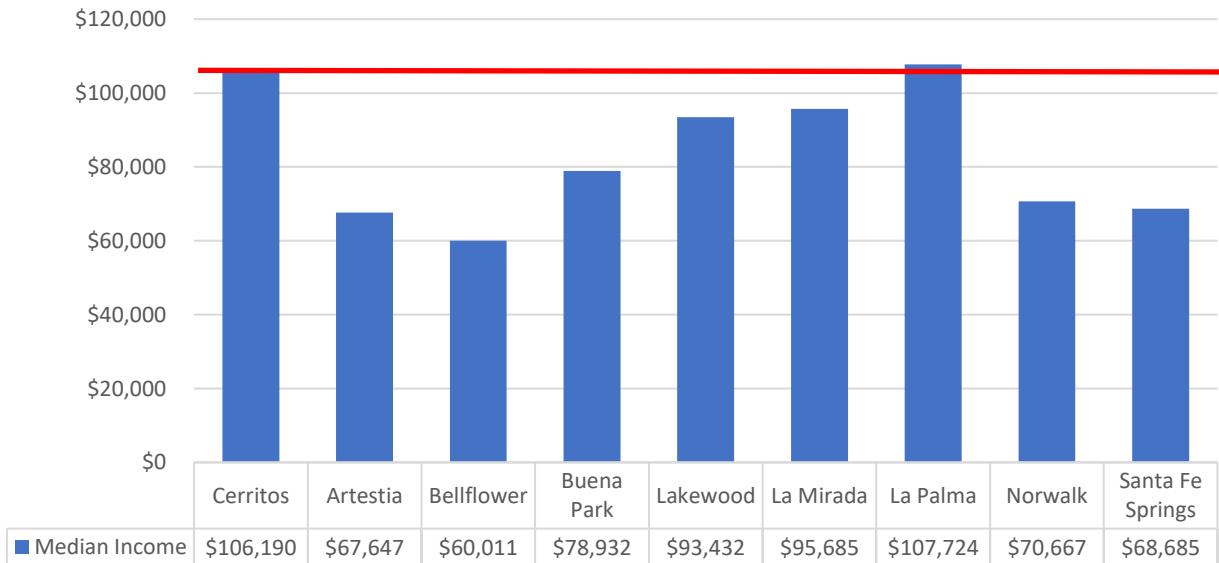
Figure 5
Household Income (2015-2019)



Source: American Communities Survey (2015-2019)

In 2019, the City's median household income was \$106,190 which represents an increase of 20 percent since 2010 when it was \$88,743. Among the eight cities bordering Cerritos, the City had the second highest median household income. The City of La Palma had the highest median household income of \$107,724, just slightly higher than the City of Cerritos. Of the nine-city area (including Cerritos), Bellflower had the lowest median household income of \$60,011.

Figure 6
2019 Median Income Comparison – Surrounding Cities



Source: American Communities Survey (2015-2019).

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

The Los Angeles County median income in 2020 for a 4-person household was \$77,300, which is \$28,890 less than the Cerritos median income (\$106,190). Based on the 2013-2017 HUD AMI and household income tables (the most recent data available), 8 percent of Cerritos households are in the very low-income category and 13 percent of the households are in the low income category. Concurrently, the majority of households (70 percent) in Cerritos are classified as moderate and above moderate. Comparatively, Los Angeles County had a much higher lower income population (very low and low income) compared to the City (33 percent to 21 percent respectively).

Table 16 Cerritos Households by Income Group – 2017

Income Category	Cerritos		Los Angeles County	
	Households	Percent	Households	Percent
Very Low	1,275	8%	482,070	15%
Low	2,050	13%	578,285	18%
Moderate	1,570	10%	312,595	9%
Above Moderate	9,255	60%	1,281,195	39%

Source: Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) (2013-2017)

2020 COVID-19 Pandemic Impact

As reported by the U.S. Department of Labor, with the outbreak of the COVID-19 pandemic, over 26 million unemployment insurance claims were filed between March 15, 2020 and April 18, 2020 at the start of the issuance of mandatory stay-at-home orders. In response, Congress passed major relief bills including the \$2.0 trillion CARES Act, which includes benefits and expanded eligibility for unemployment insurance, forgivable small-business loans, economic relief payments sent directly to most US households, aid to state and local governments, and increased funding for housing assistance and other safety net programs.

The U.S. Census Bureau, along with other governmental agencies, partnered to design the Household Pulse Survey to publish data in as close to real time as possible during the COVID-19 pandemic. The survey provides vital insights on how American households were affected and coping during the pandemic. The U.S. Census Bureau collects two-week data with and releases information weekly. One such way the U.S. Census Bureau is measuring household experiences during the COVID-19 pandemic is through the Household Pulse Survey. Household Pulse Survey results been reported for State and Metropolitan Area geographies including the Los Angeles metropolitan area. Results for the Week 20 Survey (November 25, 2020 to December 7, 2020) showed that 42 percent (4.1 million) of adults in the Los Angeles Metropolitan Area reported that they or someone in their household had experienced a loss of employment income. Comparatively,

survey results showed that as a whole 31 percent (1.4 million) of adults in the U.S. reported that they or someone in their household had experienced a loss of employment income during the same time period.

3.5 Overcrowding

The U.S. Census defines overcrowding as "a housing unit that has more than one person per room." A room is defined as living rooms, dining rooms, kitchens, and bedrooms. Between 2010 and 2019, the total number of overcrowded housing units in Cerritos increased from 536 owner households to 630 owner households (1 percent increase), while overcrowding in renter households decreased over the same period from 1,701 households to 1,166 households (1 percent).

Severe overcrowding is defined as "a housing unit that has more than one and a half persons per room." Severe overcrowding may be an indicator of a lack of housing in the community and/or high rent or mortgage payments. Based on the 2019 ACS, overcrowded conditions and severely overcrowded conditions are not significant in Cerritos. Nevertheless, to address the potential for overcrowding conditions in the City, the Housing Element will continue to promote new housing developments with the creation of Area Development Plans (ADP's) or overlay zones. ADP's and/or overlay zones allow the City to facilitate the development of multi-family developments, which are unique and imaginative with attractive architectural features. Historically, ADP's have been very successful in increasing Cerritos' supply of housing. For additional information regarding ADP's and their benefit to providing multi-family housing, please see Chapter 7 – Constraints.

Table 17
Overcrowding, City of Cerritos 2010 to 2019 Change

	Owner-Household		Renter-Household		Total	
	Number	Percent	Number	Percent	Number	Percent
2010						
Total Overcrowded (>1.0 persons per room)	536	4%	1,701	13%	2,237	17%
Severely Overcrowded (>1.5 persons per room)	118	1%	785	6%	903	7%
2019						
Total Overcrowded (>1.0 persons per room)	630	5%	1,166	12%	1,796	17%
Severely Overcrowded (>1.5 persons per room)	214	2%	647	6%	861	8%

Sources: US Census (2010). American Communities Survey (2015-2019).

3.6 Existing Housing Characteristics

Based on Housing Estimate data from the California Department of Finance, in Cerritos, the proportion of housing units by type has remained stable. The vast majority of housing units in the City are single-family, which has comprised 93 percent of the City's housing stock over the last 20 years. The proportion of multi-family units (5+ units) increased from 4 percent to 6 percent between 2010 and 2020, largely attributed to the development of three multi-family housing developments during this period.

Table 18
Housing Units by Type

Housing Type	2000		2010		2020	
	Number	Percent	Number	Percent	Number	Percent
Single-Family	14,584	93.4%	14,189	94%	14,829	91%
2-4 Units	600	3.8%	369	3%	429	3%
5+ Units	396	2.5%	572	4%	927	6%
Mobile Homes	32	0.2%	18	0.1%	19	0.1%
Total	15,612	100%	15,148	100%	16,204	100%

Source: California Dept. of Finance, Population and Housing Estimates (2000, 2010, 2020)

3.7 Housing Conditions

According to the U.S. Census, Cerritos did not see any significant growth of its housing stock until the 1960's, when the number of housing units grew by 678 percent from the previous decade. The City boomed between 1960 and 1979, which is when 84 percent of the current housing stock was built. Since the 1980's, the volume of growth has slowed dramatically as the City approached build out. The housing stock growth from 2000 or later represents 2.5 percent of the total housing units in the City. Comparably, the City's housing stock is significantly younger than Los Angeles County's housing stock. Only 7 percent of the City's housing stock was constructed before 1960, compared to 46 percent of the county's housing stock that was constructed before 1960.

One of the main indicators for sub-standard housing is age of housing. Units built before 1980 typically need some level of continued maintenance or rehabilitation such as re-roofing, new paint, patching and siding. The City's Code Enforcement Division estimates that approximately 1,500 units per year are considered to be in need of rehabilitation.

In Cerritos, approximately 89 percent of the housing stock was built before 1980. Given their age, a number of units are likely to require maintenance during the 2021-2029 Housing Element planning period. However, according to the City's Code Enforcement Division, a majority of units (including multi-family apartment complexes) are considered to be in good condition as they are well maintained by property owner and/or property managers. Furthermore, no homes are in need of replacement due to substandard conditions during the planning period.

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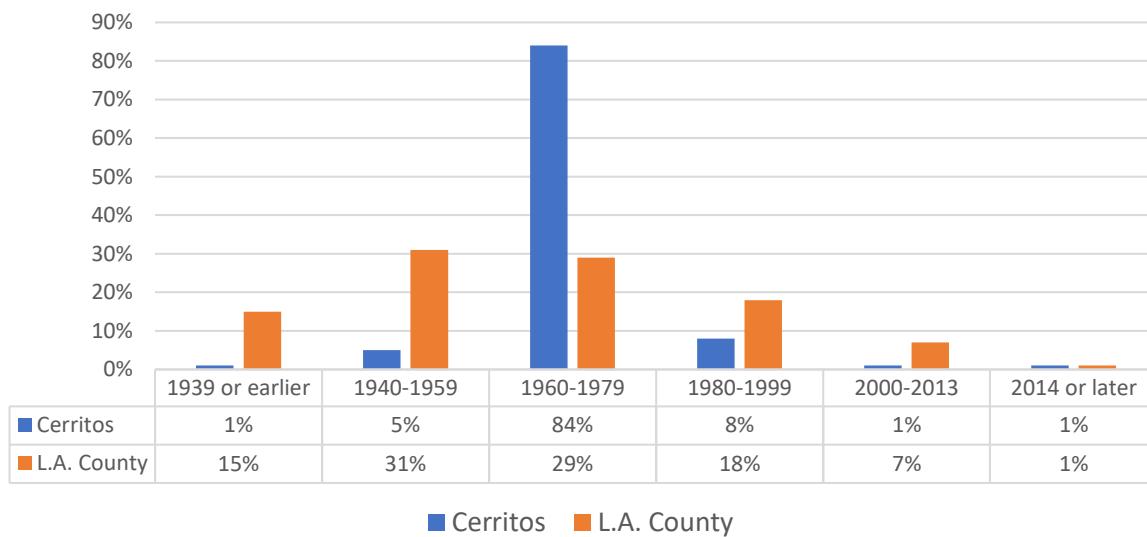
Table 19
Housing Units by Age - Cerritos

Year Built	Housing Units	
	Number	Percent
1939 or earlier	159	1%
1940 to 1949	108	0.7%
1950 to 1959	606	3.9%
1960 to 1969	4,716	30.6%
1970 to 1979	8,222	53.4%
1980 to 1989	782	5.0%
1990 to 1999	374	2.4%
2000 to 2009	225	1.4%
2010 to 2013	85	0.5%
2014 or later ¹	101	0.6%
Total	15,378	100%

Notes: Recent residential developments built after 2014, including Aria Apartments (198 units), Sage Apartments (132 units), and Plaza Walk Townhomes (25 units), not included in 2015-2019 ACS data.

Source: American Communities Survey (2015-2019).

Figure 7
Housing Units By Year



Source: American Communities Survey (2015-2019).

Code Enforcement Proactive Measures

The City's Code Enforcement Division/Program has been instrumental in preserving the City's high-quality, park-like appearance and in preventing the deterioration of existing neighborhoods, including the housing stock that was constructed prior to 1960. As part of these efforts, the City's Code Enforcement officers proactively conduct daily field inspections to identify and address any property maintenance violations and subsequently work with the homeowners to correct said violations in a timely manner. Accordingly, Code Enforcement officers are tasked with providing information to residents about local and regional funding resources designed to provide assistance to eligible low-income senior and disabled residents that do not have the financial resources to

make the required home improvements necessary to render their homes in compliance with the Cerritos Municipal Code. The City's Code Enforcement Division processes approximately 2,000 residential cases per year. The City is confident that the referenced proactive measures will assist in the effective preservation of all housing units, including those built prior to 1960, and will reduce to a level of insignificance the potential need to remove pre-1960 built homes as a result of poor maintenance.

3.8 Vacancy Trends

Vacancy rates can indicate the relationship between housing supply and demand. If vacancy rates are very low then there is usually a high demand for housing and vice versa. Furthermore, vacancy rates can indicate if there is too much or too little of different types of housing units.

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

According to 2015-2019 ACS data, the total household vacancy rate was 4.6% percent in Cerritos. This is lower than Los Angeles County, which was at 6.3%. The largest type of household vacancy in the Cerritos was For Rent housing, which constituted 43% of the total, followed by Other at 17%.

Table 20
Vacancy by Type of Unit

Type	Number	Percent
For Rent	325	43%
For Sale Only	120	16%
For Seasonal, Recreational, or Occasional Use	83	11%
Rented or Sold, Not Occupied	95	13%
For Migrant Workers	0	0%
Other	127	17%
Total	750	100.0%
Total Units/Percentage	16,128	4.6%

Source: American Communities Survey (2015-2019).

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3.9 Housing Costs and Affordability

Affordability of housing directly affects housing availability. To allow all aspects of the population to have adequate housing, a variety of housing types should be made available.

Table 21

Maximum Affordable Monthly Rents by Income Group and Number of Bedrooms

Income Group	1-Bedroom Maximum Rents	2-Bedroom Maximum Rents
Very-Low Income	$\$800.00 = (0.30 \times 0.50 \times \$64,000) / 12$	$\$900.00 = (0.30 \times 0.50 \times \$72,000) / 12$
Low Income	$\$960.00 = (0.30 \times 0.60 \times \$64,000) / 12$	$\$1,080.00 = (0.30 \times 0.60 \times \$72,000) / 12$
Moderate Income	$\$1,760.00 = (0.30 \times 1.1 \times \$64,000) / 12$	$\$1,980.00 = (0.30 \times 1.1 \times \$72,000) / 12$

Source: California Department of Housing and Community Development

Table 22

Maximum Affordable Housing Annual Costs by Income Group

Income Group	Ownership	Rental
Very-Low	$.30 \times (\$77,300 \times .50) = .30 \times \$38,650 =$ \$11,595	$.30 \times (\$77,300 \times .50) = .30 \times \$38,650 =$ \$11,595
Low	$.30 \times (\$77,300 \times .70) = .30 \times \$54,110 =$ \$16,233	$.30 \times (\$77,300 \times .60) = .30 \times \$46,380$ \$13,914
Moderate	$.35 \times (\$77,300 \times 1.10) = .35 \times \$85,030$ \$29,761	$.30 \times (\$77,300 \times 1.10) = .30 \times \$85,030$ \$25,509

2020 Los Angeles Area Median Income = \$77,300. The above examples assume a household size of four persons.

Source: California Department of Housing and Community Development

Table 23 Maximum Affordable Sales Price by Income Group

	Very Low	Low	Moderate
Affordable Housing Cost (Annual)	\$11,595	\$16,233	\$29,761
Affordable Housing Cost (Monthly)	\$966	\$1,353	\$2,480
Monthly Expenses:			
Utility Allowance*	\$100	\$100	\$100
Maintenance and Repairs*	\$30	\$30	\$30
Property Taxes*	\$106	\$165	\$338
HOA Dues*	\$150	\$150	\$150
Total	\$386	\$445	\$618
Remaining Amount for Mortgage Payment	\$580	\$908	\$1,862
Mortgage Assumptions:			
Interest Rate*	3.07%	3.07%	3.07%
Term (30 years = 360 months)	360	360	360
Down Payment*	10%	10%	10%
Mortgage Principal (including closing costs)	\$133,677	\$209,125	\$428,982
+ Down Payment	\$13,368	\$20,913	\$42,898
Total Maximum Sale Price	\$147,044	\$230,038	\$471,880

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

Source: City of Cerritos

According to Table 23, the assumption is that the average very low- to moderate-income family can afford a home ranging from \$147,044 to \$471,880. In Cerritos, the median price of a home in June 2020 was \$764,956 and the average condominium sale price in June 2020 was \$463,560. Therefore, the average home is not affordable for very low- to moderate-income families. There is an affordability gap of up to \$316,516 for a condominium and \$617,912 (very low-income category) for a single-family home.

In June 2020, the average single-family home sales price in Cerritos was \$764,956, which is an increase from \$576,711 in 2010 (Table 24). Surveys of all of the eight bordering cities indicate that single-family sales prices increased significantly from 2010 to 2020. Cerritos had the lowest rate of increase (33 percent), and Norwalk (71 percent) experienced the highest rate of increase.

Table 24
Average Single-Family Home Sales Prices – 2010 And 2020

City	June 2010	June 2020	Percentage Increase
Norwalk	\$298,116	\$511,198	71%
Santa Fe Springs	\$310,380	\$527,735	70%
Bellflower	\$334,829	\$556,158	66%
Artesia	\$374,102	\$601,190	61%
Buena Park	\$406,086	\$635,428	56%
La Mirada	\$400,335	\$614,283	53%
Lakewood	\$411,364	\$613,874	49%
La Palma	\$548,369	\$797,106	45%
Cerritos	\$576,711	\$764,956	33%

Source: Zillow.com

According to Zillow.com, the average price of condominiums in Cerritos increased from \$316,539 to \$463,560 between 2010 and 2020 (Table 25). The increase in the average price of condominiums in the City may be attributed to the strong real estate market and increased land values during this time. A survey of all surrounding cities found that they all had an increase in condominium sale prices.

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

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Table 25
Average Condominium Sales Prices – 2010 and 2020

City	June 2010	June 2020	Percentage Increase
Norwalk	\$225,407	\$416,396	85%
Bellflower	\$247,435	\$424,049	71%
Lakewood	\$279,764	\$440,897	58%
La Palma	\$322,092	\$487,776	51%
Buena Park	\$380,492	\$562,292	48%
Santa Fe Springs	\$359,459	\$525,347	46%
Cerritos	\$316,539	\$463,560	46%
Artesia	\$286,221	\$409,327	43%
La Mirada	\$386,431	\$517,543	34%

Source: Zillow.com

3.10 Rental Units

According to Zillow.com, the average rent for a typical 2-bedroom unit in Cerritos increased from \$1,813 to \$2,494 between 2015 and 2020 based on the most recent market data available (Table 26). Cerritos' higher average rents in 2020 can be partly attributed to the City's higher proportion of home rentals to apartment rentals. Additionally, Cerritos had a higher average rental price than any of its bordering cities in 2020. The second highest average rent was in Lakewood, followed by Artesia.

Table 26
Average Rental Prices – 2015 and 2020

City	June 2015	June 2020	Percent Increase
Cerritos	\$1,813	\$2,494	38%
Buena Park	\$1,496	\$1,930	29%
Bellflower	\$1,449	\$1,819	26%
Lakewood	\$1,592	\$2,010	26%
La Palma	\$1,555	\$1,954	26%
La Mirada	\$1,649	\$1,958	19%
Norwalk	\$1,760	\$1,975	12%
Santa Fe Springs	\$2,091	\$1,922	8%
Artesia	\$2,066	\$2,152	4%

Source: Zillow.com

3.11 Affordability

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

According to 2015-2019 ACS data, there are a variety of household overpayment situations for renters and homeowners. For example, renters and homeowners may pay more than 50% for shelter, which constitutes an overpayment situation. Below are four tables that illustrate the percentage of income dedicated to housing and overpayment for housing in Cerritos.

Table 27**Percentage of Income Dedicated to Housing by Residents in Cerritos**

Percentage of Income Dedicated	Renter	Percentage	Owner	Percentage
Less than 20%	439	12.6%	2,672	35.2%
20% - 24.9%	428	12.2%	1,287	16.9%
25% - 29.9%	371	10.6%	848	11.1%
30% - 34.9%	354	10.0%	531	7.0%
35% or more	1,522	43.7%	2,196	28.9%

Source: American Communities Survey (2015-2019)

Table 28**Housing Overpayment Analysis**

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	15,540	100%
Total renter households	3,280	21.1%
Total owner households	12,260	78.8%
Total lower income (0-80% of HAMFI) households	4,715	30.3%
Lower income renters (0-80%)	1,475	9.4%
Lower income owners (0-80%)	3,240	20.1%
Lower income households paying more than 50%	1,935	12.4%
Lower income renter households severely overpaying	780	5%
Lower income owner households severely overpaying	1,155	7.4%
Extremely Low Income (ELI) (0-30%)	1,390	8.9%
ELI renter households severely overpaying	260	1.6%
ELI owner households severely overpaying	485	3.1%
Income between 30%-50%	600	3.8%
Income between 50% -80%	590	5%
Lower income households paying more than 30%	2,870	18.4%
Extremely Low Income (0-30%)	925	5.9%
Income between 30%-50%	840	5.4%
Income between 50% -80%	1,105	7.1%

Source: Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) (2013-2017)

Table 29**Overpayment Analysis – Rental Housing**

Renter Households Characteristics	Number	Percent of Total Households
Total renter-occupied units (renter households)	3,280	100%
Total lower income (0-80% of HAMFI) renter households	1,475	44.9
Lower income renters paying more than 50%	780	23.7%
Extremely Low Income (0-30%)	260	7.9%
Income between 30%-50%	270	8.2%
Income between 50% -80%	250	7.6%
Lower income renters paying more than 30%	1,105	33.6%
Extremely Low Income (0-30%)	280	8.5%
Income between 30%-50%	350	10.6%
Income between 50% -80%	475	14.4%

Source: Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) (2013-2017)

Table 30
Overpayment Analysis – Owner-Occupied Housing

Owner Households Characteristics	Number	Percent of Total Households
Total owner-occupied units (owner households)	12,260	100%
Total lower income (0-80% of HAMFI) owner households	3,240	26%
Lower income owner households paying more than 50%	1,370	11%
Extremely Low Income (0-30%)	485	4%
Income between 30%-50%	330	3%
Income between 50% -80%	340	3%
Lower income owner households paying more than 30%	3,355	27%
Extremely Low Income (0-30%)	645	5%
Income between 30%-50%	490	4%
Income between 50% -80%	630	5%

Source: Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) (2013-2017)

3.12 Population, Employment and Household Summary

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

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

3.13 Extremely Low Income Households

Extremely low-income households are defined as households with household income less than 30 percent of the area median income. For 2020, the area median income for Los Angeles County is \$77,300. For extremely low-income households, this results in an income of \$33,800 or less for a four-person household or \$23,700 or less for a one-person household, according to the California Department of Housing and Community Development (HCD) 2020 State Income Limits.

According to the 2013-2017 Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) data (the most recent data available), approximately 1,390 extremely low-income households (owners and renters) reside in the City, representing nine percent of the total households. Pursuant to California Government Code §65583(a)(1), SCAG has assumed 50 percent of the City's very low-income regional housing need for extremely low-income households. As a result, from the very low-income need of 679 units, there is a projected need of 340 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and will most likely be facing overcrowding, sub-

standard housing or overpayment (cost burden), conditions. Specific to overpayment, approximately 18 percent of extremely low-income renters were cost burdened greater than 30 percent, per CHAS data. In addition, some extremely low-income persons could have mental or other disabilities and special needs; therefore, the City would pursue other housing options to meet these needs.

Based on HUD data, approximately 975 extremely low-income households experienced overpayment, overcrowding, or substandard housing conditions between 2013 and 2017. To address the housing needs of extremely low-income households, the City will identify and meet with specific housing providers in addition to nonprofit builders who specialize in building housing for extremely low-income households and supportive housing. This effort is designed to promote a variety of housing types, including higher density multi-family developments, mixed-use projects, age-restricted housing, transitional and supportive housing, and single room occupancy/shared housing. As part of this effort, the City will continue to monitor development of extremely low-income households. Activities include assisting with site identification and acquisition, and streamlining entitlements as detailed in Program 14.

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Chapter 4

SPECIAL HOUSING NEEDS

Chapter 4 Special Housing Needs

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

4.1 Elderly

The elderly community is a significant portion of the population that needs special consideration with regards to housing. The elderly may face financial difficulties due to limited income after retirement or may have limited housing options in their community once they decide that living in a large home requires too much upkeep or maintenance. In these instances, the lack of senior housing availability may force these individuals to leave their community in which they may have been living all their lives. The purpose of this section is to identify the characteristics of the City's housing stock and to determine the City of Cerritos' senior population housing needs. From a practical standpoint, 65 years of age is the age the U.S. Census Bureau uses to determine elderly person statistics. According to the U.S. Census Bureau, between 2000 to 2010, the elderly population grew from 4,969 to 8,671 (75 percent). In addition, between 2010 and 2019 the elderly population in Cerritos grew by an additional 2,985 persons or 34.4 percent.

The elderly population, age 65 and older, represents 23.2 percent of Cerritos' total population. The significant growth of the elderly population over the last 30 years suggests the demand for senior housing is at an all-time high in Cerritos.

Table 31
Population Trends - 65 Years and Over - City Of Cerritos

Year	Total 65+ Population	Numeric Change	Percent Change	Annual Percent Change
1990	2,982	N/A	N/A	N/A
2000	4,969	1,987	66.63%	6.66%
2010	8,671	3,702	75%	7.5%
2019	11,656	2,985	34.4%	3.44%

Source: US Census (1990, 2000, 2010); American Communities Survey (2015-2019).

In 2019, approximately 37 percent of the total households in Cerritos were senior households. Furthermore, 43 percent of the City's homeowner population is comprised of elderly persons and 17 percent of renters comprise senior renter households. In addition, the largest number of owner- and renter-occupied households by tenure is the 65 to 74 age group, which indicates a future need for continued senior housing developments.

Table 32
Age of Householder by Tenure - 2019

Age of Householder	Owner Occupied	Renter Occupied	Total Households	Percent Distribution
15 to 24	38	76	114	0.7%
25 to 34	421	535	956	6.2%
35 to 44	1,229	1,015	2,244	14.5%
45 to 54	2,281	803	3,084	20.0%
55 to 64	1,425	292	1,717	11.1%
65 to 74	2,913	299	3,212	20.8%
75+ years	2,237	289	2,526	16.4%
Total	11,896	3,482	15,378	100%

Source: American Communities Survey (2015-2019)

In 2019, there were a total of 5,738 senior households (5,150 senior owner households and 588 senior renter households). Senior owner households equate to 43 percent of the total owner households, and senior renters equate to approximately five percent of the total housing population. Senior owner households in Cerritos in 2019 were higher than the County, State, and nation, as renter households were substantially lower. The lack of senior renter households can be attributed to a shortage of senior housing options in the City in 2019.

Figure 8
Senior Households by Tenure – 2019, City of Cerritos

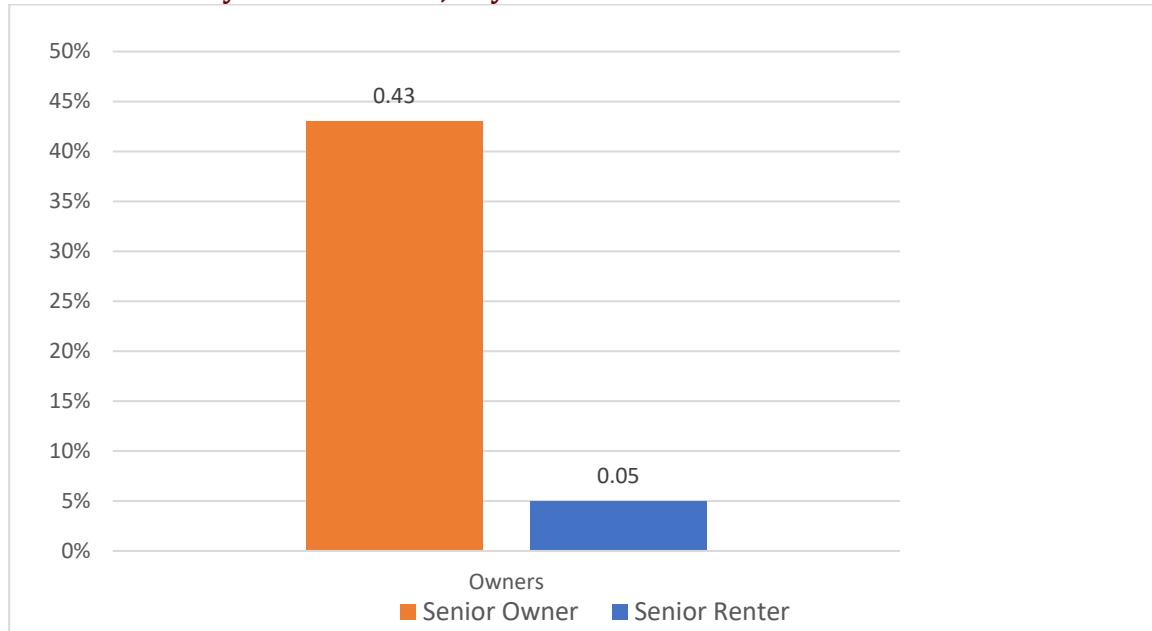
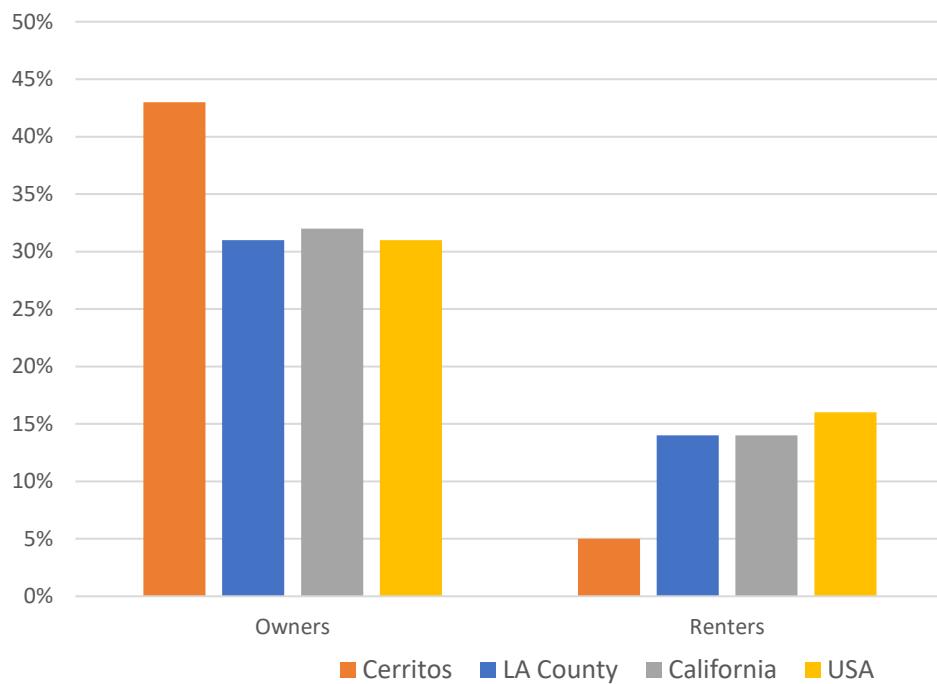


Figure 9**Senior Households by Tenure – 2019, Los Angeles County, California and United States**

Between 2010 and 2019, the number of senior households of all income categories increased. For example, lower income senior households (less than \$10,000) increased by 35 percent, and senior households within the \$25,000 - \$49,999 income range increased 28 percent. In addition, the senior households in the upper income categories (\$75,000 plus) increased rapidly over the period (64 percent).

Table 33
Senior Households by Income - Cerritos

Income Range	2010		2019		Change	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	167	3	225	2%	88	35%
\$10,000 - \$24,999	1,029	17	1,145	13%	116	11%
\$25,000 - \$49,999	1,461	24	1,867	21%	406	28%
\$50,000 - \$74,999	992	16	1,673	18%	681	69%
\$75,000 +	2,535	40	4,145	46%	1,610	64%
Total	6,185	100%	9,055	100%	2,870	38%

Source: US Census Public Use Microdata Sample (2010, 2019)

The Los Angeles County Median Income (AMI) for a 2-person household in 2020 was \$61,850. Based on the 2020 AMI and senior household income tables, 46 percent of Cerritos senior households are classified as having above moderate incomes. Conversely, less than 54 percent of senior households are classified as having lower incomes.

Table 34
Senior Households by Income Group – Cerritos

Income Category	Income (2020) ¹	Number ²	Percent
Extremely Low	\$27,050	1,478	16%
Very Low	\$45,050	1,376	15%
Low	\$72,100	1,894	21%
Moderate	\$74,200	135	1%
Above Moderate	Greater than \$74,200	4,172	46%

Notes:

1. All incomes are for a two-person household.

2. Approximation.

Sources: California Department of Housing and Community Development (2020); US Census Public Use Metadata Sample (2019)

An important statistic to measure the affordability of housing in Cerritos is “overpayment.” Overpayment is defined as monthly shelter costs in excess of 30 percent of a household’s gross income. In 2019, approximately 1,560 or 22 percent of senior homeowners were overpaying for housing in Cerritos.

Table 35
Senior Housing Payments – Cerritos Owners

Category	Number	Percentage
Less Than 30%	5,442	78%
More Than 30%	1,560	22%
Total	7,003	100%

Source: US Census Public Use Microdata Sample (2019)

4.2 Senior Housing

Many seniors have limited income potential, as they are most often retired and have fixed incomes (retirement funds and Social Security income). This poses a special problem with regard to housing affordability.

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

Emerald Villas opened in 2000 and consists of 48 very low, 48 low and 30 moderate units which are all owner-occupied. To provide residents with affordable housing, the former Cerritos Redevelopment Agency allocated \$5.0 million of its 20% Housing Fund for the construction of the project.

Pioneer Villas opened in 2001. This project contains 98 one- and two- bedroom condominiums, with 37 percent of the units set-aside for seniors who fall within the very low income category and 46 percent of the units set-aside for seniors in the low income category. Pioneer Villas was subsidized with approximately \$5.0 million from the former Cerritos Redevelopment Agency's 20% Housing Fund.

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

Fountain Walk consists of 2 low income units, 14 moderate income units and 2 above-moderate income units. Fountain Walk was completed in 2007. This project was also funded by the former Cerritos Redevelopment Agency's 20% Housing Fund.

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

Additionally, there are 23 licensed residential care facilities for seniors with 292 beds located in Cerritos, according to the California Department of Social Services.

Table 36
Senior Residential Care Facilities – Cerritos

Facility Name	Beds	Facility Name	Beds
A Faithful Home of Cerritos	6	Imperial Care	6
Alain Crest	6	Jennae Crest	6
Allen's Palm Cove Cerritos	6	Loving Home Elderly Care	6
Caring Partners	6	Narra Tree – Jeffrey Home	6
Cassidy's Home Care	6	Primecare Facility Home	6
Cerritos Assisted Living	6	Primecare Facility Home - III	6
Cerritos Residence Care	6	QFC Loving Care	6
Cerritos Villa 1	6	QFC Loving Care - Santana	6
Comfort Care Home	6	St. Jules Care Villa	6
Dignity Care Home - Two	4	Villa Celerina	6
Fagan Home Care	5	Yearling Board and Care	6
The Grove at Cerritos	163		

Source: California Department of Social Services (2021)

4.3 Disabled Persons

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

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

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

Table 37
Disabled Persons by Type of Disability - Cerritos

Type of Disability	Number	Percent of Total Disabled Population
Hearing difficulty	1,402	17%
Vision difficulty	563	7%
Cognitive difficulty	1,354	16%
Ambulatory	2,235	27%
Self-care difficulty	854	10%
With an independent living difficulty	1,866	23%
Total Disabled Persons	8,274	100%

Source: American Communities Survey (2015-2019)

Table 38
Disabled Persons by Age and Type of Disability - Los Angeles County

Type of Disability	Under 5 Years		5-17 Years		18-64 Years		65 Years +	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Hearing difficulty	2,474	52	7,430	7%	77,715	9%	162,288	15%
Vision difficulty	2,242	48	10,493	11%	95,218	11%	88,130	8%
Cognitive difficulty	N/A	N/A	51,870	53%	198,645	23%	138,704	13%
Ambulatory	N/A	N/A	9,627	10%	219,273	25%	310,046	28%
Self-care difficulty	N/A	N/A	18,210	19%	101,174	12%	152,154	14%
With an independent living difficulty	N/A	N/A	N/A	N/A	179,055	20%	245,624	22%
Total Disabled Persons	4,716	100%	97,630	100%	871,080	100%	1,096,946	100%

Source: American Community Survey (2015-2019)

Table 39
Total Disabled Persons - Cerritos

Total Disabled Persons	Total Population	Percent Disabled
8,274	50,049	16.5%

Source: American Community Survey (2015-2019)

Table 40
Total Disabled Persons – Los Angeles County

Total Disabled Persons	Total Population	Percent Disabled
2,070,372	10,012,895	21%

Source: American Community Survey (2015-2019)

According to 2015-2019 ACS data, 16.5 percent of the total population in Cerritos has at least one disability. In contrast, the total number of disabled persons in Los Angeles County is higher at 21 percent. In addition, 84 percent of disabled persons in Cerritos age 16-64 are employed. As the age of disabled persons increases, it is more likely that they will have a disability that limits their ability to obtain employment. The housing needs of this group can be addressed through the development of disabled accessible housing.

Table 41
Cerritos - Employment Status and Disability Status of Persons Age 16-64

Employment Status	Disabled Persons		Non-Disabled Persons	
	Number	Percent	Number	Percent
With a disability				
Employed	704	84%	23,671	94%
Not Employed	135	16%	1,507	6%
Total	839	100%	25,178	100%

Source: US Census Public Use Microdata Sample (2019)

4.4 Developmental Disabilities

California law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law (Public Law 106-402), “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities as a separate category of disability. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 360,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. As of September 2019, the DDS reported that approximately 430 residents living in Cerritos (ZIP code 90703) received services, 40 percent of which were under 18 years of age.

Regional centers serve people of all ages with developmental disabilities and their families, infants with a significant developmental delay, individuals with high risk or established risk for developmental disability, and pregnant women who are at risk for having a child with this type of disability. The Harbor Regional Center (HRC) (<https://www.harborrc.org>) serves over 16,000 people with developmental disabilities who reside in the South Bay, Harbor, Long Beach, and southeast areas of Los Angeles County. The HRC provides free intake and assessment services to any person who is believed to have a developmental disability. The purpose of the intake and assessment is to determine whether the person is eligible for ongoing regional center services. To be eligible for ongoing services, the condition must have occurred before the age of 18, be likely to continue indefinitely, and constitute a “substantial” disability for the person.

Regional centers are required by law to provide services in the most cost-effective way possible. They must use all other resources, including generic resources, before using any regional center funds. A generic resource is a service provided by an agency that has a legal responsibility to provide services to the general public and receives public funds for providing those services. Some generic agencies may include the local school district, county social services department, Medi-Cal, Social Security Administration, Department of Rehabilitation and others. Other resources may include natural supports, i.e., help that disabled persons may get from family, friends or others at little or no cost.

4.5 Resources for Disabled Persons

The City of Cerritos abides by the Americans with Disabilities Act (ADA). The City acknowledges the need for the disabled to have affordable housing, accessibility to housing, transportation, and recreation services. In concert with the City's compliance with the ADA, and to further the goal of providing accessibility, the City maintains a policy of "reasonable accommodation" for disabled residents. The policy allows the City to provide administrative approval for disabled residents who wish to make modifications to their home that are designed to make the home more accessible. In support of the City's reasonable accommodations policy, the City Council approved Ordinance 916 in 2006 and adopted Cerritos Municipal Code chapter 23.30, which formally established the City's commitment to provide disabled persons with reasonable accommodations to ensure equal access to their dwelling unit and/or place of business. Since passage of the ordinance, Cerritos has approved 17 Reasonable Accommodation Permit requests between 2007 and 2020. The City will continue to explore and encourage ADA retrofitting and related activities.

The City offers a number of programs and services that are also designed to accommodate members of the City's disabled community. The City is proud to provide disabled persons with access to public transportation in the form of both fixed route and demand response services. The City's Dial-A-Ride program (demand response) offers a unique shuttle service for disabled students to Cypress College

for special educational courses not offered at Cerritos College. This program is unique because the transportation service goes beyond the regular scope of the Dial-A-Ride program, and no other local cities offer this type of transportation service. Further, through the City's partnership with the Los Angeles County Development Authority (LACDA), the City of Cerritos has successfully retrofitted approximately 61,000 square feet of playground and fitness areas at fifteen city parks in an effort to accommodate disabled persons by removing physical barriers and improving access to these areas. These parks provide equipment for both persons with and without disabilities.

4.6 Large Households

Large households are considered to be a special need group because in many housing markets there is not an adequate number of bedrooms to meet large family requirements. For the purpose of this section, large families are defined as households with five or more people. According to 2015-2019 ACS data, 12 percent of owner households in Cerritos are comprised of large families. Comparably, 16 percent of owner households in Los Angeles County are comprised of large families. However, the proportion of renter households with five or more persons is higher in Cerritos (17 percent) than in Los Angeles County (13 percent).

Table 42
Large Households – Cerritos (Household by Tenure Size)

Household Size	Owner Households		Renter Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
1 Person	1,416	12%	346	10%	1,762	11%
2 Person	4,061	34%	841	24%	4,902	32%
3 Person	2,577	22%	738	21%	3,315	22%
4 Person	2,400	20%	963	28%	3,363	22%
5+ Person	1,442	12%	594	17%	2,036	13%
Total	11,896	100%	3,482	100%	15,378	100%

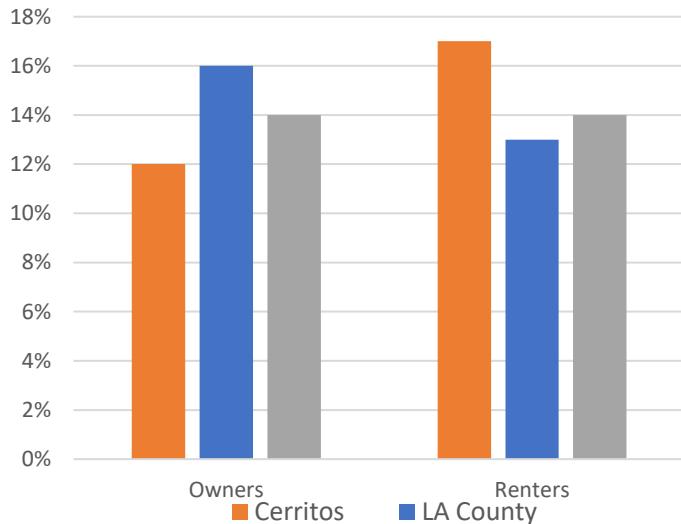
Source: American Community Survey (2015-2019)

Table 43
Large Households – Los Angeles County (Household by Tenure Size)

Household Size	Owner Households		Renter Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
1 Person	290,464	19%	560,840	31%	851,304	26%
2 Person	458,616	30%	472,810	26%	931,426	28%
3 Person	276,318	18%	283,055	16%	559,373	17%
4 Person	258,477	17%	242,405	13%	500,882	15%
5+ Person	235,641	16%	238,169	13%	473,810	14%
Total	1,519,516	100%	1,797,279	100%	3,316,795	100%

Source: American Community Survey (2015-2019)

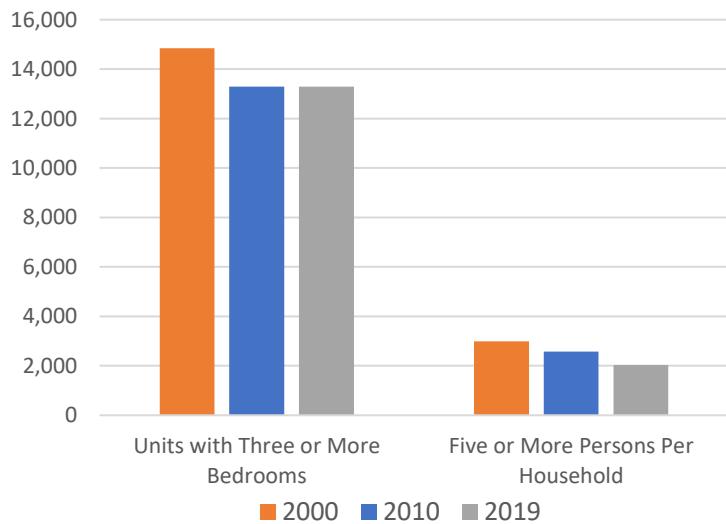
Figure 10
Large Household Comparison – 2019, Cerritos, Los Angeles County and California



Source: American Communities Survey (2015-2019)

In 2019, 13 percent of households in Cerritos were comprised of large families with 5 or more persons. The 2015-2019 ACS data indicates that 57 percent of households have three-, four-, and five or more-bedroom units. This suggests the City of Cerritos has adequate housing stock to meet its large family needs. Additionally, since 2000, the large family trend in Cerritos has steadily decreased. For example, in 2000, Cerritos had 2,990 large family households (19 percent). In 2010, the City had 2,571 large family households (16 percent). The trend continued to decrease as in 2019, there were 2,036 large family households (13 percent).

Figure 11
Large Household Trends – Cerritos



Source: American Communities Survey (2015-2019)

Table 44
Households by Bedroom Type - Cerritos

Bedroom Type	Number	Percent
Studio/1 Bedroom	867	6%
2 Bedroom	1,163	8%
3 Bedroom	5,201	34%
4 Bedroom	6,858	46%
5+ Bedroom	1,289	8%
Total	15,378	100%

Source: American Community Survey (2015-2019)

Often many large households have lower incomes, which can result in the overcrowding of smaller housing units. In 2019, there were 2,036 households with five or more persons in Cerritos. Since two-person households make up the highest proportion of owner-occupied units at 34 percent and four-person households make up the highest proportion of rental units (28 percent), the 2015-2019 ACS data indicate that overcrowding may not be a significant factor. While it may appear there is enough housing stock for large households, they may not have enough income to rent large homes thereby creating a potential shortage of affordable large-number-bedroom apartment rentals in the City.

4.7 Single Parent Households

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

Female-headed households with children particularly tend to have lower incomes, thus limiting housing availability for this group. In addition, these households have a greater need for accessible daycare and other supportive services. The 2015-2019 ACS reported that female-headed households comprised about 14 percent of all households in Cerritos. The City acknowledges the special needs single-parent households have and will continue exploring methods of meeting those needs.

Table 45
Family Status and Presence of Children - 2019

Type	Number
Married-couple family	10,669
With own children under 18 years	3,722
Female householder, no spouse present	1,836
With own children under 18 years	514
Male householder, no spouse present	698
With own children under 18 years	159

Source: American Community Survey (2015-2019)

4.8 Farm Workers

Currently, Cerritos has very little land zoned Agricultural (A). According to the City's Geographic Information Systems (GIS) Division, there are currently 2.2 acres of land zoned for agriculture in Cerritos. In addition, according to the 2015-2019 ACS, there are approximately 25 farm workers in Cerritos. Due to the limited opportunities for agriculture in and around the city, it is likely that these persons are not farmworkers but are instead employed in plant nurseries, landscaping, or gardening occupations. As such, the City can accommodate the few employed residents in this industry sector as well as a portion of the potential housing needs for farmworkers that may be in nearby communities under housing programs provided for the general population.

4.9 Homeless

According to the 2020 Greater Los Angeles Homeless Count Report from the Los Angeles Homeless Services Authority (LAHSA), the report revealed a population of approximately 41,290 homeless persons in Los Angeles County on a single night survey conducted in January 2020. The county was split into eight areas, with the City of Cerritos being located in Service Planning Area 7 (SPA 7). Within SPA 7 there are 22 cities and 5 unincorporated areas. The study found that a total of 4,586 persons experienced homelessness in this specific planning area, with 79 percent of those (3,631 persons) being unsheltered.

In Cerritos, the January 2020 LAHSA point-in-time survey revealed a population of approximately 46 unsheltered homeless persons in the City. Of those surveyed, 50 percent reported living in cars and 24 percent reported living on the street or along a riverbed. Homeless persons have been reported primarily along the riverbed areas of the Coyote Creek and San Gabriel River, along the 605 Freeway off ramp at South Street, and along a few of the City's major arterial streets, including Artesia Boulevard and Studebaker Road.

Pursuant to State law, the City of Cerritos is required to permit by right community care facilities in all residential zones. These care facilities, serving six or fewer persons, provide non-medical transitional housing for battered spouses, the homeless and troubled youth as well as the physically and/or mentally disabled and abused or neglected children. Community care facilities that may potentially serve this population include 12 adult residential care facilities and 23 facilities providing residential care for the elderly, which together have a capacity to serve approximately 336 persons.

As required by SB 2 relative to the provision of homeless shelters, the City has identified a location to assist with the homeless population. This location is suitable for a homeless shelter because it is in general proximity to public transportation and places of employment. In fact, this location is adjacent to and part of an industrial park, which may provide job opportunities. The buildings in this area are large and may accommodate a majority of the unsheltered homeless persons identified in the LAHSA report. However, these buildings would need substantial interior modifications to convert the existing industrial use into a homeless shelter. For more information on the location, please see Section 6.8 – Zoning for Emergency Shelters and Transitional Housing.

4.10 Affirmatively Furthering Fair Housing

In January 2019, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California State law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The bill added an assessment of fair housing to the Housing Element, which includes the following components:

- a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity;
- analysis of segregation patterns and disparities in access to opportunities;
- an assessment of contributing factors; and
- an identification of fair housing goals and actions.

A complete assessment of AFFH for Cerritos is provided under Appendix C.

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Chapter 5

PROJECTED HOUSING NEEDS

Chapter 5 Project Housing Needs

5.1 Projected Housing Needs

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

5.2 Regional Housing Needs

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

RHNA is a process that devises the number of housing units a city must plan for in its Housing Element. The RHNA process starts with the California Department of Finance estimate of the State's total housing needs from all income levels. That number is divided proportionately among the State's regions, then further divided and assigned to each city by COGs. The City of Cerritos falls under the jurisdictions of the Southern California Association of Governments (SCAG) and the Gateway Cities COG respectively. SCAG is responsible for developing the methodology used for assigning housing units to regional governments and cities within the Southern California region. The RHNA in essence consists of two components: income group goals and construction need.

5.3 Income Group Goals

The purpose of RHNA is to ensure that Cerritos attains its fair share of the State housing goal and that there is no disproportionate distribution of household income groups. The income categories are based on the HUD area median income (AMI): 1) very low (less than 50 percent of AMI); 2) low (50 to 80 percent of AMI); 3) moderate (80 to 120 percent of AMI); and, 4) above moderate (greater than 120 percent of AMI). For the County of Los Angeles, SCAG allocated a RHNA allocation of 812,060 units.

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Table 46
RHNA Income Group Goals – Los Angeles County (2021-2029)

Income Category	2029 Goal
Very Low	217,273
Low	123,022
Moderate	131,381
Above Moderate	340,384
Total	812,060

Source: Southern California Association of Governments (SCAG)

5.4 Construction Need

Construction need is determined from SCAG household growth estimates, vacancy need and replacement need. Over the next eight years, Cerritos has been given a construction need of 1,908 housing units to fulfill its RHNA allocation. Of these, 679 (35.5%) are needed for very low income households. In addition, the second highest housing need identified by SCAG is the above moderate income category with 552 (29 percent).

Table 47
RHNA Construction Need (2021-2029)

Income Category	Construction Need	Percent
Very Low	679	35.5%
Low	345	18.0%
Moderate	332	17.4%
Above Moderate	552	28.9%
Total	1,908	100%

Source: Southern California Association of Governments (SCAG)

5.5 Pending Projects

In September 2020, the City approved the development of five new single-family housing units at 17200 Clarkdale Avenue. The project is currently in the plan check review phase, and it is anticipated that permits for the construction of the project will be issued late 2021/early 2022.

5.6 Projects Cancelled During the 2013-2021 Housing Element Cycle

According to City records, no projects which received entitlement approval and issued building permits were cancelled (not constructed) during the previous housing cycle.

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Chapter 6

SITE INVENTORY ANALYSIS

Chapter 6 Site Inventory Analysis

The California Government Code requires that the Housing Element include an "inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment" (California Government Code §65583(a)(3)). It further requires that the Housing Element analyze zoning and infrastructure on these sites, to ensure that their development with housing during the planning period is actually feasible. Through this process, the City must demonstrate that it has a sufficient amount of land to accommodate its fair share of the region's housing need for the 2021-2029 Housing Element cycle.

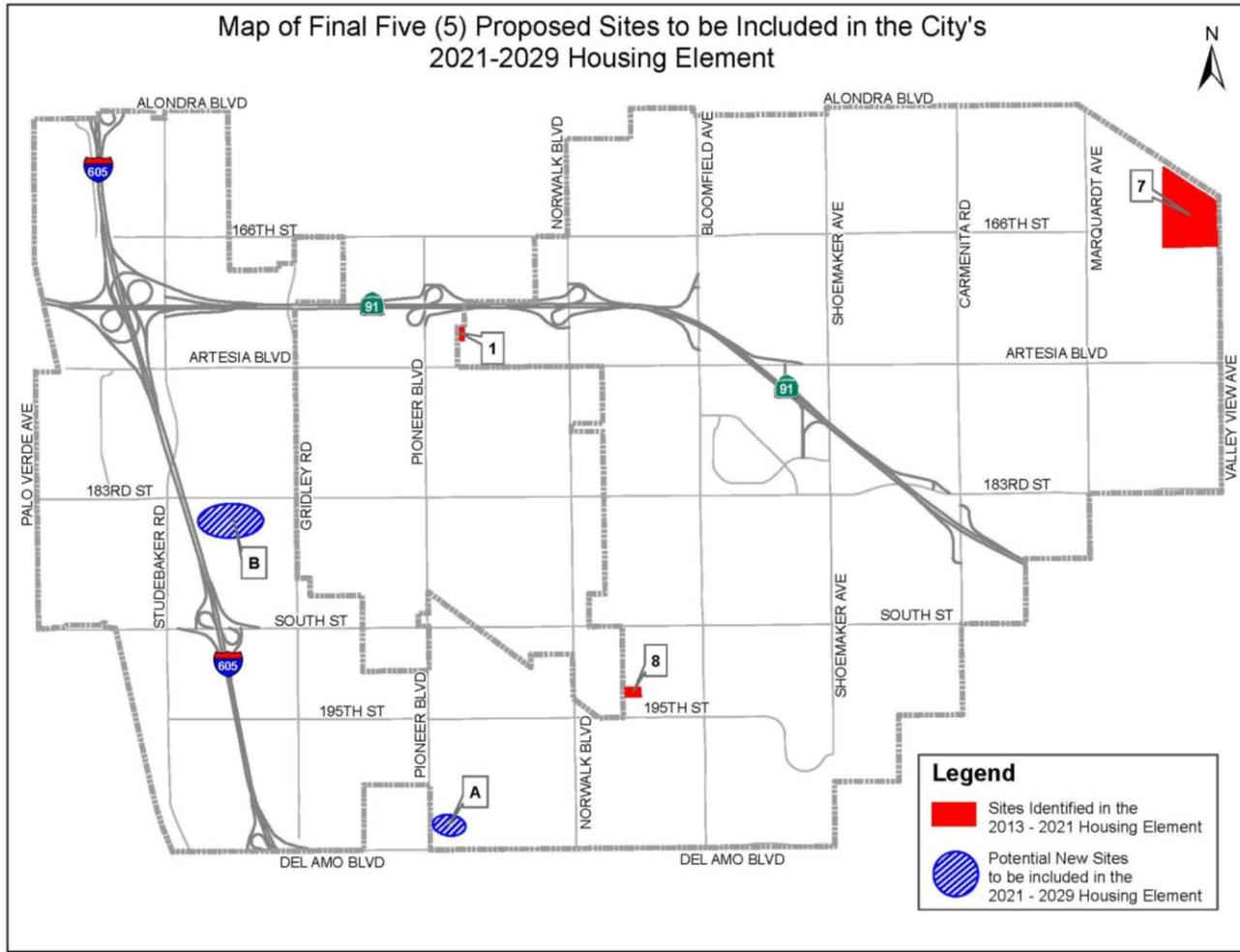
Demonstrating an adequate land supply, however, is only part of the task. Cerritos must also show that this supply is capable of supporting housing demand from all economic segments of the community, including lower income households. This means providing sufficient land for multi-family housing as well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

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

6.1 Inventory of Land Suitable for Residential Developments

The City conducted a survey of all available land within its jurisdiction and has identified five sites that are potentially suitable for new residential development. Of these five sites, three locations (Sites 1, 7, and 8) were identified in the 5th Housing Element cycle but remain suitable and realistic for future housing development. Two new locations (Sites A and B) have been identified for the 6th Housing Element cycle. Through the identification of these sites, as well as the projected development of accessory dwelling units, the City will address its RHNA allocation for the 2021-2029 Housing Element cycle.

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Figure 12 Final Five Proposed Sites to be Included in 2021-2029 Housing Element

6.2 Realistic Capacity

California Government Code §65583.2(c) requires, as part of the analysis of available sites, cities to calculate the projected residential development capacity of the sites identified in the Housing Element that can be realistically achieved. For the purpose of this Housing Element, calculations of realistic capacity assume that properties will achieve a density less than the maximum allowed density. This reduction accounts for applicable land use controls and site requirements (i.e., the cumulative impact of standards such as maximum lot coverage, height, open space, parking, on-site improvements such as sidewalks or easements, and floor area ratios), and adjustments based on recent development trends (e.g., local or regional residential development trends in the same nonresidential zoning districts, local or regional track records, past production trends, or net unit increases/yields for redeveloping sites or site intensification, or local or regional track records, trends, or build out yields for redeveloping sites or site intensification). Capacity adjustments for infrastructure availability (i.e., any limitation as a result of availability and accessibility of sufficient water, sewer, and dry utilities) and environmental impacts have not been factored, as infrastructure availability concerns or environmental constraints are not anticipated for sites identified in the

inventory. When applied, the factors identified in the State statute (as summarized in Table 48) may result in an adjusted capacity to less than the maximum density allowed. Density realization should not be construed as a result of the City's development standards. In most instances, developers choose not to maximize the development potential of the subject property due to the economics and profitability of their investment. Further, achievable density on a property is often influenced by site constraints, architectural design, engineering, building code requirements, and how much a developer is able to spend on a development in order to generate a return on their investment, all of which are factors that are beyond the control and discretion of the City of Cerritos.

The following list provides actual densities of recently constructed housing projects in Medium and High Density residential districts used as a basis to calculate realistic capacity:

Medium Density: 20 du/ac

- Sundance – 1.4 du/ac
- Plazawalk – 25 du/ac
- Fountain Walk – 17 du/ac

High Density: 60 du/ac

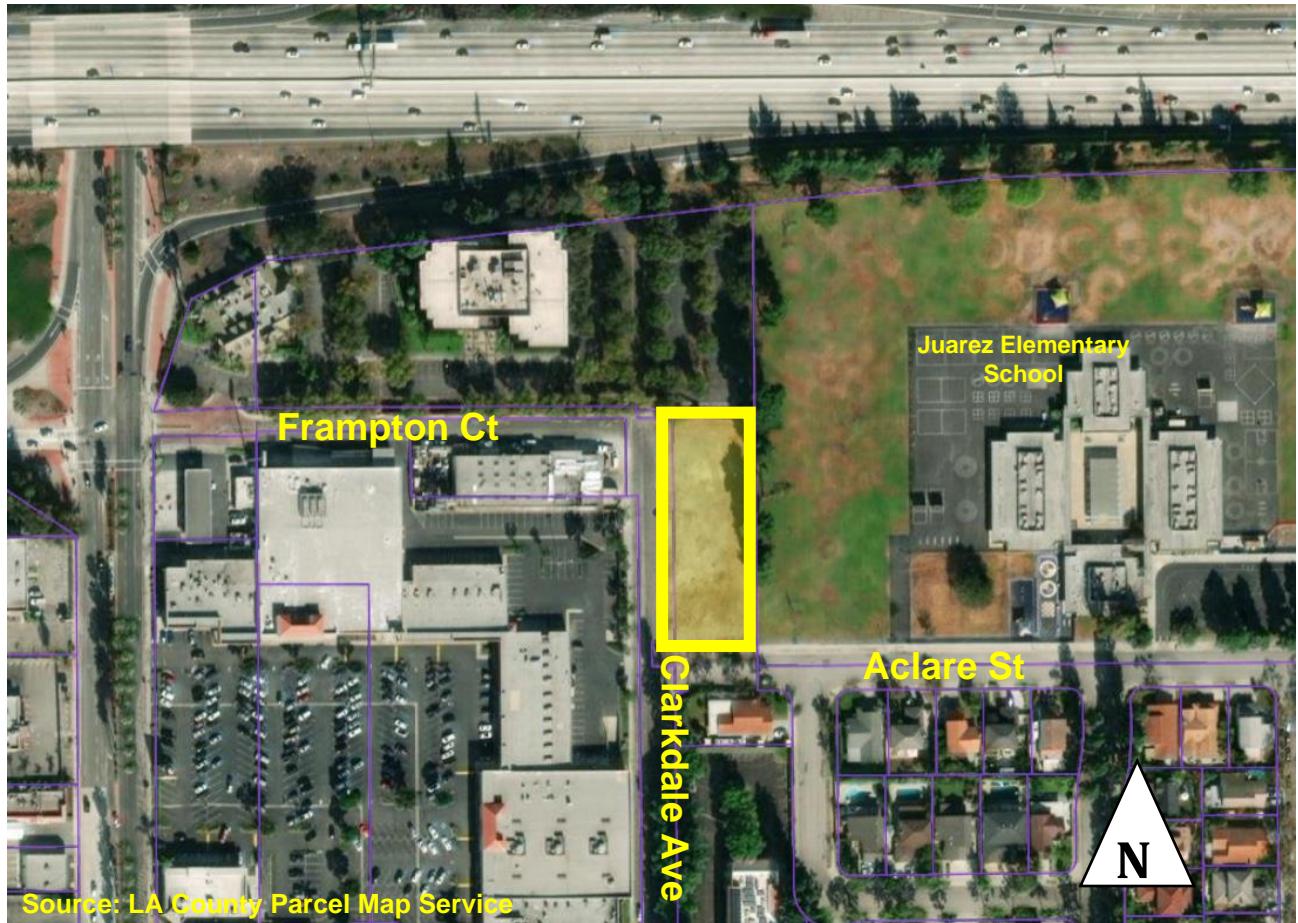
- Aria – 57 du/ac
- Avalon – 56 du/ac

Because the City of Cerritos does not currently have any mixed-use developments that include residential units, this Housing Element relies on regional trends from surrounding cities as a basis to calculate realistic capacity for mixed-use. A survey of surrounding cities such as Buena Park and Norwalk shows an average actual density for residential mixed-use developments between 70 and 75 percent of the maximum density allowed. With mixed-use developments anticipated to be a future trend in Cerritos, this Housing Element conservatively assumes mixed-use projects to be developed at 65 percent of their maximum allowable density.

Table 48
Adjustment Capacity Factors

Capacity Factor	Adjustment	Reasoning
Land Use Controls and Site Improvements	53% - 90%	For net acreage due to on-site improvements including sidewalks, utility easements, etc.
Realistic capacity	Medium Density: 85% High Density: 70% Mixed Use Density: 65%	Adjustment based on past local and regional development trends of residential and mixed-use projects, and programs to incentivize development
Infrastructure availability	No adjustment	Infrastructure available, no constraints
Environmental constraints	No adjustment	No known site constraints

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Site 1 – Aerial View

Site 1: Site 1 is generally located on the northeast corner of Clarkdale Avenue and Aclare Street, north of Artesia Boulevard, and is bounded by Juarez Elementary School, which is zoned Open Space (OS) to the east, single-family residences to the south, and commercial areas to the west and north. This parcel is currently vacant and is zoned Single-Family Residential (RS-6500). In September 2020, the City approved a residential development comprised of five (5) above-moderate single-family residences (Clarkdale Estates). As part of the approval, a new Tract Map was required to facilitate the development of the site. In addition, the development would require the installation of new infrastructure improvements such as sewer, gas and water connections, underground utilities, curbs, sidewalks and street trees, as well as wheelchair ramps and a new streetlight. No additional environmental constraints were identified. At the time of the preparation of this Housing Element, the developer has not obtained the required building permits; however, the City anticipates issuing said permits for the five-unit development in late 2022.

Please refer to Table 49 for additional information regarding the results of the site capacity analysis for Site 1. For purposes of this analysis, “Status” denotes if the parcel is vacant or non-vacant (e.g., improved site, parking lot, or abandoned rail line).

Table 49
Site Analysis - Site 1

APN	Address	Parcel Size	General Plan Designation	Zoning Designation	Status
7033-004-039	17200 Clarkdale Avenue	0.7 acre	Low Density	Single-Family Residential (RS-6500)	Vacant
7033-004-046	Clarkdale Avenue/Aclare Street	0.09 acre	Low Density	Single-Family Residential (RS-6500)	Vacant

Total Area: 0.79 acre

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Site 7 – Aerial View

Site 7: Site 7 is generally located at the northwest and southwest corners of Valley View Avenue and Arbor Place, at the northeastern city limits. The site is bounded by the Santa Ana Freeway (Interstate 5) to the north, commercial uses located in the City of La Mirada across Valley View Avenue to the east, industrial uses to the south, and the Coyote Creek Channel to the west. This site currently consists of industrial and warehouse uses, as well as several vacant properties as a result of a California Department of Transportation (Caltrans) Interstate 5 widening project. Caltrans is currently in the process of widening Interstate 5 in the vicinity of the subject location. This has also necessitated improvements to Valley View Avenue which abuts the subject location to the east. These roadway projects will substantially reconfigure roadways, frontage roads, and interchanges as well as existing parcels on the site. As a result of these reconfigurations, a newly created 5.16-acre Caltrans-controlled remnant parcel fronting an improved Valley View Avenue is anticipated to become available for development. As government-owned surplus land, the City is committed to facilitating the development of the remnant parcel for affordable housing utilizing several housing elements programs (Programs, 11 and 12). Given the proposed changes and the proximity to the subject site to a major transportation corridor, this site is suitable for a housing development and may serve as an opportunity for an affordable mixed-use development with a component of mixed-income housing.

The primary reason the City is evaluating this site for a possible mixed-use development is largely due to the widening of Interstate 5 and the potential it presents for the City to invigorate the gateway area along the Valley View Avenue corridor. While the Interstate 5 widening project would significantly improve freeway access and vehicular circulation in and around the subject area, it will also position the freeway right-of-way closer to the Cerritos city limits, thereby creating an opportunity for the City to capitalize on this improvement through the development of a new mixed-use housing project at the subject site. The City also considers this an attractive site for high density mixed-use development as it is surrounded by numerous retail, office, and light industrial/warehousing businesses in its immediate vicinity. With a lack of affordable housing opportunities in this area, those employed at surrounding business are likely have extended travel commute times. The City sees development of this site with housing units to potentially serve local workers as an opportunity to improve the area's jobs-housing balance and increase residential capacity which has strong implications on mobility, air quality, and the recapture of local tax revenue. Adding to its desirability as a mixed-use development, the site is also situated near community services and amenities including schools and parks. The nearest schools are Gonsalves Elementary, Stowers Elementary, and Cerritos High School located approximately 1.6 miles, 1.9 miles, and 3.0 miles, respectively, west of the subject site. Additionally, the closest parks are Friendship Park and Gonsalves Park located 1.4 miles and 1.8 miles, respectively, west of the subject site. Proximity to these community amenities will have a positive effect on growth and quality of life for potential residents on the subject site.

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

Typically, mixed-use development incorporates housing with either office or retail development. The popularity of urban mixed-use development has steadily increased, and has proved popular with not only “empty nesters” (i.e., Baby Boomers with adult children no longer living at home) but with Millennials (i.e., young professionals who may not currently want or cannot afford to buy a house) as well. While at different stages in life, Millennials share commonalities with older demographics such as the desire to downsize and enjoy urban amenities. A 2019 study by the International Council of Shopping Centers (ICSC) reported that 71 percent of Baby Boomers and 85 percent of Millennials would consider living in a mixed-use community. As these two cohorts combined make up the majority of the City’s population, providing diverse and affordable housing opportunities within a “live-work-play” environment can help to maintain a healthy work-life balance and foster community.

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

According to a site analysis and observations conducted during the preparation of the Housing Element, the subject area is currently developed with existing light industrial uses including offices, printing press, logistics/distribution, warehouse, and self-storage facilities, as well as one vacant parcel (the 5.16-acre Caltrans-controlled parcel). Please reference the following table, titled Site Analysis, for additional information regarding the results of the site capacity analysis. For the purposes of this analysis, “Status” denotes if the parcel is vacant or non-vacant (e.g., improved site, parking lot, or abandoned rail line).

Table 50
Site Analysis – Site 7

APN	Address	Parcel Size	General Plan Designation	Zoning Designation	Status
7003-013-002	14133 Arbor Pl	1.38 acre	Light Industrial	Industrial (M)	Non-vacant
7003-013-003	14141 Arbor Pl	1.44 acre	Light Industrial	Industrial (M)	Non-vacant
7003-013-008	16401 Berwyn Rd	1.64 acre	Light Industrial	Industrial (M)	Non-vacant
7003-013-009	16402 Berwyn Rd	1.62 acre	Light Industrial	Industrial (M)	Non-vacant
7003-013-010	16412 Berwyn Rd	1.38 acre	Light Industrial	Industrial (M)	Non-vacant
7003-013-011	14103 Arbor Pl	0.95 acre	Light Industrial	Industrial (M)	Non-vacant
7003-013-012	16429 Berwyn Rd	1.62 acre	Light Industrial	Industrial (M)	Non-vacant
7003-013-016	14104 Arbor Pl	5.62 acres	Light Industrial	Industrial (M)	Non-vacant
7003-013-021	Valley View/Arbor Ave	0.57 acre	Light Industrial	Industrial (M)	Vacant
7003-013-022	14120 Arbor Pl	3.18 acres	Light Industrial	Industrial (M)	Non-vacant
7003-013-801	Berwyn Rd/Coyote Creek	0.83 acre	Light Industrial	Industrial (M)	Non-vacant
7003-013-803	Berwyn Rd/Coyote Creek	0.32 acre	Light Industrial	Industrial (M)	Non-vacant
7003-013-901	16601 Valley View Ave	5.16 acres	Light Industrial	Industrial (M)	Vacant
7003-013-903	Valley View/Arbor Ave	0.13 acre	Light Industrial	Industrial (M)	Non-vacant
7003-013-904	Valley View/Arbor Ave	0.71 acre	Light Industrial	Industrial (M)	Vacant

Total Area: 28.63 acres

The City shall require the preparation of a master plan of development to serve as the basis for the creation of an overlay zone or an Area Development Plan (ADP) to facilitate mixed-use development within the subject area. The City intends to establish and overlay zone or an Area Development Plan (ADP) that would serve as an added layer of zoning to the existing land use designations found throughout the subject site to permit mixed-use development that could include a component of multi-family housing. The referenced zoning would set forth specific development regulations for the project area with the intention of allowing for the future development of multi-family residential uses while providing for the existing industrial and warehouse uses to remain until the area is suitable for reuse. Subsequent residential development to be located within the subject site shall be completed in accordance with an approved master plan of development, overlay zone/ADP, and the

development standards of the Cerritos Municipal Code. Various city entitlements would be required to permit multi-family residential development at this location. Additionally, development of the subject site in accordance with the approved master plan would require new infrastructure improvements such as underground utilities including sewer, gas and water connections, curb and sidewalk installation, installation of street trees, wheelchair ramps and street lights.

The City is recommending 66 percent of the entire project area be dedicated to residential uses. The remaining 34 percent of the subject property would accommodate a combination of neighborhood-serving commercial uses including retail, restaurants, hotel, and office uses as well as open space areas, roadways, parkways and/or other infrastructure improvements based on the master plan of development, overlay zone/ADP, and city-approved development proposal. To provide greater detail of potential residential capacity for Site 7, the City prepared an illustrative housing study utilizing existing development standards from the Cerritos Municipal Code to show context-specific architectural design themes. This graphic is not intended to convey prescriptive development conditions, but rather to visually illustrate potential residential density and scale in alignment with city standards and compatibility with surrounding uses and context. Any proposals or plans submitted for site development will be subject to city review and will require compliance with applicable codes. The illustrative conceptual housing study has been designed to assume an anticipated maximum density of 80 units per acre, adjustments for the application of land use controls and site-specific improvements such as height restrictions, building setbacks, open space, parking and landscape requirements at a factor of 90 percent, and a conservative realistic capacity factor of 75 percent. Based on this analysis, it is estimated that this site has the potential to accommodate 1,429 housing units. Envisioned as a mixed-income residential development, the affordability allocation of housing units includes 655 very low-income units, 323 low-income units, 309 moderate income-units, and 142 above moderate-units, consistent with proportions of existing mixed-income housing developments in Cerritos.

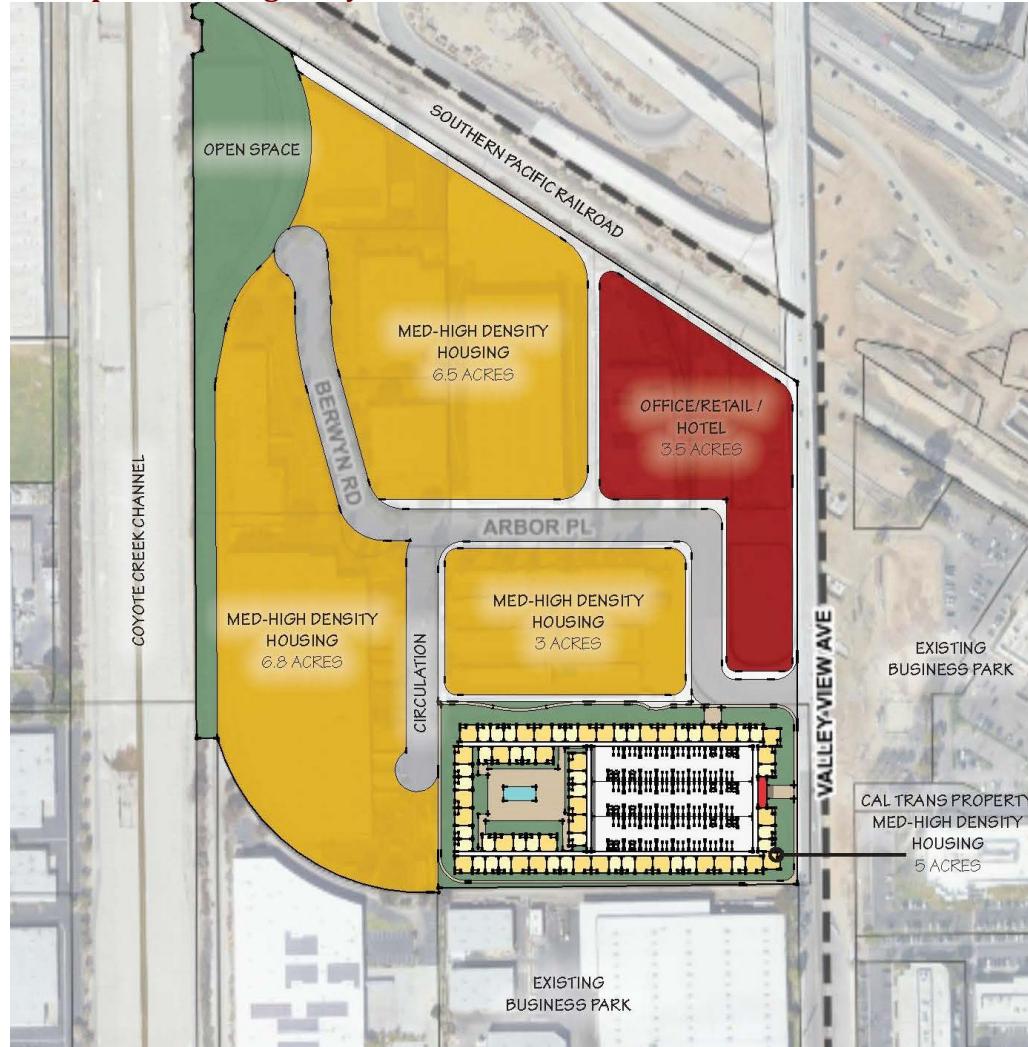
Acres:	28.63
Maximum Units per Acre:	80
Land Use Controls/Site Improvement Adjustment Factor:	90%
Realistic Capacity Adjustment Factor:	75%
Infrastructure Constraints	None
Environmental Constraints	None
Formula:	$28.63 \times 80 \times (0.90) \times (0.75)$
Potential Residential Capacity:	1,429 Units

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Figure 13
Conceptual Housing Study – Site 7 Perspective



Figure 14
Conceptual Housing Study – Site 7 Site Plan



Site 8 – Aerial View



Site 8: Site 8 is located on Ely Avenue, north of 195th Street, and is bounded on the north by Carver Elementary School, to the east by a parking facility supporting an existing church, to the south by existing single-family residences, and to the west by Ely Avenue. This site is currently developed with three existing single-family residential units on three parcels and is currently zoned Single-Family Residential (RS-6500). The three existing parcels could be subdivided to accommodate three more above-moderate units for a total of six single-family residential units. New Parcel Maps would be required to subdivide the existing parcels and to accommodate additional single-family residential units. This development would also require the installation of new infrastructure improvements such as sewer connections, gas and water connections, underground utilities, and the installation of new curbs and sidewalks, street trees, wheelchair ramps and street lights. In addition, this site will require the installation of a new cul-de-sac which will serve as the terminus of Sequoia Avenue. No environmental constraints were identified.

Please refer to Table 51 for additional information regarding the results of the site capacity analysis. For the purposes of this analysis, “Status” denotes if the parcel is vacant or non-vacant (e.g., improved site, parking lot, or abandoned rail line).

Table 51
Site Analysis – Site 8

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

Total Area: 1.65 acres

There is an existing established pattern of residential development in this area. To the immediate south, single-family residential properties have already been subdivided into two (2) lots for development of additional housing. In addition, portions of Site 8 properties are currently underutilized and can be easily converted to accommodate additional housing units.

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Site A – Aerial View

Site A: Site A is generally located on the northeast corner of Del Amo Boulevard and Pioneer Boulevard, and is bounded by the Pioneer Villas affordable senior housing community to the north, Cabrillo Lane School to the east across Cabrillo Lane, an existing commercial shopping center to the south, and existing commercial and residential uses located in the City of Lakewood to the west across Pioneer Boulevard. The site is currently zoned Neighborhood Commercial (CN) and is comprised of four parcels under separate ownership. According to a site analysis and observations conducted during the preparation of the Housing Element, the subject area is currently developed with a variety of uses including a multi-tenant commercial center with at least one vacancy, two school sites, and an animal hospital.

The City is evaluating this site for a possible mixed-income housing development comprised of very low-, low-, moderate-, and above moderate-income households due to the close proximity of this site to existing neighborhood services and amenities including retail centers, transit stops, schools, and parks. Moreover, the City has been notified by two of the property owners of their interest to redevelop their properties (a combined site area of 2.2 acres) for housing.

Given the advanced age of the structures coupled with the redevelopment desires of property owners, the city believes that the subject area is a suitable candidate to be transitioned from its

current commercial use to a residential use that provides mixed income housing. Density for housing at this site would range between a minimum of 20 units per acre and a maximum of 60 units per acre for multi-family residential.

Please refer to Table 52 for additional information regarding the results of the site capacity analysis. For the purposes of this analysis, “Status” denotes if the parcel is vacant or non-vacant (e.g., improved site, parking lot, or abandoned rail line).

Table 52
Site Analysis – Site A

APN	Address	Parcel Size	General Plan Designation	Zoning Designation	Status
7055-017-020	20110 Pioneer Blvd # A	0.89 acre	Community Commercial	Neighborhood Commercial (CN)	Non-vacant
7055-017-021	20110 Pioneer Blvd # B				Non-vacant
7055-017-022	20110 Pioneer Blvd # C				Non-vacant
7055-017-023	20110 Pioneer Blvd # D				Non-vacant
7055-017-024	20110 Pioneer Blvd # E-F				Non-vacant
7055-017-025	20106 Pioneer Blvd # A				Non-vacant
7055-017-026	20106 Pioneer Blvd # B				Non-vacant
7055-017-027	20106 Pioneer Blvd # C				Non-vacant
7055-017-028	20106 Pioneer Blvd # D				Non-vacant
7055-017-029	20106 Pioneer Blvd # E-F				Non-vacant
7055-017-010	20122 Pioneer Blvd	0.67 acre	Community Commercial	Neighborhood Commercial (CN)	Non-vacant
7055-017-011	20200 Pioneer Blvd	0.38 acre	Community Commercial	Neighborhood Commercial (CN)	Non-vacant
7055-017-002	20223 Cabrillo Ln	1.33 acre	Community Commercial	Neighborhood Commercial (CN)	Non-vacant

Total Area: 3.27 acres

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

To provide greater detail of potential residential capacity for Site A, the City prepared an illustrative housing study utilizing existing development standards from the Cerritos Municipal Code to show context-specific architectural design themes. This graphic is not intended to convey prescriptive

development conditions, but rather to visually illustrate potential residential density and scale in alignment with City standards and compatibility with surrounding uses and context. Any proposals or plans submitted for site development will be subject to city review and will require compliance with applicable codes. The illustrative conceptual housing study has been designed to assume an anticipated maximum density of 20 units per acre, adjustments for the application of land use controls and site-specific improvements such as height restrictions, building setbacks, open space, parking and landscape requirements at a factor of 53 percent, and a conservative realistic capacity factor of 70 percent. Based on this analysis, it is estimated that this site has the potential to accommodate 72 multi-family units. Envisioned as a mixed-income residential development, the affordability allocation of housing units includes 18 very low units, 12 low-income units, 22 moderate income units, and 20 above-moderate units, consistent with proportions of existing mixed-income housing developments in Cerritos.

Acres:	3.27
Maximum Units per Acre:	60
Land Use Controls/Site Improvement Adjustment Factor	53%
Realistic Capacity Adjustment Factor	70%
Infrastructure Constraints	None
Environmental Constraints	None
Formula:	$3.27 \times 60 \times (0.53) \times (0.70)$
Potential Residential Capacity:	72 Units

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Figure 15
Conceptual Housing Study – Site A



Figure 16
Conceptual Housing Study – Site A Site Plan



Site B – Aerial View



Site B: Site B is located within the northwest portion of Los Cerritos Center and is bounded by 183rd Street to the north, commercial and office uses to the east, other commercial uses within Los Cerritos Center to the south, and the San Gabriel River Freeway (Interstate 605) to the west. The site is currently zoned Regional Commercial (CR) and currently consists of parking facilities in support of Los Cerritos Center, the former/vacant Sears department store, and the former/vacant Sears tire center.

As a result of the Sears location at Los Cerritos Center permanently closing in January 2019, the City is evaluating the potential redevelopment of this area of Los Cerritos Center, which includes the shuttered 277,500-square-foot retail store, auto center, and associated parking area into a horizontal mixed-use development including retail, hotel, and an above-moderate housing development to be integrated into the existing Los Cerritos Center mall campus.

The property owner has expressed interest in including mixed use development in the next phase of the mall's expansion, including the development of housing. This would not only provide for additional housing options in Cerritos but would also be consistent with the City's goals of developing upscale "lifestyle" centers that emphasize high-quality, walkable residential communities where dining, shopping, and entertainment are all part of an interconnected ecosystem. The growing trend of repositioning large obsolete retail stores like the now-defunct Sears locations to accommodate residential capacity as part of larger "lifestyle" centers can be observed throughout the region, most notably in the cities of Laguna Hills, Buena Park, and Westminster all of which have plans to add housing units to existing regional mall sites. Since early 2021, the City of Cerritos has been in discussion with the current property owner of Los Cerritos Center to discuss potential development concepts of an integrated low-rise housing development with approximately 375 new above-moderate units, in an effort to create a "lifestyle" center at Los Cerritos Center. Given the need to replace the vacated Sears location with a use vital to sustaining the community and in keeping with the regional trend of recycling mall sites to "lifestyle" centers that provide housing opportunities, the City believes that this site is a suitable candidate to be transitioned from its current vacant use to a mixed-use development that provides housing coupled with "on-site" commercial and office uses.

Please refer to Table 53 for additional information regarding the results of the site capacity analysis. For the purposes of this analysis, "Status" denotes if the parcel is vacant or non-vacant (e.g., improved site, parking lot, or abandoned rail line).

Table 53
Site Analysis – Site B

APN	Address	Parcel Size	General Plan Designation	Zoning Designation	Status
7038-014-016	11238 183 rd St.	19.53	Regional Commercial	Regional Commercial (CR)	Non-vacant; discontinued commercial use

Total Area: 19.53 acres

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

6.3 Non-Vacant Sites

The sites inventory consists of a selection of non-vacant sites that are most likely to be redeveloped at the various income levels over the 6th Cycle. For the purposes of identifying sites, this analysis considered existing residentially zoned parcels that allow for residential development based on the permitted densities within those zones, or commercially and industrially zoned parcels that will require rezoning to allow residential uses exclusively or integrated to mixed-use projects.

In all, four non-vacant sites (Sites 7, 8, A and B) have been identified, covering approximately 53.08 acres and having capacity for an estimated 1,879 units. Of these, 673 units are considered affordable to extremely low-/very low-income households and 335 units are considered affordable to low-income households, while 871 units are considered suitable for moderate-income and above-moderate-income housing. It should be noted that while Site B is currently improved and adjacent to an active regional shopping mall, the site contains within it a vacated and shuttered retail department store (Sears).

Pursuant to California Government Code §65583.2, if the housing element relies upon non-vacant sites to accommodate more than 50 percent of the RHNA for lower-income households, it must demonstrate that existing uses are not an impediment to additional residential development. As shown in the Site Inventory, non-vacant sites will be utilized to accommodate nearly all the projected housing development, as Cerritos is a predominantly built-out community. This includes housing for lower-income households. However, the non-vacant sites selected for inclusion in the inventory have been chosen because they represent the best opportunities to add significant numbers of units to the City's housing stock, possess the highest potential for becoming available for residential development over the 8-year planning period. Parcels were selected if the property owner expressed recent interest in redeveloping the property for housing or if the properties are currently government owned, developed with aging buildings (over 50 years old), or occupied by marginal/low-intensity or discontinued non-residential uses. Moreover, the varied geographic disposition of these sites also factored strongly in their selections. While located in various parts of the City, the non-vacant sites are all within high-resource areas served by existing infrastructure, arterial roadway network, employment centers, retail services, and community amenities (school, and parks). The following provides a general rationale for each non-vacant site selected. More detailed analysis of each site is discussed later in this section.

- Site 7: This site consists of industrial, warehouse, and office buildings over 40 years of age, several with leases which expire during the housing element planning period. Based on City records, these industrial businesses are currently served by approximately 143 employees with 70 percent of the employment within this area directly attributed to four tenants. If new housing development replaces the industrial uses, it may be potentially feasible for the City to retain the existing employment at alternative locations within Cerritos. In addition, many of the industrial uses were serviced by lots that contain rail spurs that have since been abandoned. Site 7 also contains several vacant properties as a result of a California Department of Transportation (Caltrans) Interstate 5 widening project. Caltrans is currently in the process of widening Interstate 5 in the vicinity of Site 7. This has also necessitated improvements to Valley View Avenue which abuts Site 7 to the east. These roadway projects will substantially reconfigure roadways, frontage

roads, and interchanges as well as existing parcels on the site. As a result of these reconfigurations, a newly created 5.16-acre Caltrans-controlled remnant parcel fronting an improved Valley View Avenue is anticipated to become available for purchase. The City of Cerritos meets quarterly with Caltrans and has on-going discussions in furtherance of the City purchasing the subject parcel from Caltrans. As a result of such discussions, the City/Caltrans are working towards the relinquishment of the roadways and unused parcel(s) in this area for housing purposes. The City is committed to purchasing this Caltrans-controlled remnant parcel to facilitate affordable housing in accordance with Housing Element Programs 11 and 12. Given that Site 7 has a high vacancy rate with demolished and/or vacant properties, existing businesses with expiring leases, and the City's potential acquisition of government surplus property which can be exclusively dedicated to the development of housing, particularly for lower-income households, it is highly likely that the existing use/buildings will not impede additional residential capacity on Site 7.

- Site 8: There is an existing established pattern of residential development in the area surrounding Site 8. To the immediate south, single-family residential properties have already been subdivided into two (2) separate lots for development of additional housing. All three properties contain single-family homes which are over 50 years of age and considered to be in need of rehabilitation by City Code Enforcement, and are considered to be underutilized lots (i.e., developed less than the maximum allowable density). Given that Site 8 is already zoned to accommodate additional residential capacity and thus no such rezoning is required, as well as the redevelopment trend in the immediate area which has seen a doubling of residential capacity per lot, it is highly likely that the existing use/buildings will not impede additional residential capacity on Site 8.
- Site A: Property owners of both the multi-tenant commercial center located at 20106 and 20110 Pioneer Boulevard and privately-owned pre-school facility located at 20223 Cabrillo Lane have expressed interest to the City in converting their properties to accommodate new housing. Said property owners participated in the outreach and public input process of this Housing Element, including participation in stakeholder interviews/survey/community workshop, and have requested that said properties be included in this Chapter accordingly. The multi-tenant commercial center contains several vacant tenant spaces. Moreover, the multi-tenant commercial center is currently served by approximately 18 employees. If new housing development replaces the commercial uses, it may be potentially feasible for the City to retain the existing employment at alternative locations within Cerritos. Given the potential for lot consolidation of all four Site A properties, interest by the respective property owners, and that all properties contain buildings that are over 50 years of age, it is highly likely that the existing use/buildings will not impede additional resident capacity on Site A.
- Site B: The property owner has expressed interest in including mixed use development in the next phase of the mall's expansion, including the development of housing on the now discontinued Sears property. With the owner's intent in redeveloping the site for mixed use development which include new housing coupled with the vacancy status of

the site, it is highly likely that the existing use/buildings will not impede additional residential capacity on Site B.

6.4 Proportion of Income Affordability

The City of Cerritos has identified Sites 7 and A as those which can feasibly accommodate mixed-income units within a single development. Currently, there are four mixed-income housing communities in Cerritos (Emerald Villas, Pioneer Villas, The Grove at Cerritos, and Fountain Walk), all of which offer an affordable mix of lower income and market-rate units. For this Housing Element, units have been distributed proportionately among the selected mixed-income sites. Approximately 52 percent of the total units are anticipated to be allocated for very low- and low-income households within a mixed or multiple income developments. This distribution strategy is consistent with the percentages used in the City's established mixed-income communities which have historically allocated on average 54 percent of the total units for lower income housing units.

6.5 Accessory Dwelling Units

In compliance with State law, the City of Cerritos allows Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) to be constructed by right on all residential sites including multi-family and mixed-use zoned properties in the City. To estimate the number of ADUs that can be counted toward the City's RHNA inventory, the City used the HCD-sanctioned methodology of analyzing ADU development trends from the last three years (2018–2020) as the benchmark for future ADU production. No ADUs were permitted in 2018. Three ADUs were permitted in 2019, followed by zero ADUs permitted in 2020. Based on the average ADU production from 2018 to 2020, the City assumes a projection of three ADUs each year, through the 2021–2029 planning period, equating to an estimated total of 24 ADUs during the planning period. These ADUs are currently divided among each income category, as shown in Table 54, in accordance with the ADU Affordability Memo developed by SCAG, which provides affordability rates pre-certified by HCD.

In accordance with State law (AB 671), the City will promote the creation of ADUs by providing additional material at Cerritos City Hall and on the City's website related to the development of accessory dwelling units, including various State and County incentives as available. Additionally, the City will seek to streamline processing of proposed accessory dwelling units (Program 16). Additionally, Cerritos will continue to monitor the development of ADUs throughout the City and will amend the Cerritos Municipal Code for compliance with changes to State law as applicable.

6.6 Comparison of Sites Inventory and RHNA

Properties identified in the previous section have the combined capacity to accommodate approximately 1,908 additional housing units on underutilized sites. These sites, and the associated existing or to be amended land use regulations, can facilitate the production of 679 extremely low-/very low-income units, 345 low-income units, 332 moderate-income units, and 552 above-moderate-income units during the planning period.

Table 54**Summary of Inventory of Land Suitable for Residential Development**

	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Residential Capacity
6th Cycle RHNA	679	345	332	552	1,908
Site 1	-	-	-	5	5
Site 7	655	323	309	142	1,429
Site 8	-	-	-	3	3
Site A	18	12	22	20	72
Site B	-	-	-	375	375
ADUs	6	10	1	7	24
Total	679	345	332	552	1,908

6.7 Public Services and Infrastructure Availability

All sites identified in the site inventory are located within urbanized neighborhoods and are served with water, sewer, and dry utilities available and accessible to accommodate the City's RHNA allocation of 1,908 units. As detailed in the City's 2015 Urban Water Management Plan, Cerritos grants priority for the provision of sewer and water services to proposed developments that include housing units affordable to lower-income households in compliance with State law (California Government Code §65589.7). Dry utilities, including power (natural gas and electricity), telephone and/or cellular service, cable or satellite television systems, and internet or Wi-Fi service are available to all areas within the City. Service providers are as follows:

- Power: Cerritos Electric Utility (CEU)/Southern California Edison (SCE)
- Internet Service: AT&T, Earthlink, Frontier, and Spectrum
- Telephone: Frontier and Spectrum
- Television Systems: AT&T/DirectTV, DISH, Frontier, and Spectrum

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. However, the Housing Element does include policies and programs that would facilitate the production of future housing development. Future development proposals would be required to install or relocate, as applicable, on-site and off-site water, wastewater, storm drain, street, electricity, natural gas, and telecommunications infrastructure to serve the development. As such, infrastructure availability is not considered to be an impediment to implementation of housing element policies and programs or housing development in the City during the planning period.

6.8 Environmental Constraints

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

Each development will be evaluated on a case-by-case basis through an environmental assessment as required by the California Environmental Quality Act (CEQA). Some sites may qualify for a

categorical exemption under CEQA or will only require a Negative Declaration or Mitigated Negative Declaration. Other sites may require more extensive environmental analysis, such as an Environmental Impact Report. Such environmental analysis will be predicated on the scope of development proposed.

6.9 Zoning for Emergency Shelters and Transitional Housing

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

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

Emergency Shelters

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

The homeless shelter area includes a total of 1,667,123 square feet of industrial space. Within this area there are currently a total of eight buildings with footprints totaling 665,450 square feet. This area exceeds the space needed to provide shelter to homeless persons living in the Cerritos area. As detailed in Chapter 4 – Special Housing Needs, the January 2020 Los Angeles Homeless Services Authority (LAHSA) point-in-time survey revealed a population of approximately 46 unsheltered homeless persons in Cerritos. Of those surveyed, 50 percent reported living in cars and 24 percent reported living on the street. The location of the existing emergency shelter overlay zone was selected due to its proximity adjacent to the Coyote Creek River Channel. City and County surveys have shown that the homeless population in Cerritos predominately congregate within the riverbed of the channel.

The City conducted a field survey of this area and determined that there exists sufficient space to accommodate homeless shelters, and the existing buildings could provide for emergency shelters. Over 75 percent of the subject area is comprised of 4 large industrial buildings, each owned by one respective owner. The potential for each respective property owner to sell or lease their existing building for emergency shelter use, or to convert their existing use for use as an emergency shelter, is greater than other areas of the City with multiple property owners, multiple buildings on a single

parcel, and viable sales tax generating uses. Staff also verified that vacancies exist within the subject area. Given that most of these buildings are over 40 years of age, have singular ownership, and contain vacancies, it is unlikely that the existing uses would impede development of emergency shelters in the area.

Table 55
Properties within the Emergency Shelter Overlay Zone

Address	Site Acreage	Existing Use	Year Built
17707 Valley View Ave	1.25 ac	Industrial office	1980
17719 Valley View Ave	2.30 ac	Industrial office	1980
17817 Valley View Ave	6.50 ac	Industrial office, Warehouse	1977
18021 Valley View Ave	14.79 ac	Industrial office, Warehouse	1974
18115 Valley View Ave	1.21 ac	Office	2005
14113 183 rd St	2.08 ac	Industrial office, Warehouse	1973
14047 183 rd St	1.05 ac	Office	1980
14017 183 rd St	2.46 ac	Industrial office, Warehouse	1980

In 2014, the City adopted an ordinance amending Chapter 22.28 of the Cerritos Municipal Code to add Chapter 22.60 to the Cerritos Municipal Code (<https://www.codepublishing.com/CA/Cerritos/#!/Cerritos22/Cerritos2260.html#22.60>) which established the M-1 Emergency Shelter Overlay Zone to govern and regulate development of an emergency shelter with 30-beds as a permitted use. Shelters with more than 30-beds are permitted conditionally.

Emergency shelters will be required to comply with California Government Code §65583(a)(4). The existing development standards within the Municipal Code, as shown below, applicable to emergency shelters are consistent with State law and do not present a constraint to development of emergency shelters.

- (1) Stays at the facility shall be on a first-come, first-served basis with homeless persons only on site and admitted to the facility between six p.m. and eight a.m. during Pacific Daylight Time and five p.m. and eight a.m. during Pacific Standard Time. Homeless persons must vacate the facility by eight a.m. and have no guaranteed bed for the next night.
- (2) Maximum stay at the facility shall not exceed one hundred twenty days in a three-hundred-sixty-five-day period.
- (3) A minimum of one staff member per fifteen beds shall be awake and on duty when the facility is open and/or occupied by clients.
- (4) Bicycle racks shall be provided at the subject facility pursuant to Section 22.76.400(2)(C).
- (5) A minimum distance of two hundred feet shall be maintained from any other emergency shelter or similar use.
- (6) Exterior lighting of no less than an average of three footcandles per square foot shall be provided for the entire outdoor area of the site as approved by the community development department.

(7) A waiting area of no less than ten square feet per bed shall be provided at the facility and shall be contained within the subject building.

(8) Loitering and/or congregating by homeless persons at the subject property during the nonoperating hours of the facility as set forth in subsection (1) of this section shall be prohibited.

(9) Any outdoor storage, including, but not limited to, items brought on site by homeless persons for overnight stays, shall not be permitted. Storage of any and all items required for the operation of the facility and/or brought on site by the homeless being housed at the facility shall be contained wholly within the subject building at all times.

(10) Facility improvements shall provide:

(a) A minimum of one toilet for every eight beds per gender;

(b) A minimum of one shower for every eight beds per gender; and

(c) Private shower and toilet facility for each area designated for use by individual families.

(11) An operational plan shall be provided for the review and approval of the community development department as a supplement to the required emergency shelter permit application. Plans may be required to address additional specific needs as identified by the community development department. The approved operational plan shall remain active throughout the life of the emergency shelter. At a minimum, the plan shall contain provisions addressing the topical areas outlined below:

(a) Security and safety—addressing both on- and off-site needs, including provisions to address the separation of male/female sleeping areas as well as any family areas within the emergency shelter;

(b) Loitering control—with specific measures regarding off-site controls to deter the congregation of homeless persons in the vicinity of the emergency shelter during hours that homeless persons are not allowed on site;

(c) Management of outdoor areas—including a system for daily admittance and discharge procedures and monitoring of waiting areas with a goal to prevent disruption to nearby land uses;

(d) Staff training—with objectives to provide adequate knowledge and skills to assist homeless persons in obtaining permanent shelter and income;

(e) Coordination—with the emergency shelter operator to designate a liaison to coordinate with sheriff, fire, city officials, local businesses and residents on issues related to the operation of the emergency shelter;

(f) Screening of homeless persons for admittance eligibility—with objectives to provide first service to Cerritos homeless persons;

- (g) Counseling programs to be provided with referrals to outside assistance agencies; and
 - (h) Litter control—with an objective to provide for the elimination of litter attributable to the emergency shelter and/or homeless persons within the general vicinity of the emergency shelter.
- (12) The emergency shelter may provide the following services in a designated area separate from sleeping areas:
- (a) A recreation area contained within the emergency shelter building and/or within the subject property so long as said area is screened from public view;
 - (b) A counseling center for job placement, educational, health care, legal, or mental health services;
 - (c) Laundry facilities to serve the number of homeless persons at the shelter;
 - (d) Kitchen for the preparation of meals;
 - (e) Dining hall;
 - (f) Client belongings storage area (i.e., for the overnight storage of bicycles and personal items); or
 - (g) Similar services geared to homeless persons.

The City acknowledges that the current development standards specific to the number of permitted emergency shelters within M-1 zone, as well as required parking are presently not consistent with State law. As part of Housing Element Program 19, the City intends to review the Cerritos Municipal Code to update M-1 Emergency Shelter Overlay zone and amend the code as necessary for compliance.

Additionally, a minimum distance of 200 feet shall be maintained between emergency shelter uses within this overlay zone, pursuant to the Municipal Code. The area designated within the overlay zone provides for enough land to allow for the development of adequate emergency shelters to house the city's unsheltered population of 46 homeless persons as detailed in the 2020 LAHSA survey.¹ The City's M-1 Emergency Shelter Overlay zone includes properties totaling approximately 34 acres, making the establishment of one or more emergency shelters realistic and feasible. No development standards within the City's M-1 Emergency Shelter Overlay zone would limit or prevent the accommodation of emergency shelters.

The City did not receive a request for the development of an emergency shelter within the proposed area during the 2013-2021 Housing Element cycle.

Emergency Shelter Area – Aerial View



Supportive Housing, Target Population and Transitional Housing

In addition to the aforementioned provisions, SB 2 requires all cities throughout the State of California to qualify Supportive and Transitional Housing as a legally permitted residential use. Accordingly, Supportive and Transitional Housing by law must be regarded by all cities as a permitted residential use that is subject only to those restrictions that apply to other residential uses of the same type and zone. Pursuant to SB 2, the City of Cerritos is lawfully required to permit Supportive and Transitional Housing in all residential zones citywide. In recognition of this requirement of the State of California, the City has established a Supportive and Transitional Housing Program in the 2021-2029 Housing Element cycle (see Chapter 8 – Programs).

In accordance with the provisions of SB 2, California Government Code §65582 defines Supportive Housing, Target Population, and Transitional Housing as follows:

California Government Code §65582(g) defines “Supportive Housing” to mean housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

California Government Code §65582(i) defines “Target Population” to mean persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people; and, California Government Code §65582(j) defines “Transitional Housing” to mean buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

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

Low Barrier Navigation Centers

To further address homelessness statewide, the California legislature passed Assembly Bill 101 (AB 101) in 2019 which required that a Low Barrier Navigation Center development be a use by right, as defined, in areas zoned for mixed-uses and nonresidential zones permitting multi-family uses if it meets specified requirements. State law defines a “Low Barrier Navigation Center” as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will identify and evaluate a zone or zones that may possess sufficient capacity to accommodate the need for a Low Barrier Navigation Center and will update the Municipal Code to establish regulations and development standards for this use, as described in Chapter 8 - Programs.

Home Care Facilities

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

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

6.10 Zoning for a Variety of Housing Types

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

Farm Worker Housing

Due to the lack of undeveloped land in the City that is available and/or zoned for agricultural use, farm work is not a statistically significant industry within Cerritos. According to the City's GIS Division, there are approximately 2.19 acres of land that is zoned Agricultural. This area is currently used as a vehicle storage yard and a horse boarding facility. In addition, the 2015-2019 ACS reported only 46 agricultural workers within the City of Cerritos. These workers are most likely to have occupations such as landscape maintenance or nursery workers. Given these factors, the City will not plan for any farm workers during the 2021-2029 Housing Element Cycle. However, if there is a future need for farm worker housing, the City will comply with all applicable State of California statutes with regard to the Employee Housing Act (California Health and Safety Code §§17021.5-17021.6).

Factory-Built Housing

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

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

Multi-Family Rental Housing

The City permits multi-family housing in the Multi-Family Residential (RM) zone. Currently, there are five areas throughout the City that are zoned RM and there are nine areas designated as Area Development Plans that permit multi-family housing. During the 2021-2029 Housing Element cycle, the City is considering three additional areas that would be re-zoned to allow multi-family residential. These areas would accommodate up to 1,876 units.

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

Extremely Low-Income Units

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

In order to comply with this section of State law, the City will provide regulatory incentives to the development of ELI households, such as expediting the approval and permitting process and waiving city-imposed development fees. These incentives would encourage and facilitate housing for Extremely Low-Income persons and illustrate the City's commitment to facilitating the construction of housing for said households. Based on a formula utilized by the Department of Housing and Community Development, the City anticipates a need to assist 339 ELI households. Below is the formula for determining ELI households:

- Formula: Divide the current very-low income RHNAs construction need by one-half.
- Cerritos: 679 very-low RHNAs construction need
- Calculation: $679 / 2 = 339$
- ELI Households: 339

6.11 At-Risk Housing Units

California Housing Element Law requires all jurisdictions to include a study of all lower income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a ten-year period, and be divided into two periods, coinciding with updates of the Housing Element. Currently, Cerritos has two subsidized developments with units that are considered at-risk of conversion before 2031.

Inventory of Affordable Housing Units

All affordable housing or subsidized communities in the City of Cerritos were built with former Cerritos Redevelopment Agency's 20% Housing Set-Aside Funds. There are 4 affordable housing developments within the city limits, with a total of 340 subsidized housing units. Of the four

properties, only Emerald Villas (126 affordable units) and Pioneer Villas (93 affordable units) were found to have their subsidized status potentially expiring within the next 10 years and therefore are considered at-risk of converting to market-rate housing before 2031. The remaining properties, The Grove at Cerritos and Fountain Walk with a total of 121 affordable units, are not considered at-risk within the next 10 years.

Table 56
Inventory of Public Assisted Communities Preservation Resources

	Emerald Villas	Pioneer Villas	The Grove at Cerritos	Fountain Walk
Address	Carmenita Road	Pioneer Blvd. & Eberle St.	Studebaker Rd. & 166th St.	183rd & Carmenita Rd.
Year Opened	2000	2001	2002	2007
Target Group	Seniors	Seniors	Seniors	Seniors
Target Level	Very low-Moderate	Very low-Market rate	Very low-Market rate	Low-Market rate
Subsidized Units	126 units	93 of 98 units	105 of 147 units	16 of 18 units
Type of Assistance	RA Housing Set-Aside	RA Housing Set-Aside	RA Housing Set-Aside	RA Housing Set-Aside
Expiration Date	2030	2031	2032	2052
Type of Conversion Risk	Restriction Expiration	Restriction Expiration	Restriction Expiration	Restriction Expiration

6.12 Strategies to Preserve Affordable Units

According to 2020 Terner Center for Housing Innovation report, the estimated cost to construct an affordable housing unit in California is \$480,000, which represents a 17 percent increase between 2008 and 2018. Coupled with considerably high land values in Cerritos (as detail earlier in this element), replacing at-risk units is not considered a cost-effective strategy. Conversely, preserving or rehabilitating an existing affordable housing units can cost a third less than construction a new unit. Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. The following is a list of financial resources identified on the website of the California Department of Housing and Community Development (HCD) that the City and housing developers could potentially utilize as part of its overall plan to deal with constructing or retaining affordable units in the future.

Low and Moderate Income Housing Asset Funds

The City of Cerritos maintains over \$11 million in Low and Moderate Income Housing Asset Funds as a result of the dissolution of the former Cerritos Redevelopment Agency in 2012. As a result, the City may use its Housing Asset Funds, coupled with available funding contained within this section, to acquire units considered to be at risk of conversion. It should be noted that in 2019, the City of Cerritos utilized such funds for the acquisition of two (2) at-risk units, has recorded affordability covenants to preserve affordability, and is preparing to resell the units to qualifying low-income individuals. Either the City of Cerritos, or a private affordable housing developer in partnership with the City, can continue to acquire at-risk units over the Housing Element planning period. It is the City's intent to utilize this funding source as the initial method of preserving at-

risk units prior to reaching out to outside entities/resources for assistance. This will allow the City to retain control of the preservation efforts.

Affordable Housing Innovation Program – Local Housing Trust Fund Program

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

Affordable Housing Innovation Program – Innovative Homeownership Program

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

Building Equity and Growth in Neighborhoods Program (BEGIN)

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

CalHome Program

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

Catalyst Projects for California Sustainable Strategies Pilot Program

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

Governor's Homeless Initiative

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

Housing Related Parks Program

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

Infill Infrastructure Grant Program

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

Mobile Home Park Resident Ownership Program

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

Multi-family Housing Program

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

Pre-development Loan Program

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

Transit Oriented Development (TOD) Housing Program

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

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Chapter 7

CONSTRAINTS

Chapter 7 Constraints

California Government Code §65583(a)(5) requires “an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures...”

7.1 Governmental Constraints

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

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

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

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Zoning

Zoning designations are established in the General Plan and, more specifically, the Land Use Element. The following zoning designations, as included in the City's Land Use Element, are the residentially zoned areas within the City of Cerritos.

Table 57
Residential Zoning Designations

Zoning Designation	Density
ADP-3 Planned Unit (Residential)	Low-Medium Density
ADP-4 Planned Unit (Residential)	Low Density
ADP-6 Planned Unit (Residential)	Medium Density
ADP-7 Planned Unit (Residential)	Medium Density
ADP-8 Planned Unit (Residential)	Low-Medium Density
ADP-9 Planned Unit (Residential)	Low Density
ADP-10 Planned Unit (Residential)	Very Low-Moderate Income Housing
ADP-11 Planned Unit (Residential)	Very Low-Moderate Income Housing
ADP-12 Planned Unit (Residential)	Low Density
ADP-13 Planned Unit (Residential)	Low-Moderate Income Housing
ADP-16 Planned Unit (Residential)	High Density
ADP-17 Planned Unit (Residential)	Medium Density
RS-5000 (Single-Family Residential)	Minimum Lot Size 5000 Sq. Ft.
RS-6500 (Single-Family Residential)	Minimum Lot Size 6500 Sq. Ft.
RM (Multi-Family Residential)	Maximum 20 Units Per Acre

Source: City of Cerritos

Some residential development standards shown in Table 58 may impact housing cost in Cerritos. For example, no buildings can be higher than 35 feet in most residential zones and some areas have requirements regarding certain design treatments (landscaping or architectural details). While these standards improve the appearance of an area, they contribute to higher costs for the developer which may be passed on to new homebuyers and renters. The City acknowledges that residential height restrictions and certain parking requirements may be a potential constraint to development in the RS and RM zones and will review and evaluate these requirements and prepare an amendment to the Municipal Code as appropriate (see Program 19).

Table 58
Residential Development Standards

Development Standards	RS-5000	RS-6500	RM
Lot Area (minimum)	5,000 sq. ft.	6,500 sq. ft.	Single Family: 6,500 sq. ft. Multi-family: 130,680 sq. ft. (3 acres)
Front Setback (minimum)	20 ft.	20 ft.	25 ft.
Rear Setback (minimum)	10 ft.	10 ft.	24-25 ft.
Side Setback (minimum)	5 ft.	5 ft.	24-25 ft.
Height (maximum)	35 ft.	35 ft.	2 stories
Parking (minimum)	Two parking spaces with enclosed garage	Two parking spaces with enclosed garage	Two parking spaces for each dwelling unit, at least one of which shall be within a carport or garage

Multi-family communities within the RM zone can have a maximum of 20 units per acre and must be located on at least 3 acres of land. Because there is a very limited number of vacant parcels or

underutilized land that meets the 3-acre land requirement, the minimum 3-acre provision may be considered a possible constraint against the development of multi-family housing units in Cerritos.

However, to further promote the creation of new housing, the City intends to review and evaluate this requirement during the 2021-2029 Housing Element planning cycle, and if appropriate to facilitate the development of multi-family housing, may establish a 0.5-acre minimum of land area requirement for multi-family housing developments. The 0.5-acre minimum was determined to mitigate impacts associated with ingress/egress of properties, appropriate setbacks required to ensure the preservation of public health and safety, and consideration of the limited number of parcels in Cerritos measuring less than one acre. A reduction in the minimum land area requirement from 3 acres to 0.5 acre may provide for greater opportunities for future multi-family housing for families on smaller lots.

Area Development Plans

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

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

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

example of the advantages of an ADP in comparison to a traditional zone change using as an example Fountain Walk, a multi-family housing development constructed in 2007.

Table 59
Zoning Comparison, Fountain Walk Development – 1-Acre Site

Traditional Zone Change Single-Family Residential to Multi-Family Residential	Area Development Plan (ADP) Single-Family Residential to an ADP
Cerritos Municipal Code §22.23.700(2)(a) requires that lots used for multi-family purposes shall have a lot area of at least 3 acres.	The creation of an ADP permitted the city to build 18 units on 1 acre of land.
Cerritos Municipal Code §22.23.700(3) requires private usable open space to be no less than 100 square feet in area per unit.	The creation of an ADP permitted private open space for each unit to be no less than 40 square feet in area.
Cerritos Municipal Code §22.23.700(5) requires a front yard setback of at least 25 feet.	The creation of an ADP permitted a setback of a minimum of 20 feet.
Cerritos Municipal Code §22.23.700(10) requires a one-bedroom unit to be no less than 750 square feet and a two-bedroom unit no less than 900 square feet.	The creation of an ADP permitted a one-bedroom unit to be no less than 700 square feet and a 2-bedroom unit to be no less than 800 square feet.
Cerritos Municipal Code §22.23.700(11)(a) requires that there shall be at least two parking spaces for each dwelling unit.	The creation of an ADP permitted at least one parking space for each dwelling unit.
Cerritos Municipal Code Section requires that parking spaces shall be at least 10 feet by 20 feet.	The creation of an ADP permitted parking spaces of at least 9 feet by 20 feet.

The creation of an ADP is not a constraint to housing development, but rather facilitates and promotes new housing development. In fact, ADPs were previously utilized to facilitate the development of four affordable housing developments which resulted in 384 additional housing units. To accommodate the Emerald Villas, Pioneer Villas and Fountain Walk affordable senior housing developments, an ADP was developed for each project in lieu of traditional RM zoning regulations. In addition, due to the City's past experience in creating said areas, ADPs have been shown to serve as a means of expediting the application and approval process. The City has utilized past models to create new ADPs with greater efficiency in the planning process, which is seen as an incentive for developers seeking to build in Cerritos. The creation of an ADP requires public review and approval by the Planning Commission and City Council. During the 2021-2029 Housing Element planning period, the City will create additional public outreach efforts (as mentioned in the Multi-Family Housing Program in Chapter 8) to educate and promote affordable and multifamily housing to community members. Cerritos has twelve Area Development Plans that permit residential uses, with various densities ranging from low to high. The purpose of ADPs is to promote appropriate land use and to encourage the highest possible quality of design within each area.

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

All zoning and development standards are accessible on the City's website at <https://www.codepublishing.com/CA/Cerritos/>. Hard copies of the Municipal Code, applications, zoning, and development standards are also available at Cerritos City Hall.

Local Entitlement Processing and Fees

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

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

The design review process for all projects involves a preliminary review and comment period by city staff. The City's planning staff usually makes suggested corrections on the originally submitted architectural plans for consideration. Upon receipt of revised plans, which have been deemed by staff to be in compliance with applicable Municipal Code regulations, the item is then presented at a public hearing before the Planning Commission. The Planning Commission acts as the Design Review Board and possesses the power and authority to recommend design modifications, and subsequently recommends the approval or denial of a proposed project. The Planning Commission maintains discretionary approval authority over major room additions (900 square feet or more) and new homes. Recommendations from the Planning Commission regarding multi-unit residential development proposals are also heard before the City Council for final approval. Pursuant to Section 22.90.500 of the Municipal Code, Planning Commission recommendation for approval shall maintain the Findings of Fact listed below which are applicable to all projects, including commercial, industrial, and residential projects, based on applicability. The findings listed below are not considered to be a constraint on the development of housing:

- A) Is consistent with the general plan;
 - B) Will be in the public interest by reason of a balanced consideration of public necessity, convenience, health, safety, efficiency, economy, amenity, general welfare and sound planning and development practice;
 - C) Provides for a reasonable use of the property under consideration;
 - D) Any other reasons for recommending approval.
-

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

In general, the City's entitlement processing is considered streamlined, and does not impact factors such as cost, timing, and number of units. Moreover, in discussions with several local developers during the housing element outreach process, entitlement processes timing for either single-family or multi-family projects was not identified as a constraint to housing development in Cerritos.

The City currently contracts its permit processing, plan check, and inspection services to the Los Angeles County Department of Public Works, in an effort to ensure compliance with applicable Los Angeles County Building Codes and to ensure that all County and City review is completed to support a development. The City of Cerritos complies with the building code regulations set forth by the State of California and the County of Los Angeles, including the Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Fire Code, and Green Building Code (<https://www.codepublishing.com/CA/Cerritos/#!/Cerritos15/Cerritos15.html>). The City has not adopted any local amendments further amending such codes. Compliance with the State and County codes ensures that public health and safety are preserved.

Building permit and Los Angeles County contract fees are established by the county and are the means in which a City recoups the cost of contract services provided by the county for building plan check and building permit issuance. Additionally, city-imposed fees are nominal and are established for the purpose of recouping the cost of reviewing plans for development code compliance, project management, and ensuring that a project has access to adequate public works infrastructure needed to support the development. For example, a new 1,800-square-foot single-family home, with a building valuation of \$267,000, would be charged approximately \$5,050 in building fees, inclusive of City and County fees. A new six-unit multi-family complex (6,700 square feet with a building valuation of \$710,000) would be charged approximately \$9,230 in building fees, inclusive of City and County fees. These fees contribute to the cost of a project for the developer, in which case the majority of the cost is passed on to the prospective homebuyer or renter.

Table 60
Residential Planning and Development Fees – City of Cerritos

Fee Category	Fee Amount	
	Single Family	Multi-family
Appeal Requiring a Public Hearing	\$500	\$500
Development Code Amendment	\$4,549	\$4,549
Development Map or General Plan Amendment	\$3,378	\$3,378
Conditional Use Permit	\$2,967	\$2,967
Tentative Parcel/Tract Map	\$4,157	\$4,157
Variance	\$3,459	\$3,459
CEQA Review – Exempt	\$190	\$190
CEQA Review – Negative Declaration	\$3,780	\$3,780
CEQA Review – Mitigated Negative Declaration	\$7,184	\$7,184
CEQA Review – EIR	\$11,659	\$11,659
CEQA Public Notification	\$14.70	\$14.70
Precise Plan	\$1,996	\$6,054 (less than one acre) \$8,445 (one to five acres) \$10,157 (more than five acres)

Source: City of Cerritos (2017)

Table 61
Residential Planning and Development Fees – Cerritos and Surrounding Cities

	Cerritos	Bellflower	La Mirada	La Palma	Lakewood	Norwalk
Appeal Requiring a Public Hearing	\$500	\$1,730	\$1,797	\$340	\$300	\$365
Development Code Amendment	\$4,549	\$2,788	\$3,797	\$1,500	\$1,700	\$2,600
Development Map or General Plan Amendment	\$3,378	\$1,906	\$5,063	\$1,500	\$1,700	\$3,690
Conditional Use Permit	\$2,967	\$3,680	\$3,013	\$1,000	\$775	\$1,925
Tentative Parcel/Tract Map	\$4,157	\$2,440/ \$3,004	\$4,498	\$700		\$3,425
Variance	\$3,459	\$2,904	\$3,013	\$1,000	\$975	\$2,725
CEQA Review – Exempt	\$190	\$135	\$295	\$243		\$515
CEQA Review – Negative Declaration	\$3,780	\$2,527	\$2,552	\$1,904	\$600	\$1,200
CEQA Review – Mitigated Negative Declaration	\$7,184	\$2,680	\$3,442		\$600	
CEQA Review – EIR	\$11,659	\$5,408	\$5,000			
CEQA Public Notification	\$14.70	\$170				
Precise Plan	\$1,996			\$1,000		\$3,025

Source: City of Cerritos (2017), Bellflower (2020), La Mirada (2016), La Palma (2019), Lakewood (2021), Norwalk (2016)

The current fee structure, as shown in Table 60, and the resulting estimated fees compared to the overall development cost per unit do not pose any undue constraint on the production of housing, as residential development applications continue to be processed by the City. Additionally, the City's planning fees fall within the median range of cities within the surround area (Table 61). Such fees

were established by City Council resolution in 2017, after a comprehensive study of costs associated with processing such entitlements, as well as a survey of fees imposed by adjacent and surrounding cities.

The City of Cerritos does not currently impose development impact fees. However, the local school district and sanitation districts impose additional development fees that are beyond the control of the City and that are imposed on residential development in Cerritos. The ABC Unified School District fee, which is currently \$4.08 per square foot for new single-family housing construction. The school fee can be one of the largest fees the developer pays; however, said fee is assessed by the school district and is necessary to accommodate more children in the school district. The second impact fee is a sanitation district fee of \$1,566 which is one-time connection fee for the treatment and disposal of wastewater (sewage) for new single-family housing construction.

All development fees are accessible on the City's website at the following links:

- Development of Commercial/Industrial:
http://www.cerritos.us/BUSINESSES/planning_and_building_permits.php
- Development of Residential:
http://www.cerritos.us/RESIDENTS/permits_applications_for_home_improvements.php

Printed copies of development applications and fees are also available at Cerritos City Hall.

In summary, the City does not currently have a local ordinance in place regarding inclusionary housing. As such, the City does not have an ordinance in place that substantially impacts the cost or supply of residential housing. This is made evident by the recent development of several residential projects throughout Cerritos. Additionally, In June 2016, the Cerritos City Council adopted an ordinance prohibiting short-term rentals that would have further impeded generation of housing capacity.

Constraint Removal Efforts

The City has made efforts to reduce the constraints caused by local government. While the City's local entitlement processes and fees account for a small percentage of housing development costs, these costs can be significant when any increase hinders developers from providing units that are affordable to the citizens of Cerritos. To facilitate development costs, the City sometimes will waive these fees outright. For example, several senior housing communities had all city-imposed fees waived in an effort to keep unit prices and rents affordable. The City also facilitates the simultaneous review of associated entitlements for a project to lessen approval time and reduce cost. Furthermore, in compliance with recently enacted State laws regarding permit streamlining, the City will adopt strategies including establishing objective design standards for multi-family and mixed-use residential developments to allow ministerial approval of qualifying projects in an effort to reduce processing times (Program 12).

Cerritos also encourages the use of land with Area Development Plan (ADP) zoning designations to maximize development potential and reduce development cost. For example, these zoning designations allow design flexibility for various housing types and through development standards

that differ from RS and RM zoning requirements, but still meet the overall standards of the community.

California Government Code §65589.7 requires public agencies to adopt a written policy that grants water and sewer service priority to proposed development projects that include an affordable housing component. The law generally limits the City's ability to deny or limit such services on the sole basis that a development project has an affordable housing component. Public agencies providing water and sewer services must adopt written policies and procedures to implement the provisions of §65589.7. Section 10631.1 of the California Water Code incorporates by reference §65589.7 of the Government Code into the Water Code.

In 2006, the City Council adopted Resolution No. 2006-24, which requires that the City give water and sewer service priority to development projects with an affordable housing component when there are competing development projects seeking utility services in an area deemed to have limited wastewater capacity or water supply. The most recent Urban Water Management Plan (adopted in May 2016 and amended in June 2018) provides substantial information regarding the City's potable water supply and wastewater infrastructure, including capacity.

7.2 Dissolution of Redevelopment

History of Redevelopment in Cerritos

Throughout much of its history, Cerritos has relied upon and utilized revenue derived from tax increment generated by the Cerritos Redevelopment Agency (CRA). Adopted and implemented approximately 50 years ago in accordance with California Redevelopment Law, the CRA was established in order to assist in the remediation of blighted conditions associated with undeveloped and unproductive vacant land, remove substandard conditions in the area, coordinate the development of various land use types (including the provision of affordable housing) and develop public services and facilities that best serve the area. To accomplish these objectives, the CRA established two project areas (Los Cerritos and Los Coyotes, respectively) that encompassed approximately 40% of the total area of the City.

In years past, the CRA generated millions of dollars in tax increment revenue that has been reinvested into the community. Projects that were directly funded by tax increment revenue include the Cerritos Sheriff's Station, Fire Station #30, the Cerritos Senior Center, many community parks and gymsnasiums and Cerritos Towne Center.

In addition to the above-referenced projects, at least 20 percent of the tax increment proceeds generated by the CRA had been set aside for the provision of affordable housing and the implementation of affordable housing programs. Accordingly, the CRA utilized its housing set-aside funds to develop all four of the City's award-winning affordable housing developments. The projects include Emerald Villas, Pioneer Villas, The Grove at Cerritos and Fountain Walk. Combined, the four developments provide 389 units of affordable housing within Cerritos.

Redevelopment Dissolution

A proposal to dissolve redevelopment agencies statewide was included as part of California's budget for the 2011-2012 fiscal year. The resulting legislation, known as Assembly Bill 1X 26 (AB 26), was enacted in June 2011 as part of the FY 2011-2012 State budget package. Under the provisions of AB 26, the bill dissolved redevelopment agencies, prevented agencies from engaging in new activities, established a process for winding down current agency activities and set forth a mechanism for the distribution of funds from current agencies to other local taxing entities. In accordance with this legislation, over 400 California redevelopment agencies (including the Cerritos Redevelopment Agency) were dissolved effective February 1, 2012. In addition, in June 2012, as part of the FY 2012-2013 State budget package, the California Legislature passed Assembly Bill 1484 (AB 1484), the primary purpose of which was to make technical and substantive amendments to AB 26 in order to address various issues at the State and local level that surfaced while attempting to dissolve redevelopment agencies.

Financial Impacts of Redevelopment Dissolution

The financial impact of redevelopment dissolution in Cerritos has been significant and has resulted in the loss of former redevelopment funds previously designated for use in facilitating the development of housing. Upon dissolution, the CRA immediately lost approximately \$30 million in annual tax increment revenue that could have been used for continued re-investment in the community. Further, 20% of these funds, or approximately \$6 million annually, was lost which would have been dedicated to the provision of affordable housing and affordable housing programs. In addition to the loss of future tax increment revenue and housing set-aside monies, Cerritos was required by the State to disburse approximately \$16.1 million in funds that had been accumulated within its 20% housing set-aside reserve and had been earmarked for future housing projects, to the Los Angeles County Auditor-Controller for distribution to other taxing entities. Additionally, the City of Cerritos, as successor to the former Cerritos Redevelopment Agency, is responsible for funding approximately \$18.1 million in obligations of the former redevelopment agency, through the use of the City general fund or other monies.

Summary

Taken as whole, AB 26 and AB 1484 have had a major impact on Cerritos and its ability to properly fund and support its affordable housing programs. As mentioned, Cerritos had long used redevelopment tax increment funds to provide many services and programs to the community. This included construction of four award winning affordable housing developments and all of the City's affordable housing and rehabilitation programs. As of September 2020, Cerritos has lost \$30 million in annual tax increment revenue, has been required to make at least \$16.1 million in mandatory payments to Los Angeles County, and has had to address \$18.1 million in funding shortfalls based on DOF determinations. Cumulatively, the losses totaling approximately \$64 million make the provision of affordable housing and programs exceedingly difficult, especially when considered in light of the ongoing economic difficulties facing most California cities. Despite these losses imposed by the State, the City of Cerritos remains committed to providing an effective affordable housing program and will continue its best efforts to address housing needs based on the availability of future funding.

7.3 Insufficient Property Tax Revenue

The City of Cerritos is a "no-and-low" property tax city, and as such, receives less property tax revenue than is generated by other property tax cities for the provision of city services and programs. Specifically, as a no-and-low property tax city, Cerritos receives nearly one-third of the property tax generated by cities like Long Beach and Whittier. As a result, the City is unable to generate sufficient property tax revenue to offset the additional cost of providing city services and programs required to support the influx of residents brought about by new residential development. The inability of no-and-low property tax cities to generate sufficient property tax revenue from the conversion of existing development property to residential, coupled with unintended consequences of Proposition 13 that further limits property tax revenue, serve to constrain residential development. Therefore, the California housing crisis will continue to remain until property tax reform is implemented by the State in a manner that serves to incentivize local municipalities to facilitate the production of housing in lieu of sales tax generating uses. Property tax reform should enable cities to generate property tax revenue to cover the cost of providing and maintaining additional city services and programs for new residents on an ongoing continuous basis. For this reason, the lack of housing in the State of California may be directly attributed to prior legislative action that serves only to constrain and/or limit the ability of local municipalities to generate property tax revenue.

7.4 Non-Governmental Constraints

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

Cost of Land

A major constraint for housing development is the cost of land. The cost of land has a direct effect on the cost of a new home or the rent for a new apartment complex. For example, the average single-family home in Cerritos was valued at \$764,956 (June 2020). Over time, available residential land will become scarcer, which suggests the price of land will continue to increase as the demand for land continues to outpace the availability. Residential intensification and conversion will become more prominent in the City as the amount of land available for development decreases.

Building Material and Labor Cost

Hard construction costs including the cost of materials (wood, cement, asphalt, roofing, pipe, glass, and other interior materials) and labor comprise more than 60 percent of total development costs. Material costs vary depending on the type of housing being constructed and amenities provided. Labor costs are influenced by the availability of workers and prevailing wages.

According to the Terner Center for Housing Innovation at UC Berkeley, affordable and market-rate developers have seen increasing construction costs throughout the State. For example, the cost of building a 100-unit affordable project in California increased from \$265,000 per unit in 2000 to

almost \$425,000 in 2016. On a per-square-foot basis, the Terner Center reports that the cost of constructing multi-family housing increased by 25 percent between 2009 and 2018, reaching an average of \$222 per square foot by 2018.

The cost increases reported align with other industry measures of construction cost including the California Construction Cost index, which recorded a 24-percent change in costs between 2009 and 2018. In the Los Angeles region the costs increased even more, with the average hard costs exceeding the statewide average by \$35 per square foot. Although construction costs are a significant factor in the overall cost of development, the City of Cerritos has no direct influence over materials and labor costs.

Timing and Density

The housing market can also constrain the timing between project entitlement approval and requests for building permits. In most cases, this may be due to developers' ability to secure financing for construction. In Cerritos, the average time between project entitlement approval and request for building permit for a multi-family development is typically 2 to 4 months. Market-rate developers for residential development typically propose products at the lower end of the allowable density range. As part of the 2021-2029 Housing Element update, the City will be exploring tools and changes to development standards that will facilitate achieving the maximum density feasible.

Availability of Financing

In June 2021, home mortgages for borrowers with good credit were available at historically low rates (approximately 3.16 percent). This comparatively low rate does not represent a constraint to the purchase of housing. However, the high cost of housing in the City in itself may reduce access to mortgages as potential homebuyers lack the necessary down payment and the percent of income needed to cover mortgage payments that lenders generally require. These conditions make a home purchase particularly difficult for first-time homebuyers and lower- and moderate-income households.

In accordance with federal law (Home Mortgage Disclosure Act), lending institutions are required to disclose demographic and loan information on the disposition of loan applications. Loan application data including home purchase loans (government-backed and conventional), refinancing, and home improvement loans, were compiled by aggregating Cerritos' census tracts 5545.11, 5545.12, 5545.13, 5545.14, 5545.15, 5545.16, 5545.17, 5545.18, 5545.19, and 5545.21. Conventional financing involves market-rate loans provided by private lending institutions such as banks, mortgage companies, savings and loans, and thrift institutions. Overall, 296 households applied for mortgage loans for homes in Cerritos in 2020. Out of 40 applicants for government-backed home purchase loan applications, 7.5 percent were approved while 5 percent were denied, and 22.5 percent were withdrawn or closed for incompleteness. Of the 256 applications for conventional purchase loans, 5 percent were approved; however, 7.4 percent were denied, and 21.4 percent were withdrawn or closed for incompleteness in 2020.

Conventional financing involves market-rate loans provided by private lending institutions such as banks, mortgage companies, savings and loans, and thrift institutions. Overall, 296 households applied for mortgage loans for homes in Cerritos in 2020. Out of 40 applicants for government-

backed home purchase loan applications, 7 percent were approved while 5 percent were denied, and 23 percent were withdrawn or closed for incompleteness. Of the 256 applications for conventional purchase loans, 5 percent were approved; however, 7 percent were denied, and 21 percent were withdrawn or closed for incompleteness in 2020.

Table 62
Disposition of Home Purchase and Improvement Loan Applications (2020)

Loan Type	Applications Received	Approved, Not Accepted	Denied	Other
Government-Backed Purchase	40	7.5%	5.0%	22.5%
Conventional Purchase	256	5.0%	7.4%	21.4%
Refinance	2,743	3.3%	9.8%	26.3%
Home Improvement	140	3.5%	44.2%	18.5%
Total	3,180	3.5%	11.0%	25.5%

Notes:

1. Loans on 1- to 4-Family and Manufactured Home Dwellings
2. “Approved, Not Accepted” are those applications approved by the lenders but not accepted by the applicants.
3. “Other” includes files closed for incompleteness and applications withdrawn.
4. City of Cerritos Census Tracts 554511, 554512, 554513, 554514, 554515, 554516, 554517, 554518, 554519, 554521, 554521.

Source: FFIEC Home Mortgage Disclosure Act, 2020

7.5 Codes and Enforcement

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

California Health and Safety Code §17980(c)(2) requires local governments to give consideration to the need for housing as expressed in the Housing Element when deciding whether to require vacation of a sub-standard building or to repair as necessary. The enforcement agency is required to give preference to the repair of the building whenever it is economically feasible to do so without having to repair more than 75 percent of the dwelling. With this in mind, the City's Code Enforcement Division processes up to 190 residential cases per month and each officer works with the homeowner in order to preserve and maintain their property.

7.6 On/Off-Site Improvement Standards

On/off-site improvement standards establish infrastructure or site requirements to support new residential development such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, parkway dedications, utility easements and landscaping. While these improvements are necessary to ensure that new housing meets the local jurisdiction's development goals, the cost of these requirements may represent a significant share of the cost of producing new housing. With this in mind, the City creates Area Development Plans for affordable housing developments. These development plans allow the City to create improvement standards that would remove constraints from the development and reduce costs to the developer. In addition, the development plans allow

the city to create improvement standards that are project specific, rather than utilizing the Multi-Family Residential (RM) development standards contained in the Municipal Code, which serve as citywide standards that may not specifically address local site conditions and the needs of affordable housing developments.

The City of Cerritos also follows "Greenbook" Standard Plans for Public Works Construction developed by the American Public Works Association and the Associated General Contractors of California. These uniform plans embrace the most modern design and construction techniques, which greatly benefit the general public and the private contracting industry. Such plans eliminate conflicts and confusion, lower construction costs and encourage more competitive bidding by private contractors. In summary, the Cerritos Municipal Code provisions for streets, sidewalks, water, sewers, electricity, and public utilities apply to all developments within the City and do not unduly constrain housing supply and/or affordability but rather ensure that public health and safety is preserved. All projects including recent developments such as the Aria apartments, the Sage/Avalon apartments, and all existing affordable housing developments are required to comply with these uniform standards. Additionally, in all areas of the City, streets are fully improved. Thus, there is no need for additional requirements to develop streets. Off-street improvements such as ingress and egress improvements and parkways do not provide significant impact to the development of the project.

7.7 Constraints: Housing for Persons with Disabilities

The Americans with Disabilities Act of 1990 (ADA) is a federal mandate that established a clear and comprehensive prohibition of discrimination on the basis of disability. In addition, said mandate addressed the issue of reasonable accommodation, which includes waivers from existing site design standards in order for disabled persons to have equal access to their dwelling unit or place of business. This mandate applies to all public agencies regardless of whether they receive federal assistance and guarantees access to all programs, services and activities provided by a public agency.

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

In 2006, the City adopted Ordinance No. 916, which established a detailed administrative procedure for reasonable accommodations requests from existing site design standards for all properties in the City of Cerritos (Chapter 23.30 of the Cerritos Municipal Code). This procedure satisfies the federal and State reasonable accommodations requirements under the ADA. Since adoption, the City has processed and approved all applications for a reasonable accommodation request.

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

Procedures for Ensuring Reasonable Accommodations

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

Efforts to Remove Regulatory Constraints for Persons with Disabilities

State law has eliminated discretionary city review and approval of small group homes for persons with disabilities. In addition, the City does not impose additional zoning, building code or permitting procedures other than those allowed by State law. Moreover, the Cerritos Municipal Code Section 23.30.040(1)(e) indicates that applications are reviewed to determine if there are any detriments to surrounding neighborhoods. This specifically refers to public health and safety detriments, and is not related to aesthetics, design, or any other discretionary review, other than protecting the public health and safety of the general public. Accordingly, there are no constraints on housing for persons with disabilities caused, controlled, or initiated by the City. In fact, community care facilities, which are defined as any facility, place or building which is maintained and operated to provide nonmedical residential care, day treatment, or adult day care, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, are permitted in all residential zones. Further, as mentioned in the previous section, the City adopted a reasonable accommodations ordinance to remove any potential constraints for persons with disabilities.

Information regarding Zoning, Permit Processing and Building Codes

The City of Cerritos implements and enforces Chapter 23.30 of the Cerritos Municipal Code with regard to reasonable accommodations. The city provides the application to all interested parties regarding reasonable accommodations in zoning, permit processing and in the application and administration of the building code for housing for persons with disabilities.

Zoning and Other Land Use Regulations

As part of the Housing Element update for the 2021-2029 planning cycle, the City conducted an extensive analysis of its zoning standards and policies for compliance with fair housing laws. The City did not identify any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of housing for these individuals. Below are regulatory practices in which the City facilitates community care facilities for persons with disabilities:

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

Permits and Processing

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

As mentioned in the previous sections, the City allows group homes of six or fewer persons by right, as required by State law. No conditional use permit or other special requirements apply to such homes. However, the City does require a precise plan and discretionary review by the Planning Commission for room additions that exceed 900 square feet. All residential projects in the City require the same level of design review. No additional review is conducted for persons with disabilities.

Other Public Services

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

Definition of Family

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

7.8 Conservation, Development and Green Building/Sustainability

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

Conservation

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

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

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

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

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

Development

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

Active solar systems typically collect and store energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated

water can flow directly into a home's hot water system. Solar cells absorb the sun's rays that generate electricity and can substantially reduce one's electric bills.

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

Green Building/Sustainability

The City of Cerritos has a commitment to protecting the environment, improving quality of life, and promoting green buildings/sustainability. In order to fulfill this commitment, the City has implemented a voluntary green development program to provide information and resources to encourage the development of a green environment comprised of green buildings and landscaping in Cerritos. The goal of the voluntary green development program is to address and promote green development site design and construction resources for residents or businesses interested in healthy, energy- and resource-efficient green development practices. In addition, the City provides city-based incentives and fee waivers to homeowners and business owners who develop environmentally friendly projects. This will also be incorporated into the Energy Conservation and Green Development Program.

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Chapter 8

PROGRAMS

Chapter 8 City of Cerritos Housing Program

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

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

8.1 State Policies

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

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

8.2 Los Angeles County Housing Policies

In 1982, the Los Angeles County Board of Supervisors consolidated three entities – the Housing Authority (HACoLA), the Community Development Department, and the Redevelopment Agency – to form the Community Development Commission (CDC). In 2019, the agency was officially rebranded as the Los Angeles County Development Authority (LACDA). The LACDA and its “participating cities” such as Cerritos seek to effectively utilize all available funding resources to conduct housing and community development activities that will serve the economically disadvantaged residents and communities of the county. By addressing needs and creating opportunities at individual and neighborhood levels, the LACDA and participating cities hope to improve the quality of life for all residents of Los Angeles County.

Los Angeles County has adopted its 2018-2023 Housing and Community Development Consolidated Plan which contains three goals, as set forth below: provide decent housing, provide a suitable living environment, and expand economic conditions.

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

8.3 Cerritos Housing Issues

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

1. The city has been successful with the implementation of many programs from the 2013-2021 Housing Element cycle and the City is committed to continuing these programs. Said programs include: Emergency Shelter Program, Energy Conservation and Green Development Program, Simplified Residential Development Review Process, Review of Residential Development Fees, Land Use Element Review Program, Multi-Family Housing Program, Housing Element Review Program, Regional Cooperation, City Wide Pride Program, Rehabilitation Rebate Program, Cerritos Code Enforcement Program and the Sub-Standard Property Abatement Program.

2. Population and household growth has stabilized and remained steady between 2010 and 2020 as Cerritos approaches build-out.
3. Cerritos' unemployment rate has steadily decreased in the last decade, reaching a 10-year low of 3.7 percent in 2019. However, as a result of the COVID-19 pandemic, the City's unemployment increased to 11.1 percent in 2020. These trends are consistent with county and regional rates.
4. A majority (89 percent) of the housing stock in Cerritos was built before 1980; however, a majority of units (specifically multi-family apartment complexes) are considered to be in good condition as they are well maintained by property owners and/or property managers. Given their age, a number of units are likely to require maintenance during the 2021-2029 Housing Element planning period.
5. Approximately 219 affordable units have been identified as "at-risk" of converting to market rate over the next 10 years. The City will establish a program to address preservation of at-risk housing units.
6. The City can play an important role in providing housing opportunities to families and other households seeking homeownership. Consequently, the City will evaluate establishing a program for the creation of multi-family developments with a mixed-use component.
7. As the City continues to approach build-out, providing adequate housing sites will present a major challenge unless the conversion of existing uses to residential is considered.
8. Due to the dissolution of the former Cerritos Redevelopment Agency and the subsequent loss of the Redevelopment Agency's 20% Housing Set-Aside Funds, future affordable residential developments will rely heavily on the identification of alternative funding sources such as Low and Moderate Income Housing Asset Funds to facilitate new residential development during the 2021-2029 Housing Element cycle.

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

In accordance with Assembly Bill 1484, and pursuant to California Health and Safety Code Sections 34191.4 and 34176(d), the City of Cerritos may choose to utilize the Successor Housing Agency's Low and Moderate Income Housing Asset Fund to support the implementation of affordable housing programs, which were previously funded by the former Redevelopment Agency's Low and Moderate Income Housing Fund (20% housing set-aside) prior to the dissolution of redevelopment on February 1, 2012. Said funds may be used by the City to support the implementation of Affordable Housing Programs identified in the 2021-2029 Housing Element.

8.5 Cerritos Housing Goals and Policies

The goals and policies of the Housing Element provide direction for the City's housing-related programs and actions. The goals and policies, and resulting programs or actions, are formulated to address the existing and future housing needs of all segments of the community according to State, regional and county frameworks, in concert with the City's housing needs, resources and constraints. The following goals and policies are hereby established as part of the City's 2021-2029 Housing Element.

2021-2029 Housing Element - Goals and Policies

The goals of the Cerritos Housing Element are as follows:

Goal:	HOU-1	<i>Encourage the provision of a wide range of housing types.</i>
Policies:	HOU-1.1	Facilitate the development of housing for all household types, including special needs.
	HOU-1.2	Coordinate and cooperate with State, regional and local governments and agencies toward the attainment of the State housing goal.
	HOU-1.3	Pursue programs and funding sources designed to maintain and improve the affordability of existing housing units and for the construction of new housing for lower income households and special needs groups.
	HOU-1.4	Discourage the conversion of existing affordable units to market-rate units where such conversion will diminish the supply of very-low-, low-, and moderate-income housing.
Goal:	HOU-2	<i>Promote the minimization of constraints on housing development.</i>
Policies:	HOU-2.1	Provide incentives to affordable housing developers in the form of Low and Moderate Income Housing Asset Funds or alternative funding sources, density bonuses, land contributions, development and design flexibility, and fee waivers to facilitate residential development.
	HOU-2.2	Assist developers in the identification of suitable residential sites.
	HOU-2.3	Support the development and enforcement of federal and State anti-discrimination laws.
	HOU-2.4	Minimize permit and development review costs for housing of all types and income levels.
	HOU-2.5	Promote flexibility in development standards for innovative developments.

Goal: **HOU-3** *Preserve and enhance the quality of the existing housing stock.*

- Policies: HOU-3.1 Continue to provide proactive code enforcement activities to maintain and improve housing and neighborhood qualities.
- HOU-3.2 Support neighborhood associations and residents in the pursuit of city-wide pride and property maintenance.
- HOU-3.3 Encourage the conservation of natural resources and the reduction of energy conservation through the promotion of alternative energy sources.
- HOU-3.4 Continue with the removal program for lead-based paint and asbestos hazards.
- HOU-3.5 Encourage green building design for residential projects.
- HOU-3.6 Have objective standards, by way of documents such as the Residential Design Manual, that result in attractive design for home remodels and enlargements.

Goal: **HOU-4** *Provide opportunities for home ownership.*

- Policies: HOU-4.1 Foster relationships with public and private agencies to increase first-time homebuyer opportunities.

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

8.6 Cerritos Housing Program

This section identifies all of the programs that will be implemented during the 2021-2029 Housing Element planning cycle. The City will include 26 programs as part of its Housing Program.

Programs

1. Housing for Homeless and Special Needs

Recent changes to State law regarding housing for the homeless and persons with special needs will require amendments to the Cerritos Municipal Code during the planning period. These include:

- Low Barrier Navigation Centers: Assembly Bill 101 (AB 101), enacted in 2019, requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed-uses and nonresidential zones permitting multi-family uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions.

- Supportive and Transitional Housing: In accordance with California Government Code §65583, the City will comply with applicable State law by way of supporting the establishment of Supportive and Transitional Housing during the 2021-2029 Housing Element cycle. With this objective in mind, the City will develop internal administrative policies and procedures to establish the method for the processing of transitional and supportive housing proposals. Said administrative policies and procedures will be developed within one year of the adoption of the Housing Element and will be provided to all City planning staff for reference to ensure understanding and compliance with applicable State requirements relative to the provision of transitional and supportive housing. In addition, Assembly Bill 2162 (AB 2162), enacted in 2018, requires supportive and transitional housing projects of 50 units or fewer to be permitted by-right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. Cities may choose to allow larger supportive housing projects by-right in these zones. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop.
- Emergency Shelters: In November 2014, the City adopted Ordinance No. 992 which added Chapter 22.60 to the Development Code, thereby establishing the M-1 Emergency Shelter Overlay Zone to govern and regulate a maximum of one emergency shelter as a permitted use. Pursuant to Assembly Bill 139 (AB 139), enacted in 2019, local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. Chapter 22.60 (M-1 Emergency Shelter Overlay Zone) of the Cerritos Municipal Code does not include specific parking requirements for emergency shelters. Therefore, an amendment is not necessary but may be considered to ensure consistent implementation.
- Employee Housing: The City will amend the Cerritos Municipal Code to treat employee/farmworker housing that serves six or fewer persons as a single-family dwelling and permit it in the same manner as other single-family dwellings of the same type within the same zone across all zones that allow single-family residential uses, pursuant to the Employee Housing Act (Health and Safety Code §17021.5 and §17021.6).
- Single-Room Occupancy: Single-room occupancies (SRO) are small studio-type units that include communal or individual kitchens and communal or individual bathroom facilities. Currently, SROs are not permitted in the Cerritos Municipal Code. However, the City will evaluate and implement provisions to conditionally allow SROs in single and multifamily zoning districts.

Objective:

Amend Municipal Code for compliance with State law related to Low Barrier Navigation Center, Transitional/Supportive Housing, Emergency Shelters, Employee Housing, Single-Room Occupancies to address housing needs for homeless and special needs residents

Source of Funding:

General Fund/Housing Asset Funds (when applicable)

Responsible Agency:

Department of Community Development

Schedule:

Anticipated completion by October 2024

Quantifiable Objective:

None applicable

2. Disabled Housing Program

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

Objective:

Provide housing for disabled residents throughout the community

Source of Funding:

Low and Moderate Income Housing Asset Fund

Responsible Agency:

Department of Community Development

Schedule:

Anticipated completion by October 2024, with outreach to developers (ongoing and continuous each year), outreach with special needs groups (ongoing and continuous each year), and seek funding (as funds become available, with ongoing search of funding opportunities)

Schedule of steps:

- Outreach with developers
- Outreach with special needs community groups
- Seek funding in accordance with Program 26

Quantifiable Objective:

Pending identification of an available site/opportunity, one report will be developed during the 2021-2029 Housing Element cycle to determine the effectiveness of the program. The 2010 U.S. Census reports that 16.5% of Cerritos residents are disabled. With this in mind, the City will strive to facilitate approximately 314 affordable housing units for disabled persons during the planning period. This total represents 16.5% of the City's RHNA allocation of 1,908 units.

3. Regional Cooperation

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

Objective:

Increased regional coordination to increase the preservation and development of affordable housing for special needs and homeless populations throughout the community.

Source of Funds:

General Fund

Responsible Agency:

Department of Community Development

Schedule:

Monthly and Ongoing

Quantifiable Objective:

The City will attend monthly Gateway Cities Council of Governments and any appropriate Southern California Association of Governments meetings to address regional issues, including housing needs. The City will participate in a minimum of 12 meetings per year, and a total of approximately 96 meetings over the 2021-2029 Housing Element planning cycle.

4. Shared Housing Program

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

Objective:

Work with Cerritos Senior Center and special community groups to promote and encourage shared housing throughout the community. Additionally, the City will create an interest list for seniors interested in shared housing as resource to connect others looking for shared housing.

Source of Funding:

Low and Moderate Income Housing Asset Fund

Responsible Agency:

Department of Community Development

Schedule:

Annually and Ongoing

Quantifiable Objective:

Establish membership with the Area Agency on Aging-Shared Housing Program or other such organizations by the end of 2022.

5. Senior and Disabled Citizen Labor Assistance Program

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

Objective:

Establish the program by coordinating the provision of volunteer labor to interested seniors and disabled residents throughout the community.

Source of Funding:

Low and Moderate Income Housing Asset Fund

Responsible Agency:

Department of Community Development

Schedule:

Subject to the availability of funding

Quantifiable Objective:

Pending implementation, subject to the availability of funding, a minimum of one housing unit will be assisted per year, for a total of eight households during the Housing Element cycle. A total of eight reports (one report annually) will be developed during the 2021-2029 Housing Element cycle to determine the effectiveness of the program.

6. Re-establish Residential Assistance Programs

Support the re-establishment of the defunct Owner-Occupied Housing Rehabilitation (Residential Assistance Loan Program (L-RAP)) that allows qualifying low-income residents to fund home improvements required to correct outstanding Municipal Code violations, and the Rehabilitation Rebate Program (Residential Assistance Grant Program (G-RAP)) for the purpose of maintaining and/or improving the City's existing housing stock by awarding grants to qualified lower income residents. In its effort to re-establish the L-RAP and G-RAP, the City will pursue the identification of alternative fund sources, such as the Low and Moderate Income Housing Asset Fund, to replace the loss of the former Redevelopment Agency's 20% Set-Aside Funds, which were previously used for these programs.

Objective:

Maintenance of existing housing stock throughout the community.

Source of Funds:

Low and Moderate Income Housing Asset Fund

Responsible Agency:

Department of Community Development

Schedule:

Annually review funding and program guidelines for application residential assistance funding

Quantifiable Objective:

Pending identification of a sufficient funding source, the City will assist approximately 5 homeowners through the Residential Assistance Loan Program (L-RAP) annually, upon receipt of interest by qualified Cerritos homeowners. In doing so the City would assist approximately 40 homeowners during the 2021-2029 Housing Element cycle.

Pending identification of a sufficient funding source, the city will assist approximately 25 homeowners with the Residential Assistance Grant Program (G-RAP) annually, upon receipt of interest by qualified Cerritos homeowners. The City would assist approximately 200 homeowners over the 2021-2029 Housing Element cycle.

7. Affordable Housing Preservation Program

Of the four affordable housing developments with a total of 340 subsidized affordable units in Cerritos, Emerald Villas (126 units) and Pioneer Villas (93 units) have restriction and affordability covenants that expire during the 2021-2029 planning period and are considered at-risk of converting to market rate housing. For affordable housing units at-risk of converting to market rate, the City will develop a program to monitor and preserve affordable housing:

- If a property is scheduled for conversion, contact property owners within at least 1 year of the affordability expiration dates.
- In the event that a property is schedule for conversion, contact qualified, non-profit entities from the State's qualified entities list, within 3 years of the affordability expiration dates, to inform them of the opportunity to acquire affordable units. Also inform them of financial assistance available through State and federal programs.
- Exercise the City's right of first refusal as a method for acquiring at-risk units, extending and preserving affordability, and making said units available for purchase to qualified individuals.
- Encourage non-profit housing organizations to acquire at-risk housing projects or purchase market rate apartment units for purposes of extending affordability restrictions.
- Work with tenants throughout the community to provide education regarding tenant rights and conversion procedures pursuant to California law.
- Preservation of at-risk units shall be a priority for housing funding resources. Funding reallocation from lower priority programs shall be considered when preservation opportunities are presented.
- As part of the annual monitoring activities, the City will inform property owners of federal assisted projects of 3 year noticing and 6 month noticing requirement in compliance with State law.

Objective:

Preserve affordability for at-risk units

Source of Funds:

Cerritos Successor Agency 20% Set-Aside Funds

Responsible Agency:

Department of Community Development

Schedule:

On-going throughout the housing element planning period

Quantifiable Objective:

Monitor and preserve the affordability of all 219 publicly subsidized, at-risk housing units.

8. Density Bonus Program

Continue to support the Density Bonus Program by ensuring compliance with recent changes to State Density Bonus law (California Government Code §65915) including:

- Assembly Bill 1763, enacted in 2019 (Density Bonus for 100 Percent Affordable Housing) – Established a density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- Assembly Bill 2345, enacted in 2020 (Increase Maximum Allowable Density) - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provides up to 50 percent for developers that allocate at least 15 percent of the units in a housing project to very low income households, 24 percent for low income households, or 44 percent for moderate income households.
- Senate Bill 1227, enacted in 2018 (Density Bonus for Student Housing) – Established a density bonus for student housing development for students enrolled at a full-time college and prioritization for students experiencing homelessness.

Objective:

Provide development incentives for the provision of affordable housing in compliance with State law

Source of Funds:

General Fund

Responsible Agency:

Department of Community Development

Schedule:

Anticipated completion by October 2024

Quantifiable Objective:

Continue to monitor State requirements related to Density Bonus provisions and amend the Cerritos Municipal Code for compliance with recent changes in State law as applicable

9. Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss

Cerritos was assigned a housing need of 1,908 units for the 2021-2029 planning period through the Regional Housing Needs Assessment (RHNA) process. The inventory of potential sites for housing development has been updated to demonstrate that vacant and underutilized parcels have adequate capacity to accommodate the City's net RHNA allocation.

To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

Objective:

Maintain adequate sites with appropriate zoning to accommodate residential development capacity consistent with the City's RHNA allocation

Source of Funding:

None required

Responsible Agency:

Department of Community Development

Schedule:

Develop a procedure by December 2022 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category

Quantifiable Objective:

Provide adequate sites to accommodate the City's entire RHNA allocation of 1,908 units (679 very low-income; 345 low-income; 332 moderate-income; and 552 above moderate-income)

10. By-Right Approval for Projects with 20 Percent Affordable Units

Pursuant to Assembly Bill 1397 (AB 1397) enacted in 2017, the City will amend the Cerritos Municipal Code to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that represent a “reuse” of sites previously identified in the 4th and 5th cycles Housing Element (Site 7), as well as rezone sites identified in the 6th cycle Housing Element.

Objective:

Amend the Cerritos Municipal Code to address by-right approval for projects with 20 percent affordable units pursuant to AB 1397

Source of Funding:

General Fund

Responsible Agency:

Department of Community Development

Schedule:

Complete by January 2025

Quantifiable Objective:

Sites identified to accommodate the City's lower income RHNA are primarily reuse sites and subject to this new provision.

11. Multi-Family Housing Program

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

In light of the need for additional affordable housing for families, the City intends to develop a more strategic approach in order to facilitate these developments. The City's Multi-Family Housing Program for the 2021-2029 Housing Element cycle includes the following action items. Please note, items a-e will be implemented on an ongoing and as needed basis, whereas item f will be implemented within three years of adoption of the Housing Element.

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

Objective:

Facilitate the construction of multi-family residential housing on remnant and/or underutilized parcels

Source of Funding:

Low and Moderate Income Housing Asset Fund or other available housing grant funds

Responsible Agency:

Department of Community Development

Schedule:

Annually and ongoing

Quantifiable Objective:

Pending implementation, a total of eight reports (one report annually) will be developed during the 2021-2029 Housing Element planning cycle to determine the effectiveness of the program.

12. Multi-Family and Residential Mixed-Use Housing Facilitation Program

Three of the five sites identified in the Site Inventory and Analysis section of the Housing Element have the potential for accommodating additional multi-family housing units for families and workers by developing medium to high density residential and mixed-use developments (comprised of commercial, office and multi-family residential). To facilitate opportunities for multi-family development, the City has conducted a preliminary analysis of identified sites and has determined that Sites 7, A, and B, identified in the Site Inventory and Analysis section of the Housing Element, can provide for medium to high residential densities. Subsequent to the completion of the design process, the City will streamline the development review and approval process for multi-family residential development to facilitate non-age-restricted housing for families subsequent to the development of an overlay zone and/or Area Development Plan (ADP). Proposed housing developments located within the aforementioned overlay zone/ADPs shall meet all applicable requirements of Government Code Section 65583.2, subdivisions (h) and (i). Additionally, the City will continue its ongoing outreach efforts to market the sites identified in the Site Inventory and Analysis section, particularly Site 7, and to work with developers to ensure the development of housing affordable to extremely low-, very low- and low-income households. The City will maintain an interest list for the purpose of biennially notifying developers of the City's plans, resources, and potential development opportunities on the identified sites and throughout the community. In addition, the City will explore new funding sources and leverage any available local funds, assist and support developer applications for regional, State and federal financial resources, and offer incentives such as priority processing for developments that include housing affordable to lower- and moderate-income families. The development standards for Site 7 or other selected sites will allow residential development density up to 80 units per acre and will be similar to those implemented in Area Development Plan (ADP) 16.

Objective:

Increase housing opportunities for families and allow for additional non-age restricted multi-family residential opportunities by rezoning or creating an overlay for applicable RHNA sites. In addition, develop objective design standards and adopt streamlining provisions in compliance with State law (SB 35 and SB 330).

Site 7 assumed objectives and timeframes:

- Continue discussions with Caltrans for the potential lease of the parcels while Caltrans goes through relinquishment process: On-Going
- Enter into lease with Caltrans to begin design review/rentention of developer (no physical construction to occur): End of 2022/Beginning 2023
- Caltrans to relinquish streets to the City of Cerritos: 2023
- Potential preparation of RFP (if authorized by Caltrans): end of 2023
- Caltrans to relinquish parcel(s) to the City of Cerritos: 2024
- City purchase of parcel(s): 2024
- City processing of entitlements: 2025

Source of Funding:

Low- and Moderate-Income Housing Asset Fund or other available housing grant funds,
General Fund

Responsible Agency:

Department of Community Development

Schedule:

Rezoning/overlays for sites to accommodate the RHNA will be implemented consistent with Government Code section 65583.2, subdivisions (h) and (i) by timeframes established by State law.

SB 35/SB 330 Streamlining provisions will be implemented by January 2025

Annually and ongoing: Notify prospective developers, including nonprofit developers of potential residential development opportunities in the City

13. Affirmatively Furthering Fair Housing

As a “participating city” with the Los Angeles County Development Authority (LACDA), Cerritos has had an ongoing commitment to prevent, reduce, and eliminate housing discrimination and other barriers related to equal opportunity in housing choice. Affirmatively furthering fair housing (AFFH) requires taking meaningful actions to address impediments identified in the 2018 Analysis of Impediments of Fair Housing Choice for the Community Development Commission and Housing Authority of the Los Angeles County (2018 AI), and to additionally address other impediments that were discovered through the Assembly Bill 686 required assessment completed as a part of the 2021-2029 Housing Element. The AFFH Assessment is provided as Appendix C, and the resulting programs are identified as follows. All of the factors are High Priority contributing factors as they have direct and substantial impacts on fair housing.

Table 63
Fair Housing Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issue	Contributing Factors	Priority	City Actions
Fair Housing Enforcement and Outreach Capacity	Insufficient online fair housing material.	High	<p>Continue to utilize the services of the Housing Rights Center (HRC) to provide fair housing services and resolve any potential fair housing complaints filed with the City.</p> <p>By end of 2022, expand information on the city's website on federal and State fair housing requirements, LACDA services, and HRC services. The City's goal is to increase the distribution of fair housing materials by 25 percent and increase awareness. Include a link to the HRC "Fair Housing Facts" webpage at: https://www.housingrightscenter.org/fair-housing-facts.</p> <p>Continue to promote fair housing by provision of information on the City's website (http://www.cerritos.us/RESIDENTS/landlord_rent)</p>

Fair Housing Issue	Contributing Factors	Priority	City Actions
			<p>er_resources.php and http://www.cerritos.us/RESIDENTS/seniors/affordable_senior_housing/additional_resources.php) and in person at Cerritos City Hall Department of Community Development and the Cerritos Senior Center. Through these steps, the City's goal will be to raise community awareness and access to information by at least 20 percent.</p> <p>Bi-annually coordinate with the Community Development Commission of the County of Los Angeles and the Housing Authority of the County of Los Angeles which prepares fair housing analysis to Urban County cities to provide more refined/detailed data for local municipalities. Through this step, the City anticipates obtaining local data from the County that is at least 80 percent more accurate.</p> <p>Annual or bi-annual reviews of policies and practices ensure that all persons have access to sound and affordable housing.</p> <p>By end of 2023, conduct research and analysis related to housing including local and regional housing issues and programs.</p> <p>Continue to advertise City Council meetings and workshops on community message boards for individuals that do not have access to the internet.</p> <p>Continue to assist residents with information on housing programs; provide information to tenants and landlords, with efforts targeted in tracts, 5545.11, 5545.14, 5545.16, and 5545.21 given the high percentage of low-moderate non-Hispanic Asian residents in these areas.</p> <p>By end of 2022, develop ongoing community relationships with organizations and landlords that will support the housing needs of the City including maintaining a list of potential resources related to tenant and landlord disputes.</p> <p>By end of 2022, establish and maintain effective working relationships with staff, vendors, governmental agencies, community organizations and the public.</p> <p>Also see:</p> <ul style="list-style-type: none"> ➤ Program 3 – Regional Cooperation ➤ Program 7 – Affordable Housing Preservation

Fair Housing Issue	Contributing Factors	Priority	City Actions
			<ul style="list-style-type: none"> ➤ Program 14 - Simplified Residential Development Review Process ➤ Program 17 - Housing Element Review ➤ Program 18 - Land Use Element Review
Segregation and Integration	Potential for segregation based on the distribution of racial/ethnic populations in Cerritos	High	<p>By end of 2024, adopt an official affirmative marketing policy designed to attract renters and buyers of protected classes.</p> <p>When holding community meetings, proactively outreach to a broad range of community groups.</p>
Racially and Ethnically Concentrated Areas of Poverty and Disparities in Access to Opportunity	Housing mobility Lack of affordable housing in a range of sizes Lack of affordable accessible housing in a range of sizes City and regional land use and zoning, and development patterns. Barriers to physical access to infrastructure, public facilities, and housing units	High	<p>Increase access to high opportunity areas through meeting the city's RHNA goals as described in Program 10.</p> <p>By early 2023, conduct a study by to determine the market feasibility of mixed-use development at 60-80 dwelling units/acre. Follow-up with land use and code amendments as appropriate, based on the findings. Through this step, the City's goal will be to potentially increase unit capacity within mixed-use developments by 33 percent.</p> <p>Annually or bi-annual evaluate all proposed amendments/updates to the General Plan's Land Use Map and the Zoning Map for their effect on AFFH components.</p> <p>Continue to affirmatively market available development sites throughout the community to affordable housing developers to meet regional housing goals. Through these steps, the City's goal will be to increase development of affordable housing by approximately 1,000 units.</p> <p>By early 2023, provide additional outreach and education to housing developers and potentially qualified residents throughout the community regarding Housing Choice Voucher program. Through these steps, the City's goal will be to increase participation in the voucher program by 10 percent.</p> <p>Continue to accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Cerritos Municipal Code.</p> <p>Continue to allocate Capital Improvement Program (CIP) funding for ADA improvements throughout the community as a part of the City's budget process.</p> <p>Also see:</p>

Fair Housing Issue	Contributing Factors	Priority	City Actions
			<ul style="list-style-type: none"> ➤ See Program 2 – Disabled Housing Program ➤ See Program 3 – Regional Cooperation Program ➤ Program 9 - Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss Program ➤ Program 11 – Multi-Family Housing Program ➤ Program 12 – Multi-Family and Residential Mixed-Use Facilitation Program ➤ Program 16 – Accessory Dwelling Units ➤ Program 17 – Housing Element Review Program ➤ Program 18 - Land Use Element Review Program
Disproportionate Housing Needs, Including Displacement Risks	High cost burden Aging housing stock	High	<p>Continue to participate in Los Angeles County Development Authority (LACDA) assessments and programs as a participating city in Los Angeles Urban County.</p> <p>By early 2024, expand and more prominently post housing assistance information on the City's website. Include information including but not limited to LACDA services and resources, including tenant-based assistance, home ownership, home improvement, public housing, and homelessness programs.</p> <p>Continue to provide website information on "Stay Housed LA" services, and collaborate with community organizations to further publicize available services throughout the community. Through these steps, the City's goal will be to raise community awareness and access to information by at least 20 percent.</p> <p>Continue to monitor, preserve, rehabilitate, and facilitate development of affordable housing units throughout the community. Through these steps, the City's goal will be to preserve 219 units considered to be "at-risk" of market-rate conversion.</p> <p>Also see:</p> <ul style="list-style-type: none"> ➤ Program 4 - Shared Housing ➤ Program 5 – Senior and Disabled Labor Assistance

Fair Housing Issue	Contributing Factors	Priority	City Actions
			<ul style="list-style-type: none"> ➤ Program 6 – Residential Assistance ➤ Program 7 – Affordable Housing Preservation ➤ Program 9 - Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss ➤ Program 11 – Multi-Family Housing Program ➤ Program 12 – Multi-Family and Residential Mixed-Use Facilitation Program ➤ Program 20 – Cerritos Code Enforcement Program ➤ Program 22 – Sub-standard Property Abatement ➤ Program 25 - Officer/Fireman/Teacher Next Door Homeowner's Assistance

Source of Funding:

State, federal and regional sources as available, General Fund

Responsible Agency:

Department of Community Development, Fair Housing Foundation, Housing Rights Center

Schedule:

Provided individually for distinct actions as noted in table

Quantifiable Objective:

The City will continue to encourage and facilitate fair housing practices, and provide educational information related to fair housing to the public

14. Simplified Residential Development Review Process Program

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

In light of the need for additional affordable housing for families and low-income households, the City will strive to continually enhance the review and approval process for residential development proposals. The City's Simplified Residential Development Review Process Program for the 2021-2029 Housing Element cycle includes the following action items (please note, these items will be implemented on an ongoing and as-needed basis and based on the availability of funding).

- a. The City will facilitate the development of housing for families and low income households, including Extremely Low-Income households (ELI) by continuing to offer a

streamlined development review and approval process (including city and county plan check review) while also providing regulatory incentives, such as waiving city-imposed development fees.

- b. The City will review residential development fees on an annual basis to determine if said fees are a constraint to housing developments to ensure that said fees remain one of the lowest in the region.
- c. The City will review the residential development review process to ensure that no additional constraints are added to the development of affordable housing.

Objective:

Reduce governmental constraint to facilitate the development of housing, especially for ELI households

Source of Funding:

General Fund

Responsible Agency:

Department of Community Development

Schedule:

Annually and ongoing

Quantifiable Objective:

None applicable

15. Single-Family Housing Addition Program

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

Objective:

Prevent overcrowding of existing neighborhoods

Source of Funding:

Low and Moderate Income Housing Asset Fund

Responsible Agency:

Department of Community Development

Schedule:

Subject to the availability of funding

Quantifiable Objective:

Pending implementation, subject to the availability of funding, a minimum of one new room addition per year (eight total during the planning period) will be assisted by said grant program during the 2021-2029 Housing Element cycle.

16. Accessory Dwelling Units

Accessory Dwelling Units (ADUs) represent an important affordable housing option to lower and moderate-income households. The State has passed multiple bills in recent years to remove constraints to the development of ADUs (including Assembly Bills AB 587, AB 671, AB 68, and Senate Bill SB 13, among others). The City will update the Cerritos Municipal Code to ensure its use regulations comply with current State law. In addition, the City will promote the creation of ADUs by providing additional material at Cerritos City Hall and on the City's website related to the development of accessory dwelling units, including various State and County incentives as available. Additionally, the City will seek to streamline processing of proposed accessory dwelling units.

Objective:

Amend the Cerritos Municipal Code to reflect current State law related to the development of ADUs throughout the community.

Source of Funding:

General Fund

Responsible Agency:

Department of Community Development

Schedule:

Anticipated completion by October 2024

Quantifiable Objective:

Facilitate the construction of 24 ADUs during the 8-year planning period. Continue to monitor State requirements related to Accessory Dwelling Units and amend the Cerritos Municipal Code for compliance with State law as applicable

17. Housing Element Review Program

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

Objective:

Implement an effective and efficient housing program that accommodates the housing needs of all members of the community.

Source of Funding:

General Fund/Low and Moderate Income Housing Asset Fund

Responsible Agency:

Department of Community Development

Schedule:

Ongoing

Quantifiable Objective:

A total of eight reports (one report annually) will be developed during the 2021-2029 Housing Element planning cycle to determine the effectiveness of the program.

18. Land Use Element Review Program

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

Objective:

Maximize housing development on existing land

Source of Funding:

General Fund

Responsible Agency:

Department of Community Development

Schedule:

Ongoing

Quantifiable Objective:

A total of eight reports (one report annually) will be developed during the 2021-2029 Housing Element cycle to determine the effectiveness of the program.

19. Municipal Code Amendment Program

The City's Municipal Code Amendment Program for the 2021-2029 Housing Element cycle includes the following action items:

- a. Amend the Municipal Code to facilitate housing development including establishing a 0.5-acre minimum of land area requirement for multi-family housing developments.
- b. Review the Municipal Code to ensure building heights and scaling of parking requirements within the multifamily residential zones do not pose constraints to development and prepare and complete code amendment, as appropriate.
- c. Review and revise, as appropriate, the Municipal Code to ensure existing provisions for 7+ person community care facilities are in compliance with State law, develop mitigating strategies to remove potential constraints, and continue to facilitate development of community care facilities, as applicable.
- d. Amend the Municipal Code to update parking and shelter quantity requirements in the M-1 Emergency Shelter Overlay zone for compliance with State law.
- e. Review and revise, as appropriate, entitlement review procedures to provide guidance, clarity and objectivity to meet approval findings.

Objective:

Evaluate and modify zoning regulations and streamlined permit processing to reduce costs and serve as incentives for housing development.

Source of Funding:

General Fund

Responsible Agency:

Department of Community Development

Schedule:

Complete by January 2025

Quantifiable Objective:

None applicable

20. Cerritos Code Enforcement Program

Utilize the Code Enforcement Division to ensure the continued success in maintaining the value, safety, and integrity of neighborhoods and development of properties throughout the City. The Program addresses residential issues including poorly maintained paint, trim, garage doors or wood siding; lack of landscape maintenance, including mowing, edging, watering and weed removal; lack of adequate landscaping in the front yard; trash cans stored in public view; debris or trash visible from the street; and inoperable vehicles, boats, trailers or equipment stored in public view.

Objective:

Improve the quality and prevent deterioration of existing neighborhoods

Source of Funding:

General Fund/Low and Moderate Income Housing Asset Fund

Responsible Agency:

Department of Community and Safety Services

Schedule:

Ongoing

Quantifiable Objective:

The City will continue to address Municipal Code violations on residential properties. The Code Enforcement Division processes approximately 190 residential cases per month. Based on this caseload, the City estimates addressing approximately 2,300 residential cases annually throughout the 2021-2029 Housing Element planning cycle.

21. City Wide Pride Beautification Program

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

Objective:

Maintenance of existing housing stock

Source of Funding:

General Fund

Responsible Agency:

Department of Community and Safety Services

Schedule:

Subject to availability of funding

Quantifiable Objective:

The City will continue to annually recognize property owners at a regularly scheduled City Council meeting by way of presenting them with a City Council Proclamation for maintaining their respective properties in an aesthetically pleasing manner. The City will annually recognize approximately 50 homeowners from 14 community districts, during the 2021-2029 Housing Element planning cycle.

22. Substandard Property Abatement Program

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

Objective:

Provide for the removal of unsafe properties that are economically infeasible to rehabilitate throughout the community.

Source of Funding:

General Fund/Low and Moderate Income Housing Asset Fund

Responsible Agency:

Department of Community and Safety Services

Schedule:

Ongoing

Quantifiable Objective:

The City's Code Enforcement Division will continue to monitor the condition of existing residential properties on a case-by-case basis in order to identify any sub-standard residential properties that would qualify for removal. Based on the proactive measures utilized by the Code Enforcement Division to prevent the existence of sub-standard properties and the fact that no such properties qualified for removal during the previous Housing Element cycle, the City is anticipating the potential to remove a maximum of one sub-standard property during the 2021-2029 Housing Element cycle.

23. Lead Based Paint and Asbestos Reduction Program

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

Objective:

Eliminate lead-based paint and asbestos from the housing stock

Source of Funding:

Low and Moderate Income Housing Asset Fund

Responsible Agency:

Department of Community Development

Schedule:

Subject to the availability of funding

Quantifiable Objective:

Pending the identification of sufficient funding to support the defunct Residential Assistance Loan Program (L-RAP), the City will continue to promote the Lead Based Paint and Asbestos Reduction Program. Subject to program implementation and available funding, the City anticipates being able to assist 3 residents per year and approximately 24 residents during the 2021-2029 Housing Element planning cycle.

24. Energy Conservation and Green Development Program

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

Objective:

Encourage energy conservation, the use of alternative energy sources, and green development

Source of Funding:

General Fund/federal and State grants

Responsible Agency:

Department of Community Development

Schedule:

Ongoing

Quantifiable Objective:

The City will develop and circulate an annual article with regard to energy conservation in the City's community newsletter for a total of eight articles for the Housing Element cycle. A total of eight reports (one report annually) will be developed during the 2021-2029 Housing Element cycle to determine the effectiveness of the program.

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

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

Objective:

Provide financial assistance to civil service employees to assist said employees in finding affordable housing within the community in which they serve.

Source of Funding:

General Fund/Low and Moderate Income Housing Asset Fund

Responsible Agency:

Department of Community Development

Schedule:

Subject to the availability of funding.

Quantifiable Objective:

Pending implementation of the program based on the availability of funding, the City anticipates assisting a minimum of one qualifying applicant through the referenced program during the 2021-2029 Housing Element cycle.

26. Identification of Alternative Funding Sources

The City will continue Identify potential sources of funding to provide for the implementation of housing programs, through the preparation of grant applications at the federal, State, and regional level in an effort to assist in the development of affordable housing. Additionally, the City will work with other local municipalities by way of the Gateway Cities COG to initiate legislation that would provide alternative funding sources to support the production of housing.

Objective:

Provide funding for housing programs

Source of Funding:

General Fund/Low and Moderate Income Housing Asset Fund

Responsible Agency:

Department of Community Development

Schedule:

Subject to the availability of funding

Quantifiable Objective:

Conduct an annual evaluation of the steps taken by the City in order to obtain supplemental and/or alternative funds for the provision and implementation of the housing programs contained herein.

8.7 Quantified Objectives Summary

The following table summarizes the City's quantified objectives for the 2021-2029 Housing Element cycle by income group.

- Construction of 1,908 new units for the 2021-2029 Housing Element cycle, including 679 units for extremely low-/very low-income households, 345 units for low-income households, 332 units for moderate-income households, and 552 units for above moderate-income households.

- Subject to funding availability, approximately of 30 units per year, or 240 during the 2021-2029 Housing Element cycle, to extremely low-/very low- and low-income households.
- Conservation of 219 affordable units at risk of conversion to market-rate units. Conservation may be achieved using a variety of strategies described in Section 6.11, subject to available funding.

Table 64
Quantified Objective Summary

Income Level	New Construction	Rehabilitation	Conservation
Extremely Low	679	120	105
Very Low			
Low	345	120	114
Moderate	332	0	0
Above Moderate	552	0	0
Total	1,908	240	219



APPENDICES



Appendix A

PUBLIC PARTICIPATION

Appendix A Public Participation

Public Participation Summary

This update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers pursuant to California Government Code §65583. In keeping with health and safety protocols during the COVID-19 pandemic, community outreach is primarily conducted using several virtual and digital engagement tools. Public participation efforts include stakeholder interviews, online housing needs survey/polls, a dedicated webpage on the City's website, City Council study sessions, a community workshop, and noticed public hearings. All project materials and notices are posted and advertised on the City's website and social media platforms, and hardcopies made available at public facilities including the Cerritos City Hall and Library to ensure broad access and exposure throughout the City. Provided below is a summary of the City's public outreach and education efforts associated with the preparation of the City's 2021-2029 Housing Element:

Dedicated Housing Element Webpage

City staff established a dedicated Housing Element webpage on the City's website for public viewing available at http://www.cerritos.us/GOVERNMENT/city_regulations/housing_element.php. The webpage provides information about the Housing Element update process, key features of the Housing Element, methods for public participation, and information related to past workshops and meetings. The webpage also provides access to virtual outreach events, the Online Housing Needs Survey, and community workshop polls. An image showing a snapshot of the City's dedicated Housing Element webpage is contained herein as Figure A-1.

Stakeholder Interviews

On March 30, 2021, March 31, 2021, and April 1, 2021 the City of Cerritos' consultant RRM Design Group, and subconsultant Veronica Tam & Associates, conducted one-on-one stakeholder interview sessions through a series of nine Zoom virtual video calls, in an effort to garner open and candid conversations with key community stakeholders in Cerritos. Interviews were held with stakeholders with known involvement in housing issues or development, commitment to serving special needs populations, or affiliation within organizations that provide a variety of services in the community and/or immediate Southeast Los Angeles County region. Approximately twelve stakeholders were interviewed, with a range of developers, members of the business community, local/regional service providers, and school districts. The interviews generally focused on key issues and ideas of the various groups and representatives for the 2021-2029 Housing Element. A strong consensus among the stakeholders interviewed emerged regarding the major challenges, ideas, and needs for the community. The following key/recurring themes were observed during the stakeholder interviews:

- Development standards should be modified in order to make development more viable.
- Make the housing development process faster/easier through policy refinements.
- Consider land use and zoning changes/amendments, where appropriate.

- Analyze the effectiveness of requiring affordable housing in market rate residential developments.
- Locate new housing areas in the City in proximity to major commercial areas, underutilized commercial or industrial properties, and, when appropriate, in areas adjacent to existing residential uses.
- Encourage partnerships with service organizations/entities to provide housing and/or housing related services.

Online Housing Needs Survey

On May 12, 2021, the City launched an online Housing Needs Survey through various marketing and advertising methods to solicit input from Cerritos residents, individuals who work in the City, or members of the general public who shop, dine, or recreate in the City of Cerritos. Hardcopies of the survey were also provided at public facilities including City Hall, Cerritos Library and the Senior Center. The survey was made available online through July 9, 2021, and over 480 responses were received. Participants were asked to provide feedback on current housing conditions, desired locations and areas for the development of the City's 2021-2029 RHNA allocation, and/or ideas for the Housing Element team to consider. In addition, the survey sought input from respondents regarding housing challenges and opportunities, and the types of housing desired in the City of Cerritos. The results of the online Housing Needs Survey are summarized in Figure A-2.

City Council Study Session – May 27, 2021

On May 27, 2021, the Cerritos City Council held a hybrid (in-person/virtual) study session during a regular City Council meeting, focused on the City's preparation of the 2021-2029 Housing Element. During the meeting, a presentation was provided with information related to the Housing Element update process, as well as the City's approach to the Regional Housing Needs Assessment (RHNA). In addition, input and feedback was solicited relative to potential sites for future housing development, preferred housing types, and preferred housing densities to be identified in the 2021-2029 Housing Element. Comments from the City Council oriented around the sites inventory analysis, ranging from ideas on specific site locations for housing to broader level ideas to streamline and meet the housing allocation for the city. At the conclusion of the study session, one individual made a public comment inquiring about the City's plan to address the need for more affordable housing throughout the City. A copy of the City Council agenda report and meeting presentation is provided on the City's dedicated 2021-2029 Housing Element webpage.

Community Workshop

On June 30, 2021, an in-person community workshop was held in the Sierra Room of the Cerritos Center for the Performing Arts, as an additional method for informing the general public about the Housing Element process and to solicit input on potential sites being considered for incorporation in the Housing Element. The workshop was advertised on the City's website, in the local newspaper and community newsletter, on social media platforms, as well as by way of flyers posted at public facilities (Figure A-3). Invitations to participate were also sent via email directly to stakeholders and individuals who expressed interest in being included on the Housing Element email distribution list, which includes approximately 200 individuals. A brief presentation that provided an overview

of the Housing Element update process was given, and attendees were given the opportunity to provide comments and/or ask questions related to the 2021-2029 Housing Element. A copy of the community workshop presentation is provided on the City's dedicated 2021-2029 Housing Element webpage.

In total, approximately 50 participants attended the workshop and were able to share their ideas and concepts to address the City's housing needs and trends by responding to poll questions during the workshop, as well as participating in a large group discussion after the presentation. Utilizing the Sli.do poll feature, workshop participants were asked 5 questions framed around housing issues or concerns and ideas for providing new housing opportunities in Cerritos. The results of the Sli.do poll are included herein as Figure A-4.

City Council Study Session – September 13, 2021

On September 13, 2021, the Cerritos City Council held an in-person public meeting focused on the preparation of the City's 2021-2029 Housing Element. During the regular City Council meeting, a presentation provided a status update of the Housing Element update progress, a summary of public participation efforts, and a discussion on potential sites to be included in the Housing Element document. In addition, input and feedback was solicited relative to potential sites for future housing development, preferred housing types, and preferred housing densities to be identified in the 2021-2029 Housing Element. Comments from the City Council oriented around the sites inventory analysis and the need for the City to release the draft 2021-2029 Housing Element for public review and comment. The study session was properly noticed, published in the local newspaper, agendized, and advertised on the City's webpage and social media platforms. A copy of the City Council agenda report and meeting presentation is provided on the City's dedicated 2021-2029 Housing Element webpage.

Public Review Draft

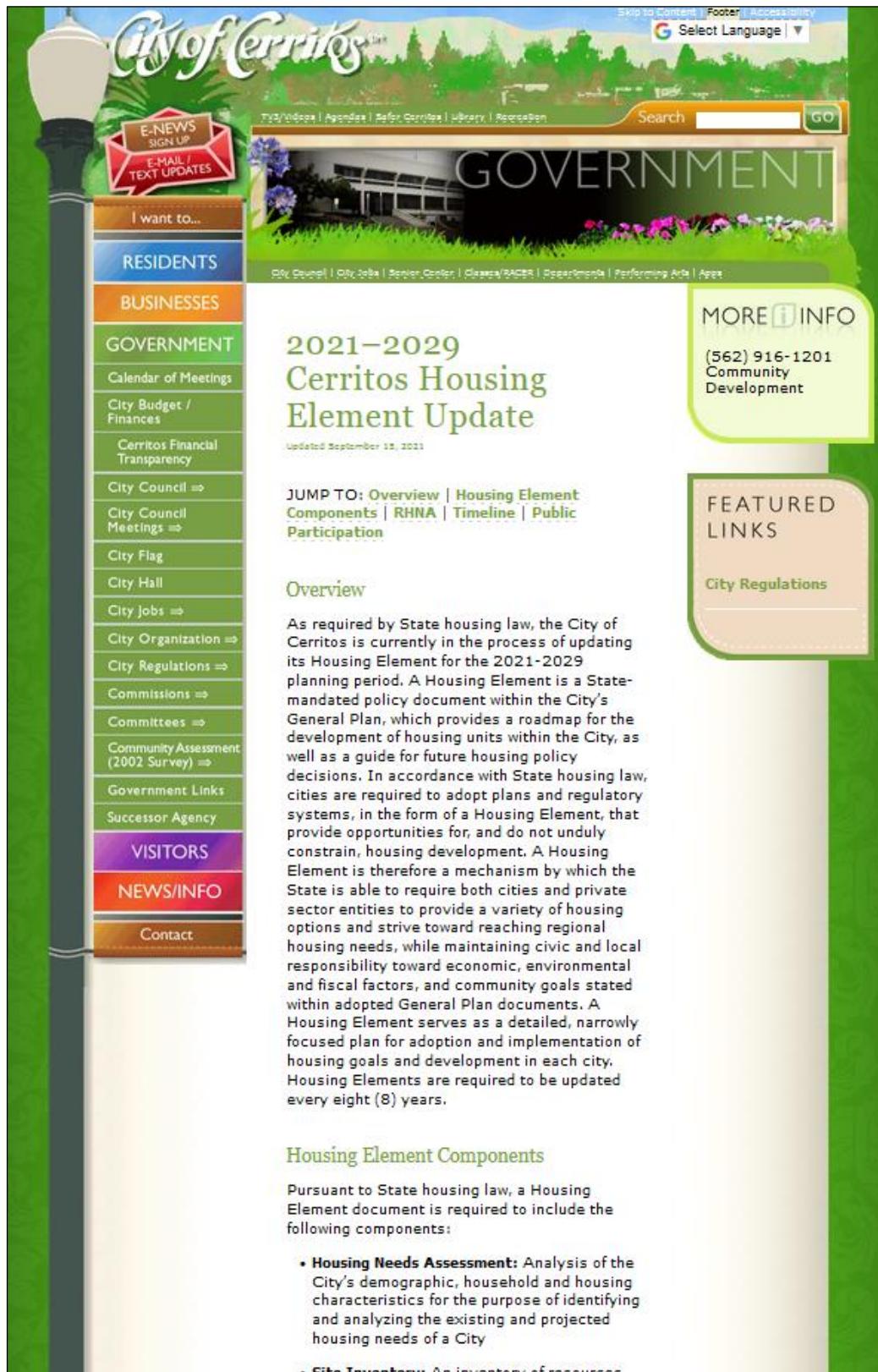
On October 15, 2021, the City's draft 2021-2029 Housing Element was released for public review and comment. The availability of the public review draft document was published in the local newspaper, advertised online via social media platforms and the City's website, and via email directly to stakeholders and individuals who expressed interest in being included on the Housing Element email distribution list, which includes approximately 200 individuals. In addition, hardcopies were made available at city facilities, including City Hall, Library, and Senior Center for the required 30-day public comment period. Additionally, the public review draft was distributed to local and regional stakeholders and organizations as identified in Table A-2.

Public Community Summary

The outreach efforts described herein generated a variety of comments, feedback, and input from the general public. Community input and feedback to help to guide preparation of the 2021-2029 Housing Element is summarized in Table A-1 as follows.

Table A-1. Public Comment Summary

Community Input - Key Themes	Where Addressed in the 2021-2029 Housing Element
Allow for a streamlined process for housing developments by proactively re-zoning properties to provide by-right approvals.	<ul style="list-style-type: none"> • Chapter 7 Constraints Analysis • Chapter 8 Housing Program (Programs 12, 14)
Provide for a range of housing types / products to provide a variety of options for residents.	<ul style="list-style-type: none"> • Chapter 3 Housing Needs • Chapter 4 Special Housing Needs • Chapter 6 Sites Inventory and Analysis • Chapter 8 Housing Program (Programs 1, 2, 7, 9, 11, 12, 16)
Consider zoning overlays on retail / commercial designated properties to allow housing.	<ul style="list-style-type: none"> • Chapter 6 Sites Inventory and Analysis • Chapter 8 Housing Program (Programs 9, 11, 12, 17, 18)
Encourage and facilitate development of more market-rate and mixed-income housing	<ul style="list-style-type: none"> • Chapter 3 Housing Needs • Chapter 4 Special Housing Needs • Chapter 5 Project Housing Needs • Chapter 6 Sites Inventory and Analysis • Chapter 8 Housing Program (Programs 9, 11, 12, 17, 18)
Higher densities are needed. Consider 60 to 80 du/ac as an ideal density range for mixed use development.	<ul style="list-style-type: none"> • Chapter 6 Sites Inventory and Analysis • Chapter 7 Constraints • Chapter 8 Housing Program (Programs 9, 11, 12, 17, 18)
Under-performing commercial properties present great opportunities for conversion to residential uses	<ul style="list-style-type: none"> • Chapter 6 Sites Inventory and Analysis • Chapter 8 Housing Program (Programs 9, 11, 12, 17, 18)
Encourage partnerships with service and non-traditional organizations	<ul style="list-style-type: none"> • Chapter 4 Special Housing Needs • Chapter 6 Sites Inventory and Analysis • Chapter 8 Housing Program (Programs 3, 4)
Affordable housing was identified as highly needed in the community, particularly for seniors, entry-level, and new families.	<ul style="list-style-type: none"> • Chapter 3 Housing Needs • Chapter 4 Special Housing Needs • Chapter 5 Projected Housing Needs • Chapter 6 Sites Inventory and Analysis • Chapter 7 Constraints • Chapter 8 Housing Program (Programs 4, 7, 8, 9, 10, 11, 12, 13, 16, 25)
Encourage innovative design with emphasis on community and amenities	<ul style="list-style-type: none"> • Chapter 6 Sites Inventory and Analysis • Chapter 7 Constraints • Chapter 8 Housing Program (Programs 11, 12)
Focus on rehabilitation efforts of existing housing	<ul style="list-style-type: none"> • Chapter 3 Housing Needs • Chapter 6 Sites Inventory and Analysis • Chapter 7 Constraints • Chapter 8 Housing Program (Programs 6, 15, 19, 20, 21, 22, 24)
Overcrowding creates community issues such as parking and crime	<ul style="list-style-type: none"> • Chapter 3 Housing Needs • Chapter 4 Special Housing Needs • Chapter 7 Constraints • Chapter 8 Housing Program (Programs 1, 2, 7, 9, 11, 12, 16)
New housing should be located near existing services and shopping	<ul style="list-style-type: none"> • Chapter 6 Sites Inventory and Analysis • Chapter 8 Housing Program (Programs 1, 9, 11, 12, 13)

Figure A-1. Dedicated Housing Element Webpage

Online Housing Needs Survey Results

1. What is your primary connection to the City of Cerritos?

485 individuals responded to this question. One (1) individual skipped the question. Respondents were able to select more than one (1) choice.

	Responses	Percentage (Based on Number of Individuals who Responded to Survey - 485)
Live in Cerritos	452	93.20%
Work in Cerritos	71	14.64%
Shop and Dine in Cerritos	214	44.12%
Play and Exercise in Cerritos	179	36.91%
Other (See Below)	23	4.74%

“Other” responses include:

- I am retired.
- I access library services.
- I/my child is part of a Cerritos Boy Scouts of America troop.
- My child(ren) attend school in Cerritos.
- I grew up in Cerritos and would like to move back.
- My parents still live in Cerritos.
- I live in Artesia, on the Cerritos boundary.
- I enjoy entertainment, such as the community theater.
- I provide services for the community.
- I participate in Cerritos community groups.
- I volunteer in Cerritos.
- I am a housing developer/realtor.
- I attend church in Cerritos.

2. How long have you lived in the City of Cerritos?

484 individuals responded to this question. Two (2) individuals skipped the question.

	Responses	Percentage (Based on Number of Individuals who Responded to Survey - 484)
1-5 Years	49	10.12%
6-10 Years	46	9.50%
11-20 Years	80	16.53%
21+ Years	280	57.85%
I do not live in the City of Cerritos.	29	5.99%

3. How long have you worked in the City of Cerritos?

483 individuals responded to this question. Three (3) individuals skipped the question.

	Responses	Percentage (Based on Number of Individuals who Responded to Survey - 483)
1-5 Years	38	8.39%
6-10 Years	19	4.19%
11-20 Years	22	4.86%
21+ Years	31	6.84%
I do not work in the City of Cerritos.	343	75.72%

4. What is your age?

485 individuals responded to this question. One (1) individual skipped the question.

	Responses	Percentage (Based on Number of Individuals who Responded to Survey - 485)
Under 18	0	0.00%
19-34	30	6.59%
35-54	203	44.62%
55-64	94	20.66%
65+	128	28.13%

5. Do you rent, own a home, and/or own residential rental property within the City?

481 individuals responded to this question. Five (5) individuals skipped the question.

Respondents were able to select more than one (1) choice.

	Responses	Percentage (Based on Number of Individuals who Responded to Survey - 481)
I rent within the City.	55	11.43%
I am a homeowner within the City.	386	80.25%
I own residential rental property within the City.	25	5.20%
Other (See Below)	37	7.69%

“Other” responses include:

- I live with a parent/parents/family, who own a home in Cerritos.
- I would like to own.
- I do not live in the City.
- I am looking for senior residential property to buy.
- I am a resident but not a homeowner.
- I am a past Cerritos homeowner. I plan to purchase a home in Cerritos in the future.
- My child lives in Cerritos.
- I own commercial property in Cerritos.
- I am a consultant who represents a property owner who wishes to sell the property to a developer.
- I rent residential property, but do not live in the City.

6. Why have you chosen to live and/or work in the City of Cerritos?

483 individual responded to this question. Three (3) individuals skipped this question. Respondents were able to select more than one (1) choice.

	Responses	Percentage (Based on Number of Individuals who Responded to Survey - 483)
Safety of community	372	77.04%
Quality/aesthetic appeal of the community	339	70.19%
Quality of local school system	359	74.33%
Cleanliness of streets and surroundings	334	69.15%
Access to parks and recreation activities	338	69.98%
Quality of home	250	51.76%
Closeness to shopping	213	44.10%
City services and programs	240	49.69%
Closeness to family	189	39.13%
Closeness to job(s)	129	26.71%
Good freeway access	279	57.76%
Closeness to medical care	86	17.81%
Housing affordability	36	7.45%
Other (See Below)	39	8.07%

“Other” responses include:

- The City has overnight parking regulations.
- The City has ethnic diversity.
- The City has a Neighborhood Watch Program.
- My property has an RV lot on the side yard of my home.
- The City contracts with LA Sheriff's Department.

- I see good leadership among City officials.
- The City is well-managed.
- I grew up in Cerritos, left, returned to care for elderly parents, and inherited the family home.
- The City has a Chinese community for my parents.
- I live with my parents.
- The City is centrally-located to various work sites and points of interest (Orange and LA Counties, LAX, etc.)
- There are community organizations.
- I grew up in Cerritos, but do not currently live in the City.
- I was born, raised, own property, and work in Cerritos.
- The City is part of the Council of Governments.
- My family owns property in Cerritos.
- I want to support community needs.
- The City is a quiet, small, progressive, and rich community.
- I want to live away from congested cities.

7. If you live in the City of Cerritos, within the past five (5) years have you experienced any of the following housing issues?

469 individuals responded to this question. Seventeen (17) individuals skipped this question. Respondents were able to select more than one (1) choice.

	Responses	Percentage (Based on Number of Individuals who Responded to Survey - 469)
Lack of funding to maintain home or make necessary home repairs	68	14.50%
Adult child living at home due to inability to afford housing	69	14.71%
Struggle to pay rent or mortgage	38	8.10%
Significant rent increase	31	6.61%
Too many people living in one home (overcrowding)	30	6.40%
Insufficient income to afford living in Cerritos	62	13.22%
Housing discrimination	14	2.99%
I have not experienced any housing issues	277	59.06%
Other (See Below)	46	9.81%

“Other” responses include:

- There is poor maintenance of large trees and walkways.
- There is a lack of street parking.
- There are homes with too many vehicles.

- Loss of income related to the pandemic.
- I do not agree with the “No parking between 3 a.m. to 5 a.m.” law.
- There are more incidents of theft and crime in the neighborhood.
- The City has become lax with parking curfew regulations and tree removals in the recent decade.
- There is no way to move from a condominium to a house; there is low inventory of affordable housing and excessively high prices.
- There are inadequate in-home care services for the elderly/aging parents.
- There has been an increase in homelessness and lack of low-income housing services for those living on the streets.
- Lack of assistance to maintain and/or upgrade property.
- Existing rules and regulations and permitting requirements are restrictive.
- Housing supply is too old.
- Homeowners requiring multiple months’ rent in deposit.
- Excessive truck traffic.
- There has been an increase in short-term rental housing in the area.
- Senior housing is not affordable.
- Elderly parent/s live with me because they cannot afford their own housing.
- Overcrowding in homes.
- Owner of facility does not adhere to lease agreement.
- There are not enough police patrolling residential areas.

8. What are the main housing challenges in the City of Cerritos?

479 individuals responded to this question. Seven (7) individuals skipped this question. Respondents were able to select more than one (1) choice.

	Responses	Percentage (Based on Number of Individuals who Responded to Survey - 479)
Too expensive	248	51.77%
Outdated home in need of updating or repairs	185	38.62%
Lack of available housing	157	32.78%
Overcrowding (household with more than 2 persons per bedroom plus 1 extra person)	42	8.77%
Public transit options located too far away	74	15.45%
Employment/job centers located too far away	41	8.56%
I do not know	77	16.08%
Other (See Below)	46	9.60%

“Other” responses include:

- The City is built-out. Housing is too expensive and there is a lack of affordable housing for young families, seniors, and lower-income residents.
- There is a need to develop a community for seniors who are 55 and older.
- The City is a well-planned community; creating more housing that will bring more people into the City, causing traffic problems and increase crime, is what will cause challenges.
- Lack of new houses for sale. Neighborhoods are aging.
- Not everyone can afford to live or rent property in Cerritos or in Southern California.
- There are too many City regulations and permit requirements that make property improvements/upgrades and maintenance difficult and expensive.
- The City needs new, detached housing and upscale stores that will increase property values.
- Lack of homeless services and shelters.
- There are no challenges in the City of Cerritos. We enjoy the quality of life and education in the City.
- Increase of high-density apartments.
- The City has no character; all the neighborhoods look the same.
- Housing is priced correctly but still not affordable for those who want to live in the City.
- There is a lack of 2-3 bedroom households and no single-story affordable properties.
- I do not see any housing challenges in the City of Cerritos.
- There is no housing development or financial assistance programs and services for disabled persons.
- Homelessness.
- Residential property crimes.
- Some cultures in the community are not welcoming.
- There is a need for rent control.
- There is no sense of safety and security.
- The City should regulate home purchases to ensure that those purchasing a home in the City are good citizens of the community.
- There are small lots. Homes should be bigger.
- There are too many rental properties.

9. What types of housing-related programs and/or activities do you believe the City should concentrate on over the next eight (8) years?

471 individuals responded to this question. Fifteen (15) individuals skipped this question. Respondents were able to select more than one (1) choice.

	Responses	Percentage (Based on Number of Individuals who Responded to Survey - 471)
Promote fair housing services to address fraud, displacement, or discrimination	99	21.02%
Promote more housing product types and/or options such as multi-family residential rental housing or multi-family residential condominium housing	108	22.93%
Encourage housing near bus stops or other transportation options	47	9.98%
Allow for additional housing opportunities in existing and new housing developments (for existing developments, Accessory Dwelling Units or ADUs may increase current	106	22.51%
Encourage innovative design with emphasis on community and amenities	201	42.68%
Assist prospective residents find available housing	87	18.47%
Expand affordable housing inventory	132	28.03%
Continued support of area nonprofits/organizations and City programs, especially those that provide social services for special needs populations (i.e., homeless, single parent households, farmworkers, senior, low income, youth, etc.)	113	23.99%
Improve accessibility in units and range of accessibility features	46	9.77%
Promote mixed-use development with both commercial and residential components	118	25.05%
Focus on emergency, transitional, or supportive housing (affordable and special housing needs linked to supportive services), particularly	52	11.04%

	Responses	Percentage (Based on Number of Individuals who Responded to Survey - 471)
for persons experiencing homelessness or with disabilities		
Focus on rehabilitation efforts of existing housing	163	34.61%
Provide development benefits or incentives for housing that includes low- or moderate-income affordable units	90	19.11%
Easier/faster permit processes	227	48.20%
Create or work with architects to refine City-approved accessory/second unit examples	91	19.32%
Other (See Below)	75	15.92%

“Other” responses include:

- More affordable senior housing for retired persons.
- Senior Housing Communities for those who are 55 and older.
- First time Home Buyer Programs.
- Provide facilities, shelters, and mental health counseling services for the homeless.
- Prevent loud cars on the streets.
- Provide stricter rules and regulations for allowing overcrowding in units.
- Promote single-family home development and condominiums with green space.
- Prevent ADU development in small lots.
- Preserve green space and stop tree removals.
- Reduce traffic noise and improve traffic flow.
- Increase programs, resources, and care for seniors and the disabled in all economic levels.
- Provide greater police presence to address safety concerns and decrease crime rates and theft/break-ins.
- The City should fight against more housing.
- Focus on housing expansion instead of commercial.
- The City is built-out and there is no need for high-density housing.
- Residents should be able to purchase detached homes with backyards in gated communities.
- Less restrictive and reasonable tree trimming/removal process.
- Review and update City codes and set term limits for City officials.
- Utilize vast space for housing, such as Regional Park.
- Provide affordable Senior Housing.
- Stop promoting mixed-use and apartment developments. Prohibit low-income and multi-unit housing development in the City of Cerritos.
- Provide incentives for moderate-income, courtyard style homes.

- Regulate School district decisions on housing.
- Support ABC Unified School District and Bellflower Unified School District as they support the City's property values.
- Allow a version of rent control.
- Implement a plan to address the climate crisis.
- Prohibit multiple ownership of property and short-term rentals.
- Consistency in City regulations in terms of paint color and landscaping.
- Provide less strict regulations regarding home renovations.
- Provide homeowner assistance programs.
- Upgrade short-term rental guidelines.
- Provide affordable one-story housing for first-time homeowners.
- Remove incentives and/or programs for low-income residents to move to Cerritos.
- Tighten permitting process to maintain original Cerritos architecture, style, and color schemes.
- Do not urbanize. The City is crowded as it is.
- Provide assistance to subsidize emergency repairs and remove mandates on home beautifications.
- Provide enforcement on property maintenance by home owners.
- Lessen permit requirements and costs.
- Convert vacant retail to housing.
- Prioritize Cerritos as a pedestrian-friendly City and create more biking pathways and trails. Redesign parks to create separation between right of way and provide larger areas for walking and less space for vehicles.
- Institute a "No gas leaf blowers" in City limits.
- Rezoning of Single-Family homes to either mixed-use or Multi-Family housing
- Prohibit homeless or transitional facilities.
- Add residential overlay to identified opportunity sites to allow development by right.
- Minimize over occupancy requiring street parking or permits.
- Transition to assisted living, board and care and outpatient care for existing residents.
- Provide translation services for seniors in care facilities.
- Affordable Senior townhouses/condos to assist in downsizing thus more single-family homes can become available for young, growing families.
- Prioritize home buying in Cerritos to those who have lived in Cerritos and have a good record.
- Identify sites that would support low income housing developments and find non-profits to develop and finance them.
- Find solutions to address homeless population.
- Protect resident's home value.

10. As noted previously, the City of Cerritos is required to plan for at least 1,908 new housing units during the 2021-2029 planning period. The City is working to identify strategies to meet this obligation. Based on the map provided below, please prioritize (1 – Greatest Priority; 10 – Least Priority) the areas where you think new housing within the City should be located.

450 individuals responded to this question. Forty-one (41) individuals skipped this question.

	1	2	3	4	5	6	7	8	9	10	TOTAL	SCORE
A	40.92%	18.64%	8.23%	4.60%	4.84%	4.36%	3.39%	2.91%	3.63%	8.47%	413	7.64
	169	77	34	19	20	18	14	12	15	35		
B	16.46%	29.78%	17.19%	7.51%	7.99%	5.33%	2.42%	2.66%	6.05%	4.60%	413	7.32
	68	123	71	31	33	22	10	11	25	19		
C	8.80%	14.43%	32.27%	8.80%	6.85%	5.38%	6.60%	6.60%	5.13%	5.13%	409	6.67
	36	59	132	36	28	22	27	27	21	21		
D	4.49%	4.49%	7.98%	35.66%	12.22%	8.73%	10.47%	6.48%	4.74%	4.74%	401	5.91
	18	18	32	143	49	35	42	26	19	19		
E	3.70%	6.67%	7.65%	11.60%	32.10%	14.57%	8.15%	6.42%	4.20%	4.94%	405	5.70
	15	27	31	47	130	59	33	26	17	20		
F	3.92%	2.94%	4.66%	7.84%	9.31%	31.86%	11.76%	11.52%	8.09%	8.09%	408	4.79
	16	12	19	32	38	130	48	47	33	33		
G	1.49%	4.23%	4.98%	7.96%	11.44%	9.95%	33.83%	11.94%	8.71%	5.47%	402	4.61
	6	17	20	32	46	40	136	48	35	22		
H	5.85%	8.54%	6.34%	7.32%	4.63%	3.90%	8.78%	31.95%	13.90%	8.78%	410	4.52
	24	35	26	30	19	16	36	131	57	36		
I	4.62%	5.11%	5.60%	2.92%	4.87%	5.35%	7.54%	10.95%	32.36%	20.68%	411	3.62
	19	21	23	12	20	22	31	45	133	85		
J	15.51%	7.40%	5.97%	5.01%	5.25%	8.83%	5.73%	6.44%	11.22%	28.64%	419	4.74
	65	31	25	21	22	37	24	27	47	120		

Map Location:

- A - North of the 91 Freeway and South of Alondra Blvd. generally between the San Gabriel River and Gridley Rd.
- B - North of South St. and South of the 91 Freeway generally between Palo Verde Ave. and Gridley Rd.
- C - North of Del Amo Blvd. and South of South St. generally between the San Gabriel River and Pioneer Blvd.
- D - North of Del Amo Blvd. and generally South of South St., between Pioneer Blvd. and Bloomfield Ave.
- E - North of Artesia Blvd. and South of Alondra Blvd. generally between Pioneer Blvd. and Shoemaker Ave.
- F - North of South St. and South of Artesia Blvd. generally between Norwalk Blvd. and Shoemaker Ave.
- G - Generally North of Del Amo Blvd. and South of South St. generally between Bloomfield Ave. and Carmenita Rd.
- H - North of Artesia Blvd. and South of Alondra Blvd. between Shoemaker Ave. and Marquardt Ave.

- I - Generally North of South St. and South of Artesia Blvd. generally between Shoemaker Ave. and Marquardt Ave.
- J - North of 183rd St. and South of northern City limits between Marquardt Ave. and Valley View Ave.

11. Please prioritize the opportunity areas where you would most like to see additional housing in Cerritos. 1 = Greatest Need; 7 = Least Need*Note: An Accessory Dwelling Unit is a secondary residential building that occupies the same lot as the primary residence. It can be either detached (a structure separate from the primary residential structure), attached (a structure attached to the primary residential structure), or a repurposed existing space (space within the primary residence that has been converted into an independent living unit). An Accessory Dwelling Unit is often referred to as a second unit, granny flat or in-law unit.

455 responded to this question. Thirty-six (36) skipped this question.

	1	2	3	4	5	6	7	TOTAL	SCORE
Existing residential neighborhoods	16.08%	6.03%	4.02%	8.29%	11.56%	25.63%	28.39%	398	3.16
	64	24	16	33	46	102	113		
Along major streets	10.65%	15.32%	9.87%	20.26%	21.56%	18.44%	3.90%	385	4.02
	41	59	38	78	83	71	15		
Older shopping centers / retail areas	18.09%	19.07%	30.56%	15.89%	10.51%	3.91%	1.96%	409	4.99
	74	78	125	65	43	16	8		
Underutilized office property	18.09%	29.83%	22.25%	16.63%	8.31%	3.42%	1.47%	409	5.17
	74	122	91	68	34	14	6		
Underutilized industrial/warehouse space	29.59%	23.15%	15.51%	9.55%	14.08%	5.73%	2.39%	419	5.18
	124	97	65	40	59	24	10		
Accessory Dwelling Units* (ADUs or second units/"Granny Flats")	9.75%	7.25%	11.75%	18.75%	19.50%	25.00%	8.00%	400	3.62
	39	29	47	75	78	100	32		
Other (See #12 responses below)	6.84%	2.28%	3.80%	4.56%	7.98%	16.73%	57.79%	263	214
	18	6	10	12	21	44	152		

12. If you selected Other as the Greatest Need in Question 11 above, please write in your response below.

101 responded to this question. 385 skipped this question.

Responses include:

- There is no need for additional or low-income housing in Cerritos.
- The City needs to focus on lowering cases of crime.
- New housing development should be considered in the under-utilized corporate yard area north of 166th Street, between Carmenita Road and Bloomfield Avenue.
- Provide less restrictions for existing homeowners to build JADU and ADU and implement ministerial approval for development.
- Rezone part of Liberty Park.
- Rezone single-family homes to multi-family homes.

- Do not rezone improved commercial space for affordable housing. Low-income bring crime, drugs, violence.
- Provide at least 3,816 new facilities for housing vehicles. Parking spaces will become the major problem for the City.
- Mixed-Use property development.
- Prohibit ADU's and prohibit overnight parking.
- Vacant Lots.
- Edge of Cerritos.
- Near Cerritos Mall.
- Utilize Regional Park. Do not building near residential homes.
- Non-residential areas.
- Business building at Norwalk Boulevard and South Street.
- Allow for multi-story 2-3 bedroom condos for the middle-class working families.
- Locate housing in less crowded areas.
- Provide affordable housing.
- In communities that the City can purchase/annex from other cities (such as Emerald Villas)
- Under-utilized elementary schools, open/empty lots (Southeast corner of Artesia and Shoemaker), parking lots of churches/places of worship, commercial properties, and undeveloped lots.
- Revisit plan for Northeast corner of Artesia and Shoemaker and make it more affordable.
- Near any future light rail or major transportation hubs.
- Provide one-story unit without stairs that is affordable for seniors on social security.
- Provide suspension bridges over flood control channels to support tent cities.
- Mixed-use, mid-rise condominiums on empty Towne Center property.
- No need for more housing, the City doesn't take care of what it has now.
- Reinvent Los Cerritos Center and develop apartments there.
- Sear Building at Los Cerritos Mall.
- Board and Care homes.
- Due to traffic on the 91 freeway, housing should be placed further west of the City.
- Residential lots in the city of Cerritos are too small for the addition of extra housing structures.
- We do not need additional housing. We need to take care of existing infrastructure and current housing.

13. Select whether you agree, disagree, or neither agree nor disagree with the following statement: It is difficult to find affordable rental housing in the City of Cerritos.

479 individuals responded to this question. Seven (7) individuals skipped this question.

	Responses	Percentage
Agree	235	49.06%
Disagree	79	16.49%
Neither agree nor disagree	165	34.45%

14. Select whether you agree, disagree, or neither agree nor disagree with the following statement: It is difficult to find affordable housing for ownership in the City of Cerritos.

481 individuals responded to this question. Five (5) individuals skipped this question.

	Responses	Percentage
Agree	283	58.84%
Disagree	82	17.05%
Neither agree nor disagree	116	24.12%

15. Select whether you agree, disagree, or neither agree nor disagree with the following statement: It is difficult to find available rental housing in the City of Cerritos.

482 individuals responded to this question. Four (4) individuals skipped this question.

	Responses	Percentage
Agree	184	38.17%
Disagree	118	24.48%
Neither agree nor disagree	180	37.34%

16. Select whether you agree, disagree, or neither agree nor disagree with the following statement: It is difficult to find available homes for purchase in the City of Cerritos.

483 individuals responded to this question. Three (3) individuals skipped this question.

	Responses	Percentage
Agree	239	49.48%
Disagree	117	24.22%
Neither agree nor disagree	127	26.29%

17. Select whether you agree, disagree, or neither agree nor disagree with the following statement: The condition of neighborhoods (streetlights, parks, etc.) is the foremost challenge facing the City of Cerritos.

482 individuals responded to this question. Four (4) individuals skipped this question.

	Responses	Percentage
Agree	188	39.00%
Disagree	194	40.25%
Neither agree nor disagree	100	20.75

18. Select whether you agree, disagree, or neither agree nor disagree with the following statement: I support the development of Accessory Dwelling Units* (Second Units/ "Granny Flats") in existing residential neighborhoods. *Note: An Accessory Dwelling Unit is a secondary residential building that occupies the same lot as the primary residence. It can be either detached (a structure separate from the primary residential structure), attached (a structure attached to the primary residential structure), or a repurposed existing space (space within the primary residence that has been converted into an independent living unit). An Accessory Dwelling Unit is often referred to as a second unit, granny flat or in-law unit.

483 individuals responded to this question. Four (4) individuals skipped this question.

	Responses	Percentage
Agree	168	37.09%
Disagree	198	43.71%
Neither agree nor disagree	87	19.21%

19. In consideration of Accessory Dwelling Units (ADUs/second units), what are the primary benefits or challenges?

299 individuals responded to this question. 187 individuals skipped this question.

Responses include:

- It is difficult to find vacated land.
- There will be insufficient parking with multiple people living in the residence.
- It will benefit elderly family members to reside close to family to provide assistance.
- Potentially difficult to evict tenants.
- Congestion and overcrowding in neighborhoods with overflow parking on the street. Overcrowding can result in increased costs to the City with traffic, sewage and other utilities, including fire and law enforcement issues.
- The City will look rundown (loss of park-like appearance of neighborhoods), the character of the City will drastically change causing tax revenue to decline as people move out of state.
- Insufficient space on existing properties.

- Most residential yards have limited space to accommodate ADU's.
- To provide adult child a sense of independence.
- ADU's should be limited to family members and not for rental by non-family members.
- Helps current owners to provide affordable housing to friends and family.
- Obtaining approval through the permitting process is restrictive and difficult, especially with regards to additional parking and minor improvements.
- Housing in Cerritos is expensive compared to neighboring cities.
- Off street parking must be provided.
- Efficient use of owned land.
- Loss of privacy to neighbors.
- Garage parking.
- Maintain low population density.
- Renting out ADU's for additional income without proper screening of property owners can potentially create a problem for quality of life and safety to neighbors.
- More density has environmental benefits.
- ADU's diminish the value of the primary dwelling unit.
- Noise.
- Discourages home improvement.
- Additional square footage increases home values.
- Multi-general housing and housing for students.
- ADU must blend in with the neighborhood.
- Substandard construction and lack of ease of access.
- Uncontrolled density and number of tenants.
- ADU's may free up other housing units in the City.
- Good for live-in caregivers.
- Seniors and persons with disabilities can have a home.
- Finding a qualified contractor to build ADU's.
- Allow independent living for children with disabilities, with some minor supervision.
- Encourages multigenerational (or close-kin) living and benefits longer home elder care (instead of assisted living as an only option). Likely benefit a stronger neighborhood and community.
- Discourages investment that doesn't support or benefit the community such as house flipping, foreign investment (not incentivizing local/primary residence), code violations, possibility of making homes unaffordable again.
- Impact quality of life.
- ADU's allow families to provide a separate living space for their adult parents which can help offset the mortgage payment, and add to the property value.
- ADU's will help meet state Guidelines. It is innovative, affordable, and effective.
- Difficult to monitor density issues.
- Will keep homes occupied longer and will reduce new home availability.
- ADU's need to be for people with only one car on their driveway. ADU additions are preferred over garage conversions.

- ADU's increase the possibility of unpermitted or incorrect construction that may lead to hazardous conditions.
- Community can build up to its potential.
- Extra source of income.
- Lots are too small for ADU's
- I would need more information regarding ADU's.
- Homeowners should have the option to build an ADU if they want to. The City should not have a policy against ADU's.

20. Please rank the following groups by order of their need for housing and related services in the City. (1 = Greatest Need; 8 = Least Need)

447 individuals responded to this question. Forty-four (44) individuals skipped this question.

	1	2	3	4	5	6	7	8	TOTAL	SCORE
Seniors (65+ years old)	47.85%	21.05%	11.72%	6.70%	5.50%	4.07%	1.20%	1.91%	418	6.72
	200	88	49	28	23	17	5	8		
Large Extended Families (5 or more members)	11.81%	23.36%	17.06%	14.96%	11.02%	11.81%	6.56%	3.41%	381	5.31
	45	89	65	57	42	45	25	13		
Persons with Disabilities (developmental or physical disabilities)	6.49%	23.12%	24.68%	19.48%	17.14%	7.53%	1.56%	0.00%	385	5.54
	25	89	95	75	66	29	6	0		
Young Adults (19-24 years old)	17.22%	11.31%	16.20%	26.99%	12.85%	7.97%	5.91%	1.54%	389	5.38
	67	44	63	105	50	31	23	6		
Persons Experiencing Homeless	9.36%	4.01%	4.01%	7.49%	19.79%	20.86%	19.52%	14.97%	374	3.6
	35	15	15	28	74	78	73	56		
Single-Parent Head of Household	10.82%	15.46%	20.88%	16.24%	16.75%	15.72%	4.12%	0.00%	388	5.24
	42	60	81	63	65	61	16	0		
Farmworkers	0.80%	1.07%	1.07%	2.68%	8.04%	22.52%	47.99%	15.82%	373	2.45
	3	4	4	10	30	84	179	59		
Other (See Question #21 below)	7.26%	4.84%	2.82%	2.82%	2.82%	6.85%	9.68%	62.90%	248	2.37
	18	12	7	7	7	17	24	156		

21. If you selected Other as the Greatest Need in Question 20 above, please write in your response below.

Ninety-five (95) individuals responded to this question. 391 individuals skipped this question.

Responses include:

- Affordable Housing will bring in more crime.
- Veterans.
- Parking facilities to keep vehicles off the streets at night.
- Ages 30-60.
- Students.
- City Employees.
- Create a program to assist condominium owners to becoming homeowners.
- Small (3-5 members) and Young families with school-going children.

- Cerritos is not a farming community. There is no need for more homeless people in Cerritos.
- Need to bring more high-income earners to the City.
- First time homeowners
- Young, married couples.
- Single, middle-aged adults.
- Low-income parents.
- People that work in nearby cities.
- People that can afford to purchase housing.
- Seniors who do not meet the criteria for low income, with accommodations for reduced mobility.
- Cerritos is already full, and the master plan has been fulfilled, by educated professional people who can't afford to live here. End of story. The government is trying to stash people in every corner and provide them with paid living expenses buy money from hard-working Americans. A little social services is necessary but my God the takers are going to outnumber the makers very soon. This needs to stop. Put the burden on the people who are able to support themselves plenty of desert land in Nevada for the taking. Don't cram them into Cerritos and make the working citizens pay for them.
- Public service employees such as teachers, custodians, office assistants.
- Recent college graduates.

22. What types of housing would be a good addition in the City of Cerritos.

475 individuals responded to this question. Eleven (11) individuals skipped this question. Respondents were able to select more than one (1) choice.

	Responses	Percentage (Based on Number of Individuals who Responded to Survey - 475)
Traditional Single-family Homes (detached house)	305	64.21%
Small Lot/Small Yard Single-family Homes (detached house)	197	41.47%
Condos or Townhomes	245	51.58%
Duplex, Triplex, or Fourplex Units	129	27.16%
Transitional or Supportive Housing (affordable and special needs housing linked to supportive services), particularly for persons experiencing homelessness or with disabilities)	63	13.26%
Emergency Homeless Shelter	37	7.79%
Student Housing (off university campus housing for students)	89	18.74%
Senior Housing (age restricted/65+ years old)	250	52.63%

	Responses	Percentage (Based on Number of Individuals who Responded to Survey - 475)
Affordable Housing (restricted by deed or special agreement)	105	22.11%
Accessory Dwelling Units (ADUs or Second Units/“Granny Flats”)	127	26.74%
Assisted Living Facilities	139	29.26%
Other (See Below)	23	4.84%

“Other” responses include:

- Churches to allow people who live in their cars to park overnight as some churches do in LA.
- Build high-rise condominiums and apartments at the mall or industrial/commercial areas.
- New 2,800-4,000 sq. ft. homes give grants to condominium owners to encourage detached homeownership.
- Single-story courtyard homes with minimal front yard landscaping.
- Rebuild old homes to newer styles with good design.
- Nursing home or Memory care home, Hospice care.
- Absolutely no homeless facilities or transitional housing.
- Affordable housing for young families to access schools.
- Large house and lots.
- Housing for teachers.

23. Are there any other ideas you would like to suggest the City consider to create more housing opportunities or as part of its Housing Element Update?

172 individuals responded to this question. 314 individuals skipped this question.

Responses include:

- Prioritize sidewalks and street improvements, manage overgrown trees, parks and City facilities over housing opportunities.
- Prioritize maintenance of parking regulations.
- Keep the City clean.
- Consider mixed-use development like American in Glendale.
- The City is overcrowded and does not need more housing.
- Keep Cerritos a safe community and limit low-income housing.
- High-rise residential building.
- Temporary housing with restroom and shower facilities.
- Traffic and noise.
- Single-family detached or multi-dwelling like Aria Apartments.
- Conversion of abandoned business buildings to housing units.
- Maintain current standards for parking restrictions and building maintenance.

- Gated communities for single-family homes.
- Rent-controlled high-rise condominiums surrounding Cerritos mall.
- Boost law enforcement presence.
- Affordable Apartment units.
- Consider the effect on quality of life for residents before constructing dense housing within the City.
- Maintain the small community feel of Cerritos.
- I think the city should work on creating more mixed-use development. Lots of shopping plazas and community areas specifically within the H, I, G, and J sections of the city (refer to the 10th question of this survey) are very run down or do not have the shops people prefer, and people on that side of town have to travel to the West side of Cerritos for shopping and dining. I think Cerritos could become a more inviting and vibrant city while developing more housing to meets its housing element by integrating more mixed-use development.
- Create grants for current condominium owners to own homes in gated community with pool-size lots.
- No overnight parking, no ADU's, no short-term rentals, no Homeless shelters.
- Model Cerritos after upscale communities such as Irvine and Rancho Palos Verdes.
- Build more affordable housing for those who are very low income.
- Incorporate traffic/transportation consideration; Effectively preclude large-scale, high-density unless mass transport is included; Reassess viability of reactivating real right-of-way and create higher density corridor with access to shopping.
- Less unaffordable vacancies, office, retail, home.
- Keep Cerritos the way it is.
- Be lenient on permits to make changes to existing homes.
- Partner with the City of Artesia.
- Allow vertical expansion in commercial and industrial areas (Cerritos Industrial Park, Cerritos Towne Center, Cerritos Mall)
- Impact on School and City services.
- The City needs to keep in mind the qualities that makes Cerritos so attractive to live in - safety, security, parks, cleanliness, and quality of residents. If the City decides to interject homeless or low income housing in areas where residents own homes in value of \$800,000 + the City will see a large percentage of people fleeing the City.
- Consider improving the permitting process to not deter people from obtaining permits for remodel or other construction projects.
- We do not need more apartments or affordable housing.
- Utilize areas like Regional Park to accommodate housing.
- Work with nonprofits to assist homeless and low-income populations.
- Zero-lot line, no yard type of homes.
- Program for renters as prospective buyers.
- Consider existing options such as apartments at Aria and Avalon that have been unoccupied for years as possible housing units to meet the Housing Element requirement.

- Allow for small 2-3 room Condos/Townhomes to be built and make sure Developer agrees to keep costs low. Strictly control the cost of renting those houses.
- Stop focusing on the rich and be more accessible to the less fortunate.
- More diverse community outreach, more opportunity to engage neighbors.
- Stop restricting overnight parking in residential neighborhoods.
- Develop apartments adjacent to shopping malls to reduce transportation issues.
- Prioritize homeownership to young families as they are the groups looking to move into the City due to the success of our schools.
- Develop more Senior housing.
- Create pre-approved and standardized plans to rebuild old homes in order to help lower the cost of building new homes.
- Consider annexing or purchasing land from other agencies or neighboring cities to increasing the housing stock, such as what we did in Emerald Villas in the city of La Palma.
- Consider having student housing/apartment living developed close to Cerritos College and maintained by HOA.
- Annex and/or develop underutilized industrial zones to more higher-density housing, and adding additional educational, health, policing, fire, and commercial centers in the rezoned area. I highly suggest negotiating with neighboring cities to purchase or annex commercial centers and warehouse space and acting as landlord to any future development on the properties.
- Enforce strict rules on maintaining low-income housing.
- Develop more attractive housing with better design.
- Reduce retail.
- Better management at Aria.
- Rezoning of high schools and empty lots for residential housing.
- Mixed-use at the Los Cerritos shopping center.
- The current parking curfew is effective.
- Less apartment buildings, more single-family housing.
- As someone who grew up in the City, and now a homeowner, I'm unfortunately seeing a significant loss in community, favoring the highest bidder instead of the incentivizing new homeowners or young families willing to plant roots. I'm not sure what type of housing can best support or fix that problem. Also as my parent's generations are getting older and becoming less-abled, I've noticed a surprising abundance of Cerritos homes (built in the 60s/70s) that are completely uncatering to elder needs such as full bathroom only upstairs, and many unnecessary steps into and leading from the main entrance. Whatever new structures are built, in addition to being aesthetically pleasing and functional, I would ask they also be future compatible to elder needs such as 1st level units and no stairs.
- Upgrade and maintain existing homes.
- Affordable/rental condominiums for college students.
- We do not want multi-level condominiums near us.
- Make assisted living facilities more affordable.
- Consider the proximity of freeways to new homes.

- Single-story rental property for low income seniors.
- The master plan for this city created in the 70s to make it a bedroom community with commercial zones away from neighborhoods is awesome, parking restrictions and prohibiting ADU's and converted garage is brilliant. Don't change a thing. Use the cow buses to give people a one-way trip to the state of Nevada. Were full.
- Multi-use housing would be acceptable around the mall.
- High-density apartments like Aria are acceptable as long as they are not right next to single-family neighborhoods.
- Offer senior living communities where Cerritos residents can sell their homes & downgrade into smaller living units while pocketing profits from selling their homes.
- Congregational Overlay Zone.
- Consider developing available land at the Cerritos Towne Center.
- Support current Cerritos residents and employees versus non-residents.
- Add mixed-use housing/retail/office space in the old Sear Building to attract young families.
- Remove restrictions on room addition and upgrades by existing homeowners.
- Work with state to receive grants and incentives for housing developments.
- Consider disability access when issuing permits.
- Utilize shipping containers by refashioning into tiny homes.
- Good quality Senior living facilities like Leisure World.
- Simplify ADU permitting process, streamline entitlement process for developers.
- New construction or redesigned housing.
- Duplex type homes.
- Convert townhouses to condominiums.
- Identify parcels for low-income housing and find developers to build them; Allow duplexes in single-family residential neighborhoods; Pre-approve ADU plans, particularly the pre-fab ADUs that can go up quickly; Streamline permitting for multifamily projects; make them approved ministerially; Make it more difficult for neighbors to delay or reject legal multifamily projects; Get rid of parking minimums.
- Affordable "starter" homes under 1600 sf. (min 2 parking spaces). We have plenty of large homes that young families can't afford starting out. Also, smaller, one story homes for Seniors, empty nesters, or even young families. We started in 1434 sf in Norwalk, (3br/2ba) eventually upgraded to Cerritos but 2100 sf is plenty of space.
- Please consider the traffic and congestion the addition of multiple units in one area would bring. We already have schools that need help with truck traffic using the streets they are on when they are not supposed to use these streets as truck routes, Carmenita for example. Trucks pass Stowers Elementary and Carmenita Middle School when they are not supposed to use that route. More traffic on streets like Carmenita would cause issues with school crossings. Also, using some of the areas that have been suggested for new housing, like the intersection of Carmenita and Artesia would mean closing some of the only retail businesses we still have on that side of our city. The idea of using underused office space or warehouse facilities would be a good idea.

24. If you would like to be more involved with the City's Housing Element Update, or stay up-to-date and notified of updates to the Housing Element process, please provide your email address here

133 individuals provided their contact information. 353 individuals skipped this question.

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Figure A-2. Community Workshop Flyer

CITY OF CERRITOS
2021-2029 HOUSING ELEMENT UPDATE



**PLEASE JOIN US FOR A
COMMUNITY WORKSHOP***

**TO DISCUSS THE FUTURE OF HOUSING
IN THE CITY OF CERRITOS**

WEDNESDAY, JUNE 30, 2021

6:00 - 7:00 P.M.

**CERRITOS CENTER FOR THE
PERFORMING ARTS, SIERRA ROOM**

18000 PARK PLAZA DRIVE, CERRITOS, CA

The City of Cerritos is currently in the process of updating its 2021-2029 Housing Element, which will include goals, policies, and programs for future housing development in the City. As part of this process, community participation and input is important.

We want to hear from you!

*This community workshop will be held in-person as detailed above. All State of California and County of Los Angeles COVID-19 protocols and guidelines will be implemented, including physical distancing and facial covering requirements deemed appropriate for the workshop.

For questions or comments, please contact the Department of Community Development at (562) 916-1201 or email HousingElement@cerritos.us.



Figure A-3. Community Workshop Poll Results

Cerritos HEU Community Workshop poll

22 Jun - 12 Jul 2021

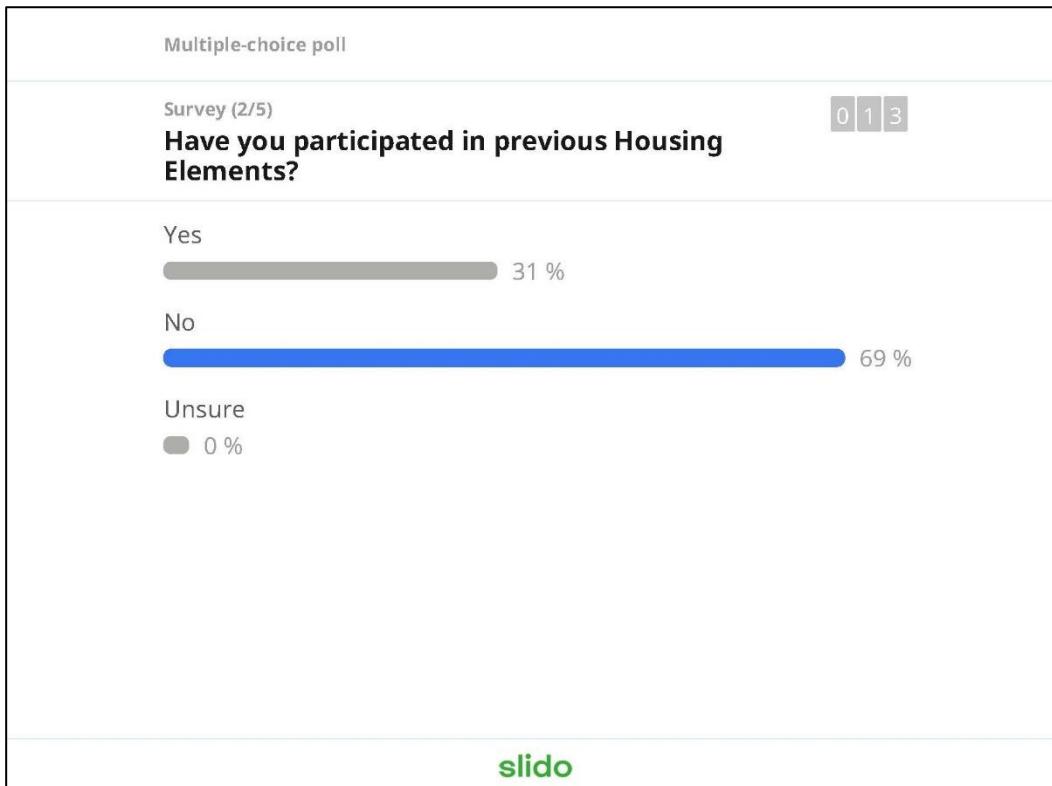
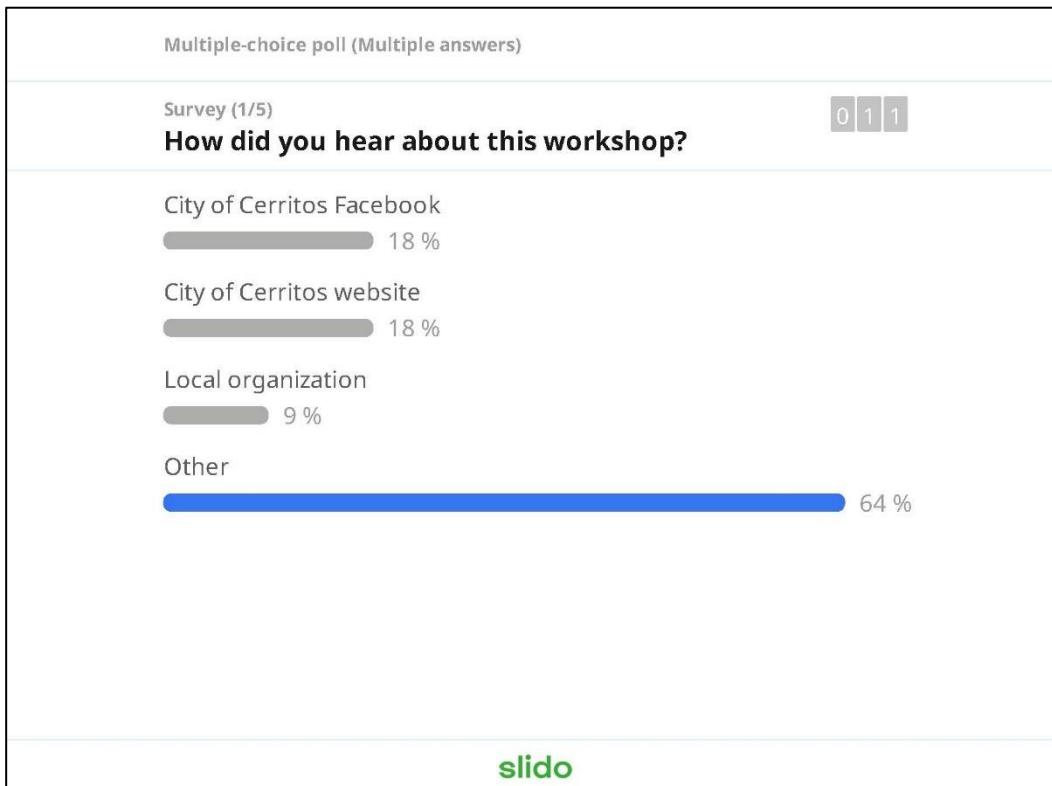
Poll results

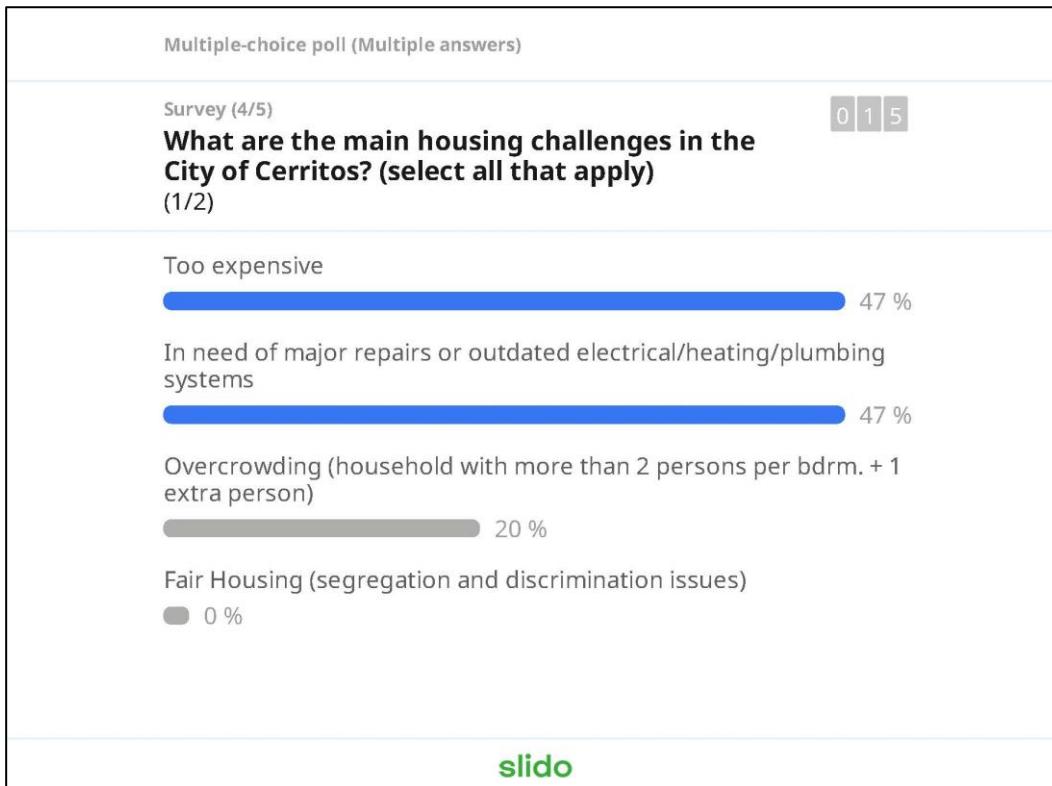
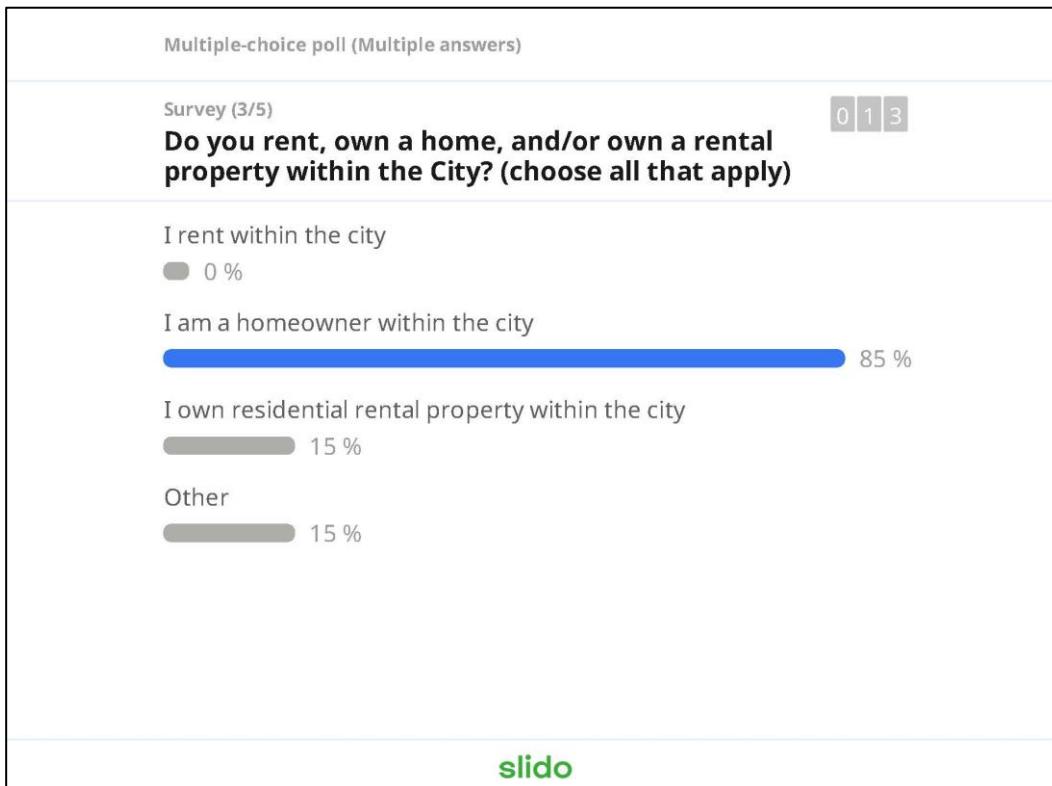
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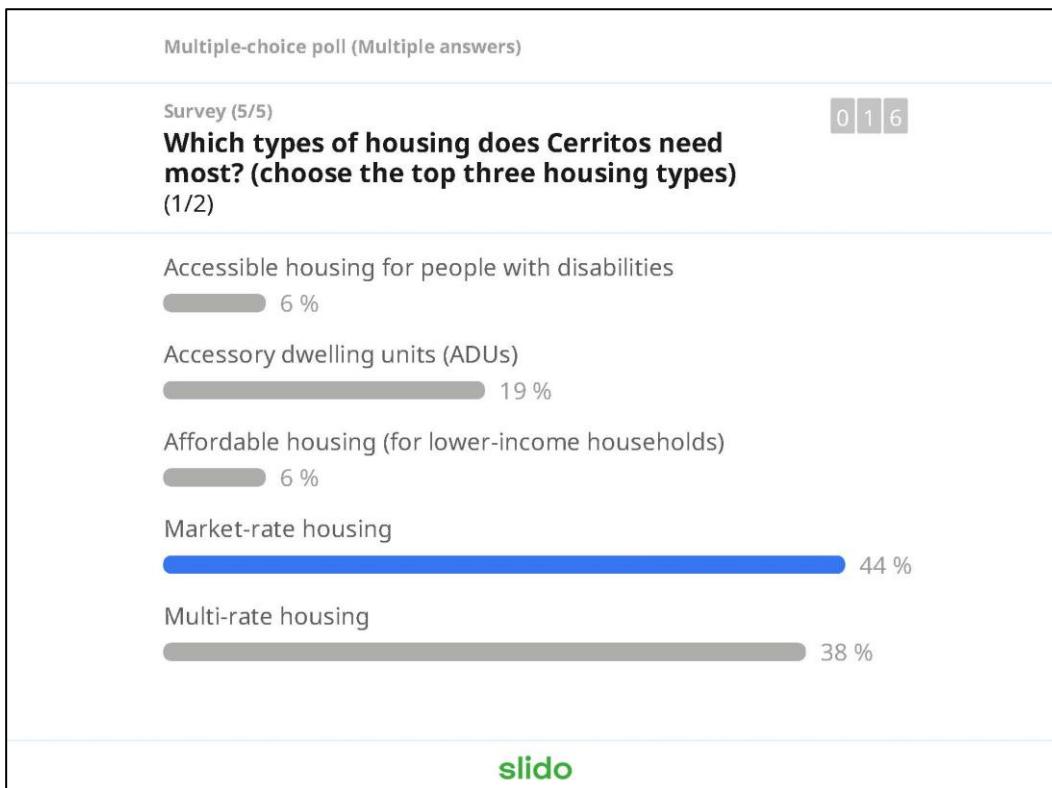
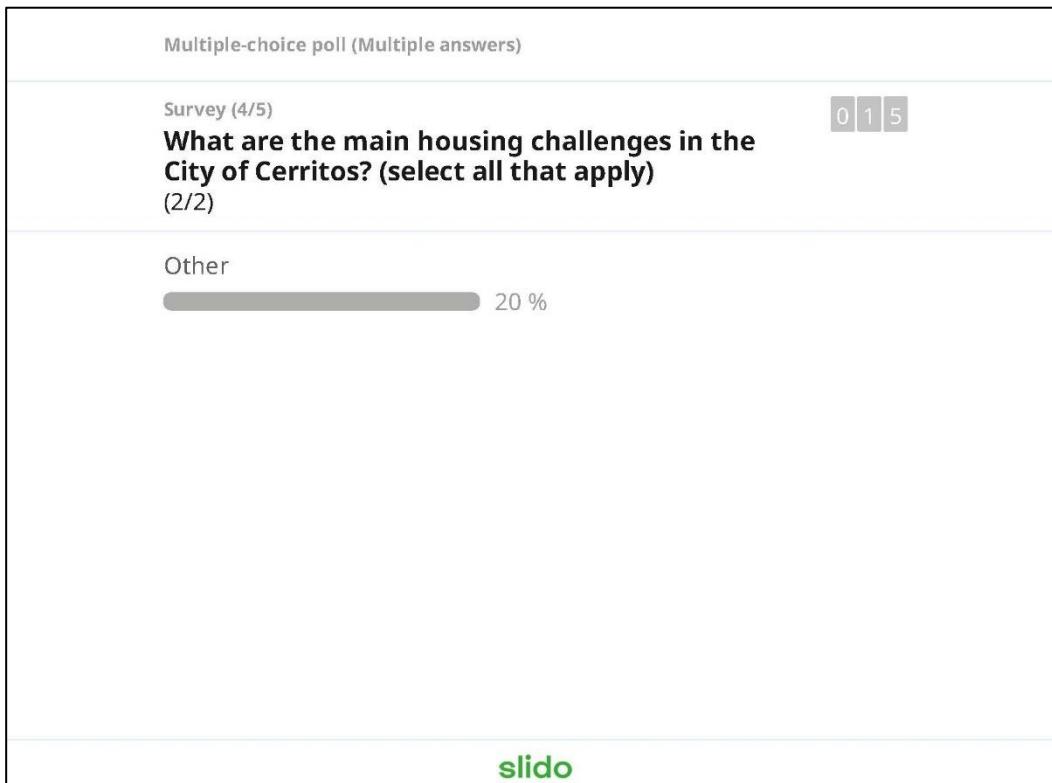
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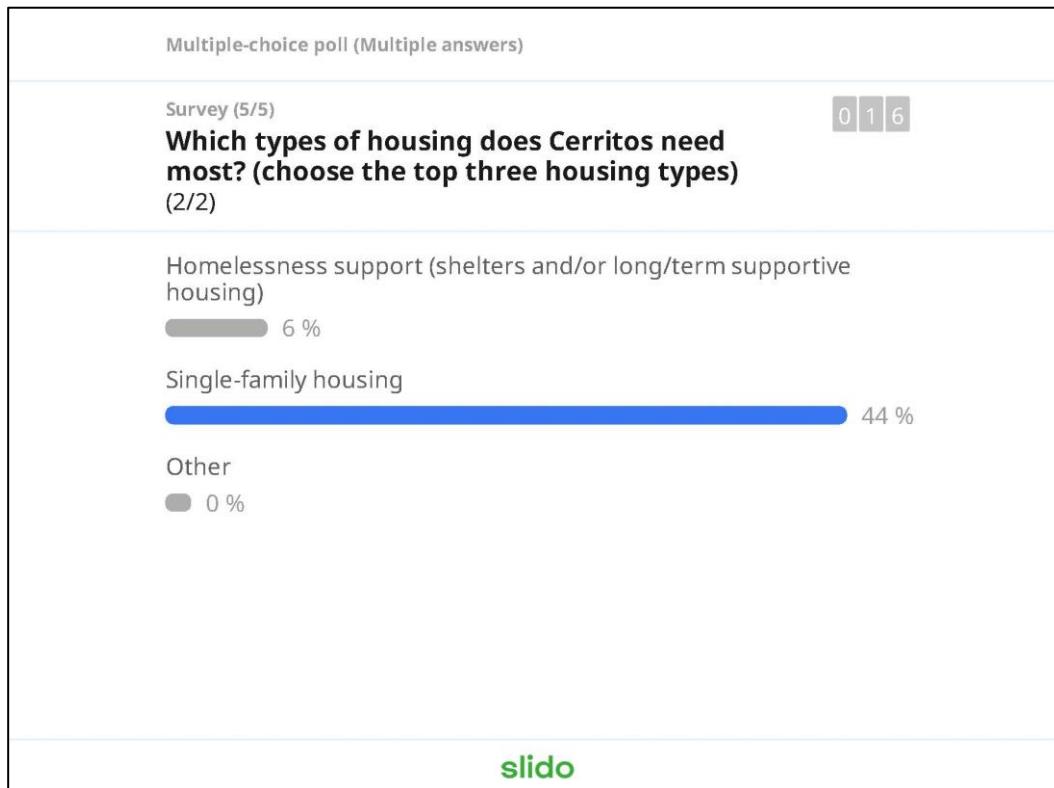
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Table A-2. Draft 2021-2029 Housing Element Review Distribution List

Adjacent Cities and County	
City of Santa Fe Springs 11710 Telegraph Road Santa Fe Springs, CA 90670	City of Lakewood 5050 N. Clark Lakewood, CA 90701
City of Norwalk 12700 Norwalk Boulevard Norwalk, CA 90650	City of Buena Park 6650 Beach Boulevard Buena Park, CA 90620
City of La Palma 7822 Walker Avenue La Palma, CA 90620	City of Bellflower 16600 Civic Center Drive Bellflower, CA 90706
City of Artesia 18747 Clarkdale Avenue Artesia, CA 90701	City of Cypress 5275 Orange Avenue Cypress, CA 90630
Los Angeles County Regional Planning Department, Room 1390, Hall of Records Los Angeles, CA 90012	Orange County Housing and Community Development 1770 N. Broadway Santa Ana, CA 92706
Non-profit Housing Organizations	
Los Angeles County Housing Authority 2 Coral Circle Monterey Park, CA 91755	A Community of Friends 3345 Wilshire Boulevard 100 Los Angeles, CA 90010
Access Community Housing, Inc. 2250 E. Imperial Highway, #200 El Segundo, CA 90245	Affordable Homes P.O. Box 900 Avilla Beach, CA 93424
BUILD Leadership Development Inc. 1280 Bison, Ste. B9-200 Newport Beach, CA 92660	Century Housing Corporation 300 Corporate Pointe, Ste. 500 Culver City, CA 90230
Community Partnership Development Corporation 7225 Cartwright Avenue Sun Valley, CA 91352	Community Rehabilitation Services, Inc. 4716 Cesar E. Chavez Avenue Los Angeles, CA 90022

FAME Housing Corporation 2248 S. Hobart Boulevard Los Angeles, CA 90018	Foundation for Quality Housing Opportunities, Inc. 4370 Tujunga Avenue, Ste. 310 Studio City, CA 91604
Hope-Net 760 S. Westmoreland Avenue Los Angeles, CA 90005	Los Angeles Housing Partnership, Inc. 1200 Wilshire Blvd., Ste. 307 Los Angeles, CA 90017
Pico Union Housing Corporation 1345 S. Toberman Los Angeles, CA 90015	Shelter for the Homeless 15161 Jackson Street Midway City, CA 92655
Skid Row Housing Trust 1317 E. 7th Street Los Angeles, CA 90021	Southern California Housing Development Corporation 9065 Haven Avenue, Ste. 100 Rancho Cucamonga, CA 91730
Public Law Center 601 Civic Center Drive West Santa Ana, CA 92701-4002	The Kennedy Commission 17701 Cowan Avenue, Suite 200 Irvine, CA 92614
Southern California Association of NonProfit Housing (SCANPH) 3345 Wilshire Boulevard, Suite 1005 Los Angeles, CA 90010	
Various Service Providers	
Cerritos Senior Center 12340 South Street Cerritos, CA 90703	Su Casa Family Transitional Center 3840 Woodruff Avenue, Suite 203 Long Beach, CA 90808
Metro Water District P.O. Box 54153 Los Angeles, CA 90054	Southern California Edison 2800 E. Willow Street Long Beach, CA 90806
Bellflower Unified School District 16703 S. Clark Avenue Bellflower, CA 90706	County of Los Angeles Sanitation District P.O. Box 4998 Whittier, CA 90607
Consolidated Sewer Maintenance County Engineer P.O. Box 1460 Alhambra, CA 91802	California Department of Transportation 100 S. Main Street Los Angeles, CA 90012

Four Corners Pipe Line Company 5900 Cherry Avenue Long Beach, CA 90805	Artesia Cemetery District P.O. Box 728 728 Artesia, CA 90702-0728
Los Angeles County Fire Department Fire Prevention Division, Water Access Section 5823 Rickenbacker Road Commerce, CA 90040	Cerritos Community College 11110 Alondra Boulevard Norwalk, CA 90650
Water Replenishment District 4040 Paramount Boulevard Lakewood, CA 90712	Local Government Services P.O. Box 10448 Arlington, VA 22210-1448
Southern California Gas Company 1919 S. State College Boulevard Anaheim, CA 92806-6114	Classic Estates 13217 South Street Cerritos, CA 90703
County of Los Angeles Department of Public Works-Sewer Maintenance Ninth Floor P.O. Box 1460 Alhambra, CA 91802	Greater Los Angeles County Vector Control District 12545 Florence Avenue Santa Fe Springs, CA 90670-3919
ABC Unified School District 16700 Norwalk Boulevard Cerritos, CA 90703	Bellflower Unified School District 16703 S. Clark Avenue Bellflower, CA 90706
Rancho Southeast Association of Realtors 11812 South Street, Suite 200 Cerritos, CA 90703	Cerritos Regional Chamber of Commerce 3259 East South Street Cerritos, CA 90703
Southern Pacific Transportation Co. 13181 Crossroads Parkway, North Suite 500 City of Industry, CA 91746-3468	
Homeless Information/Assistance Agencies	
Los Angeles Homeless Services Authority 548 E. Spring Street, Ste. 400 Los Angeles, CA 90013 (213) 683-3333	Shelter Partnership, Inc. 523 West 6th Street, Ste. 616 Los Angeles, CA 90014 (213) 688-2188

<p>City of Cerritos 18125 Bloomfield Avenue Cerritos, CA 90703 (562) 916-1201</p>	<p>Cerritos Sheriff Department 18325 Bloomfield Avenue Cerritos, CA 90703 (562) 860-0044</p>
<p>Salvation Army 11723 Firestone Boulevard Norwalk, CA 90650 (562) 863-1893</p>	<p>St. John Lutheran Church 18422 Bloomfield Avenue Cerritos, CA 90703 (562) 865-5646</p>
<p>Holy Family Catholic Church 18708 S. Clarkdale Avenue Artesia, CA 90701 (562) 865-2185</p>	<p>Su Casa 3840 Woodruff Avenue, Suite 203 Long Beach, CA 90808 (562) 421-6537</p>
<p>Rio Hondo Emergency Shelter 12300 Fourth Street Building 213 Norwalk, CA 90650 (562) 863-8805</p>	<p>Los Cerritos YMCA 18730 Clarkdale Avenue Artesia, CA 90701 (562) 925-1292</p>

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Appendix B

RESIDENTIAL SITES INVENTORY

Appendix B Residential Sites Inventory

Table B-1. Underutilized Residential Sites Not Requiring Rezoning

Site Address/ Intersection	APN	Current General Plan	Current Zoning	Min Density Allowed	Max Density Allowed	Parcel Size (Acre)	Existing Use/ Vacancy	Infra- structure	Publicly Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Capacity	HE Site ID	Year Built
17200 Clarkdale Ave	7033-004-039	Low Density	RS-6500	2	5.5	0.7	Vacant	YES - Planned	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant				5	5	Site 1	
19318 Ely Ave	7054-013-001	Low Density	RS-6500	2	5.5	0.73	Residential , 1	YES - Planned	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant				1	1	Site 8	1910
19402 Ely Ave	7054-013-002	Low Density	RS-6500	2	5.5	0.48	Residential , 1	YES - Planned	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant				1	1	Site 8	1922
19408 Ely Ave	7054-013-003	Low Density	RS-6500	2	5.5	0.44	Residential , 1	YES - Planned	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant				1	1	Site 8	1950
TOTAL						<u>2.35</u>									<u>8</u>	<u>8</u>		

Table B-2. Candidate Sites Identified for Rezoning/Overlay to Accommodate Shortfall Housing Need

HE Site ID	Site Address/Intersection	APN	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Parcel Size (Acre)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min Density Allowed	Max Density Allowed	Total Capacity	Vacant/ Nonvacant	Existing Uses	Year Built	Additional Information
Site 7	Arbor PI/ Valley View Ave	7003-013-903				7	0.13	Light Industrial	M	Mixed Use	ADP	30	80	7	Vacant	Vacant		
Site 7	14133 Arbor PI	7003-013-002	39	19	18	9	1.55	Light Industrial	M	Mixed Use	ADP	30	80	85	Non-Vacant	Industrial/Office	1972	Building over 50 years old, lot consolidation potential
Site 7	14141 Arbor PI	7003-013-003	88	44	42	19	3.53	Light Industrial	M	Mixed Use	ADP	30	80	193	Non-Vacant	Industrial/Office	2018	Expiring lease during 6 th cycle HE, building over 40 years old, lot consolidation potential
Site 7	14103 Arbor PI	7003-013-011	24	12	11	5	0.95	Light Industrial	M	Mixed Use	ADP	30	80	52	Non-Vacant	Industrial/Office	1980	Building over 40 years old, lot consolidation potential
Site 7	16412 Berwyn Rd	7003-013-010	35	17	16	7	1.38	Light Industrial	M	Mixed Use	ADP	30	80	75	Non-Vacant	Industrial/Office	1980	Expiring lease during 6 th cycle HE, building over 40 years old, lot consolidation potential
Site 7	16402 Berwyn Rd	7003-013-009	36	18	17	8	1.44	Light Industrial	M	Mixed Use	ADP	30	80	79	Non-Vacant	Industrial/Office	1980	Building over 40 years old, lot consolidation potential
Site 7	16401 Berwyn Rd	7003-013-008	41	20	19	9	1.64	Light Industrial	M	Mixed Use	ADP	30	80	89	Non-Vacant	Industrial/Office	1980	Expiring lease during 6 th cycle HE, building over 40 years old, lot consolidation potential
Site 7	16417 Berwyn Rd	7003-013-012	40	20	19	9	1.62	Light Industrial	M	Mixed Use	ADP	30	80	88	Non-Vacant	Industrial/Office	1980	Building over 40 years old, lot consolidation potential
Site 7	14100 Arbor PI	7003-013-016	142	69	66	30	5.62	Light Industrial	M	Mixed Use	ADP	30	80	307	Non-Vacant	Industrial/Office	1968	Building over 50 years old, lot consolidation potential
Site 7	14120 Arbor PI	7003-013-022	79	39	38	18	3.18	Light Industrial	M	Mixed Use	ADP	30	80	173	Non-Vacant	Industrial/Office	1976	Building over 40 years old, lot consolidation potential
Site 7	16601 Valley View Ave	7003-013-901	131	66	63	21	5.16	Light Industrial	M	Mixed Use	ADP	30	80	281	Vacant	Vacant		Caltrans controlled, City to purchase parcel for residential uses, lot consolidation potential
Site A	20106 Pioneer Blvd	7055-017-020	10	10			0.89	Community Commercial	CN	High Density	ADP	20	60	20	Non-Vacant	Multi-tenant Commercial	1967	Property owner interest to sell for residential development, tenant vacancies, building over 60 years old, lot consolidation potential
Site A	20122 Pioneer Blvd	7055-017-010	8		7		0.67	Community Commercial	CN	High Density	ADP	20	60	15	Non-Vacant	School	1950	Property owner interest to sell for residential development, building over 70 years old, lot consolidation potential
Site A	20200 Pioneer Blvd	7055-017-011			8		0.38	Community Commercial	CN	High Density	ADP	20	60	8	Non-Vacant	Med Office	1950	Building over 70 years old, lot consolidation potential
Site A	20223 Cabrillo Rd	7055-017-002		2	7	20	1.33	Community Commercial	CN	High Density	ADP	20	60	29	Non-Vacant	Daycare	1967	Building over 50 years old, lot consolidation potential
Site B	11238 183rd St	7038-014-016				375	19.53	Regional Commercial	CR	Mixed Use	ADP	30	80	375	Non-Vacant	Shopping Center	1981	Discontinued commercial use; property owner interest to develop mixed-use, including residential uses
TOTAL			673	335	331	537	49							1,876				

Table B-3. Summary of Inventory of Land Suitable for Residential Development

	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Residential Capacity
<i>6th Cycle RHNA</i>	679	345	332	552	1,908
Site 1	-	-	-	5	5
Site 7	655	323	309	142	1,429
Site 8	-	-	-	3	3
Site A	18	12	22	20	72
Site B	-	-	-	375	375
ADUs	6	10	1	7	24
Total	679	345	332	552	1,908



Appendix C

AFFIRMATIVELY FURTHERING FAIR HOUSING

Appendix C Affirmatively Furthering Fair Housing Assessment

C.1 Introduction and Summary of AB 686

In 2018, California passed Assembly Bill (AB 686) as the statewide framework to affirmatively further fair housing (AFFH) to promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations. AB 686 defined “affirmatively furthering fair housing” to mean “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The bill added a required assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction’s fair housing enforcement and outreach capacity;
- An analysis of segregation patterns, racially/ethnically concentrated areas of poverty, disparities in access to opportunities and disproportionate housing needs;
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) that can receive U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

For the purpose of HUD CPD funds (CDBG, HOME, and ESG), the County of Los Angeles functions as the lead agency to receive these funds on behalf of 48 cities (with population less than 50,000), including the City of Cerritos, and the unincorporated Los Angeles County areas. Collectively, this geography is known as the Urban County. Some of the data provided by HUD for the purpose of housing and community development and AFFH analysis is based on this collective Urban County geography.

C.2 Fair Housing Assessment

C.2.1 Enforcement and Outreach

Cerritos is part of the CDBG Urban County program, which contracts with the Housing Rights Center (HRC) for fair housing services. In FY 2019-2020, HRC received 2,038 calls for general housing inquiries and 356 calls related to fair housing inquiries. Among the 356 inquiries, fair housing issues relating to disabilities (physical and mental) represented the majority (82 percent) of the protected classifications. There were significantly fewer calls related to source of income, at 5 percent of the inquiries.

During FY 2019-2020, 83 fair cases were opened, with the majority being reconciled or withdrawn. Two cases were referred to litigation and three cases were referred to the Department of Fair Employment and Housing (DFEH). Among the 83 cases opened, physical disability (47 percent), mental disability (22 percent), and source of income (19 percent) represented the majority of the protected classes.

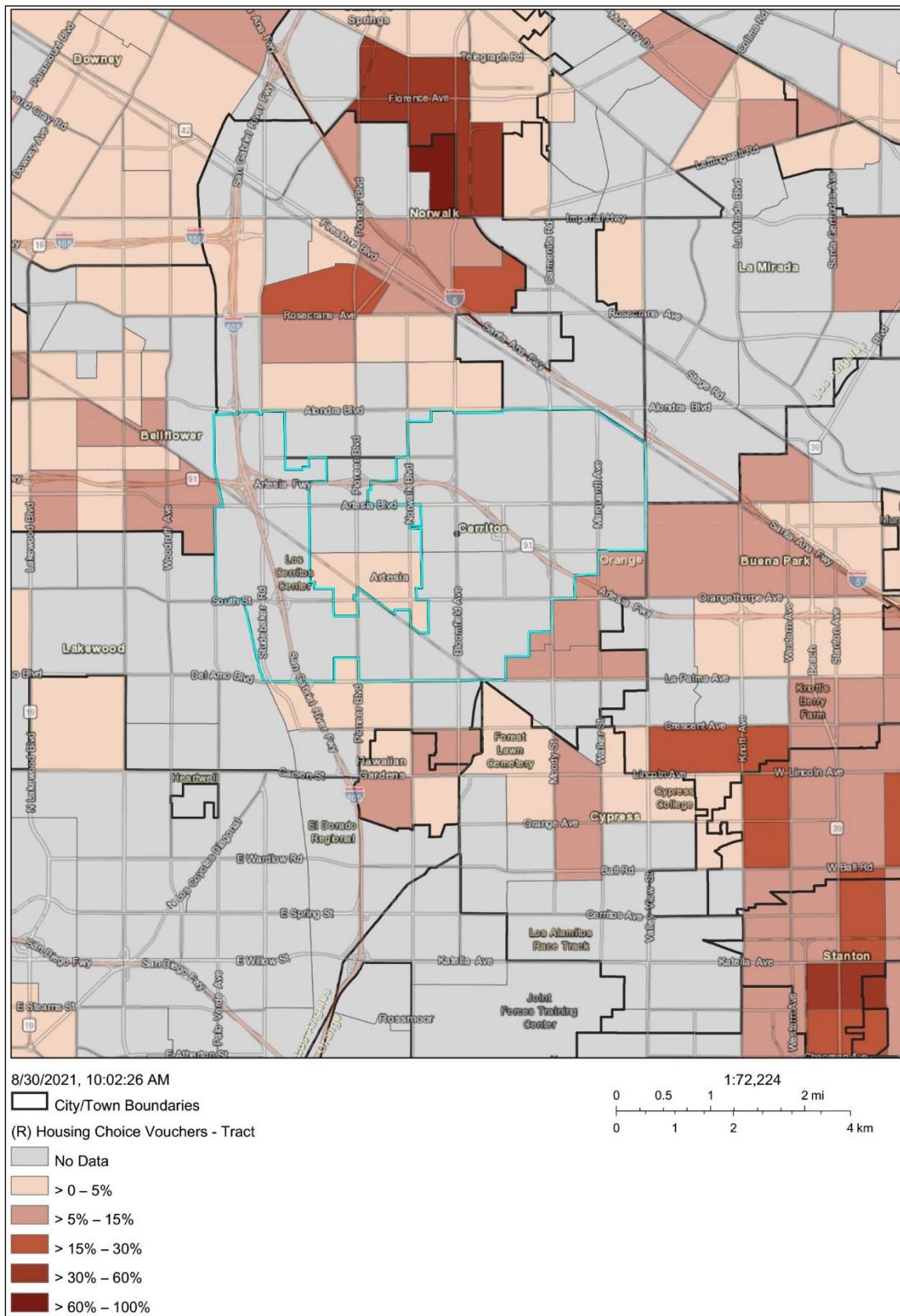
Annually, HRC conducts outreach and education throughout the Los Angeles Urban County. Typical activities include public service announcements, media, advertisements; community presentations; literature distribution; and management trainings.

For federally funded Urban County programs, Cerritos has committed to complying with the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. §§ 3601 et seq., by ensuring that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status (having children under age 18), or sex. The Los Angeles County Development Authority (LACDA) policy prohibits discrimination in any aspect of housing on the basis of race, color, religion, national origin, disability, familial status, or sex. Furthermore, the HRC, under contract with LACDA, monitors fair housing compliance for both State and federal fair housing laws.

As shown in Figure C-1, there is no publicly available data for housing choice vouchers in Cerritos tracts. To protect the confidentiality of individuals receiving Housing Choice Voucher Program assistance, tracts containing 10 or fewer voucher holders have been omitted. Further, there are no public housing buildings located in the City. HUD's Office of Fair Housing and Equal Opportunity (FHEO) received 3 fair housing inquiries from January 2013 to March 2021. Of these, 1 was identified as "Failure to Respond," 1 was "No Valid Issue" and 1 was "Other Disposition." Fair housing inquiries and complaints are filed directly to and are resolved by HUD and not the City of Cerritos.

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Figure C-1. City of Cerritos Housing Choice Vouchers



Source: California Department of Housing and Community Development (HCD) Data Viewer, 2021.

C.2.2 Integration and Segregation

Race/Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. According to the 2015-2019 ACS, 29,655 persons in Cerritos classified themselves as Asian, which translates to almost 60 percent of the population. For people reporting one race alone, White persons represented the second largest race category with 9,937 persons, or 19.8 percent of the population, and Black or African American persons made up 8.6 percent of the population in 2019. Hispanic or Latino persons of any race made up 13.8 percent of the 2019 population.

HUD tracks racial or ethnic dissimilarity trends for the Los Angeles Urban County, which includes Cerritos, and the overall Los Angeles County region.¹ Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for the Urban County and Los Angeles County from 1990 to 2020 are shown in Table C-2. Dissimilarity between non-White and White communities in the Urban County and Countywide has worsened since 1990. In the Urban County and countywide, dissimilarity between Hispanic/White and Asian or Pacific Islander/White communities has worsened, while dissimilarity between Black and White communities has improved. Based on HUD's definition of the various levels of the index, segregation between Asian or Pacific Islander and White communities is moderate, while Non-White/White, Black/White and Hispanic/White communities are highly segregated.

Table C-2. Racial/Ethnic Dissimilarity Index

	1990	2000	2010	2020
Los Angeles Urban County				
Non-White/White	53.33	53.62	53.85	55.87
Black/White	68.29	63.51	60.24	64.21
Hispanic/White	62.81	64.99	64.38	65.12
Asian or Pacific Islander/White	41.58	48.57	49.62	52.79
Los Angeles County				
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.4	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59

Sources: U.S. Department of Housing and Urban Development (HUD) Affirmatively Furthering Fair Housing (AFFH) Database, 2020.

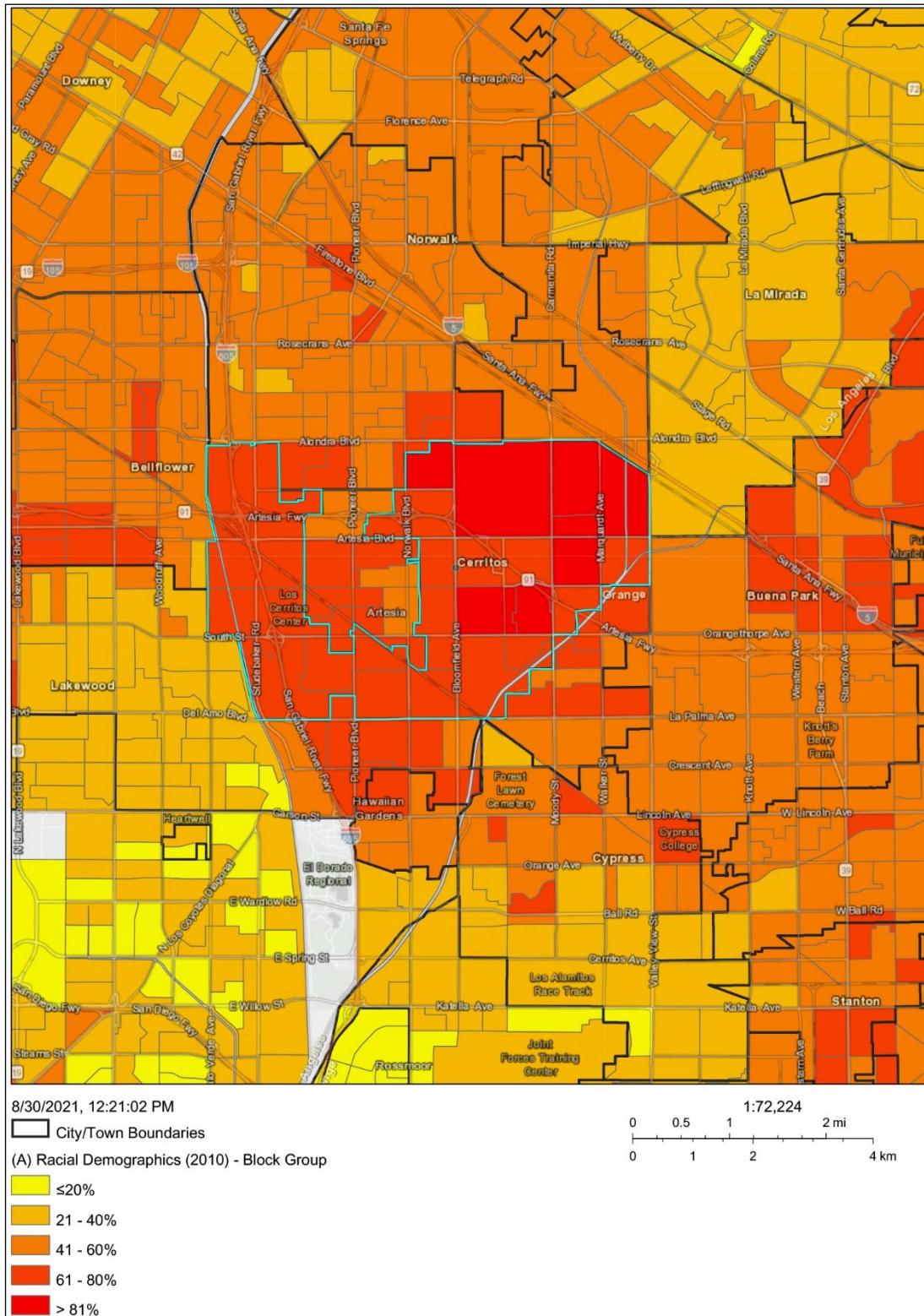
¹ Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Figure C-2 and Figure C-3 compare racial or ethnic minority concentrations in the City of Cerritos in 2010 and 2018. Since 2010, there has been an increase in racial/ethnic minority populations, and as a result, most of the City is now in the greater than 81 percent non-White population category. Census block groups in the northwestern and southern portions of the City had been largely in the greater than 61 percent non-White category in 2010.

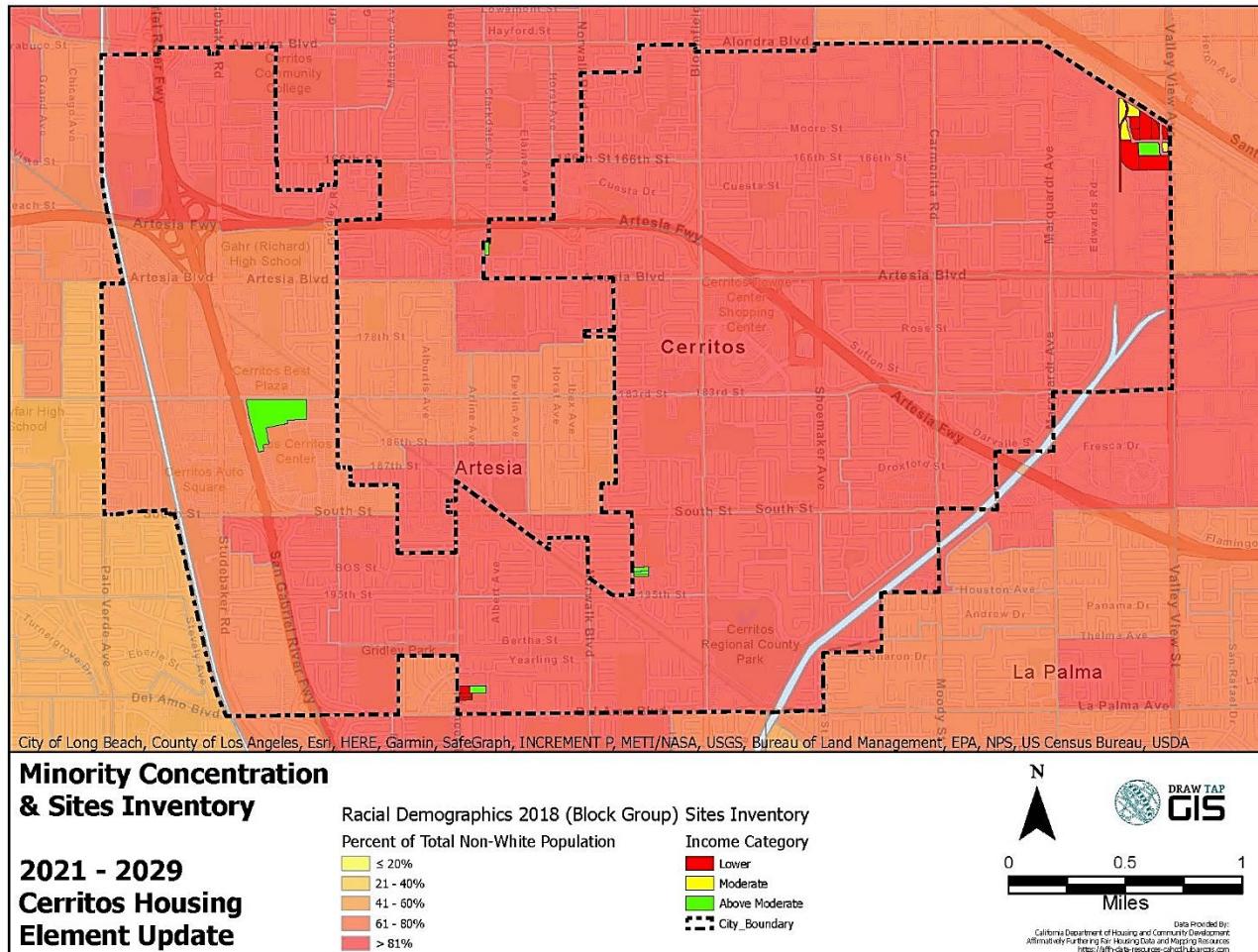
The 2018 Analysis of Impediments to Fair Housing Choice for the County of Los Angeles (2018 AI) reports that cities such Cerritos, Diamond Bar, and San Gabriel contain high concentrations of Asian (non-Hispanic) residents, as do Alhambra, Rosemead, and the Koreatown neighborhood west of Downtown Los Angeles. Figure C-4 shows high level of segregation among Asian, Hispanic, and White populations in the subregional area.

Figure C-3 and Table C-3 also show the sites inventory used to meet the City's 2021-2029 Regional Housing Needs Assessment (RHNA). The RHNA sites are located throughout the City, with the largest clusters in the western and northeastern parts of the City, where racial/ethnic minorities make up 61 percent to 80 percent and greater than 81 percent of the population, respectively. While these areas are made up of large racial/ethnic minority populations, the City anticipates new housing on RHNA sites (specifically Sites A and 7) to be developed as mixed-income projects, which will expand affordable housing opportunities to other populations. Cerritos has a successful track record of facilitating development of affordable mixed-income projects, such as Fountain Walk, The Grove at Cerritos, Emerald Villas, and Pioneer Villas, which foster integration of persons with different ethnic and financial backgrounds.

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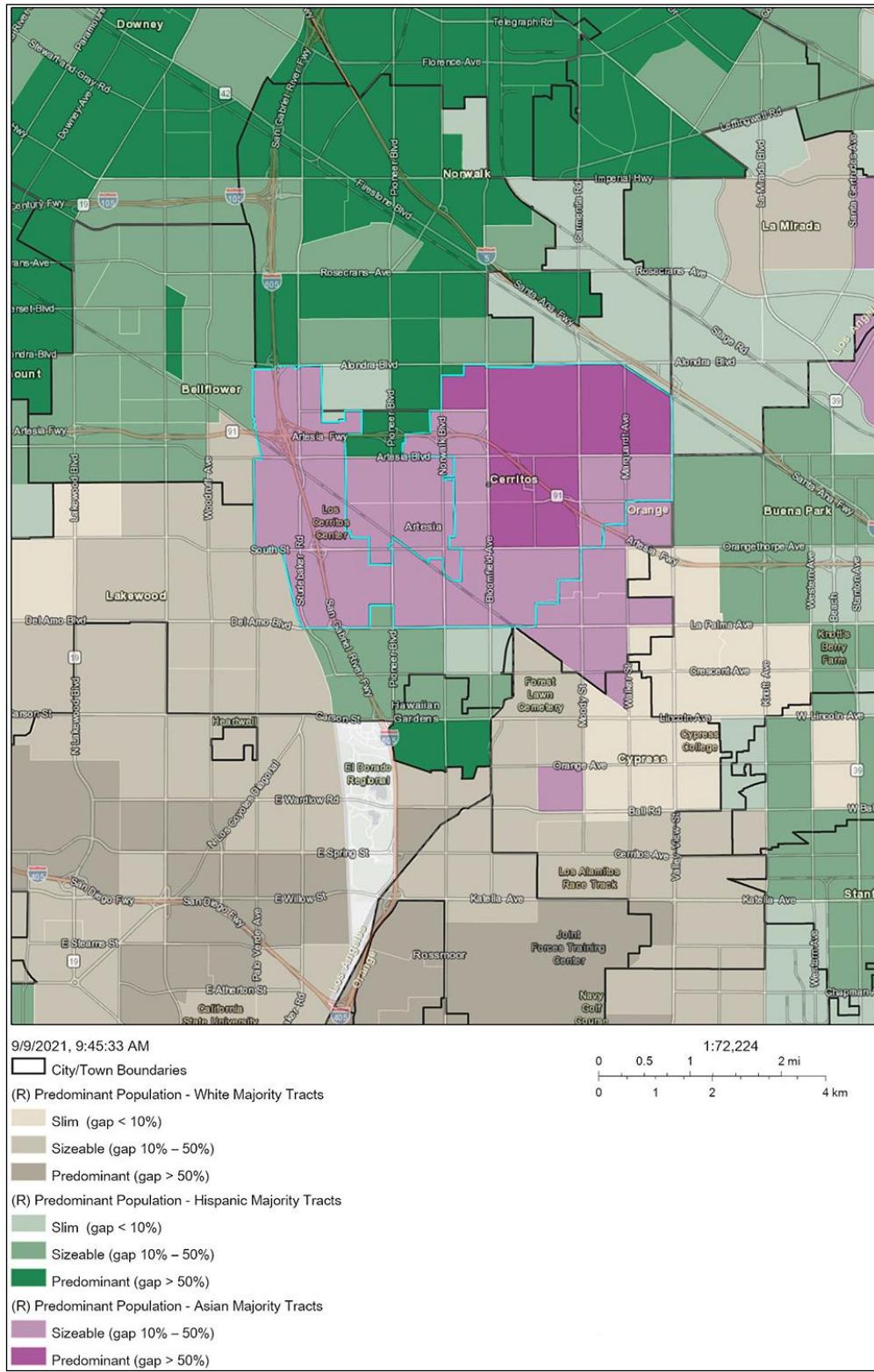
Figure C-2. Racial/Ethnic Minority Concentrations (2010)

Source: California Department of Housing and Community Development (HCD) Data Viewer, 2021.

Figure C-3. Racial/Ethnic Minority Concentrations (2018)**Table C-3. Minority Concentrated Areas of Population (Percent of Total Non-White Population)**

Existing Tract Concentration	Lower Income RNA Parcels	Moderate Income RNA Parcels	Above Moderate Income RNA Parcels	Total Parcels
<20%	-	-	-	-
21% - 40%	-	-	-	-
41% - 60%	-	-	-	-
61% - 80%	-	-	1 (14.2%)	1 (4.1%)
>81%	13 (100%)	4 (100%)	6 (85%)	23 (95.8%)
Total	13 (54.1%)	4 (16.6%)	7 (29.1%)	24

Figure C-4. Subregional Racial Ethnic Majority Tracts (2010)

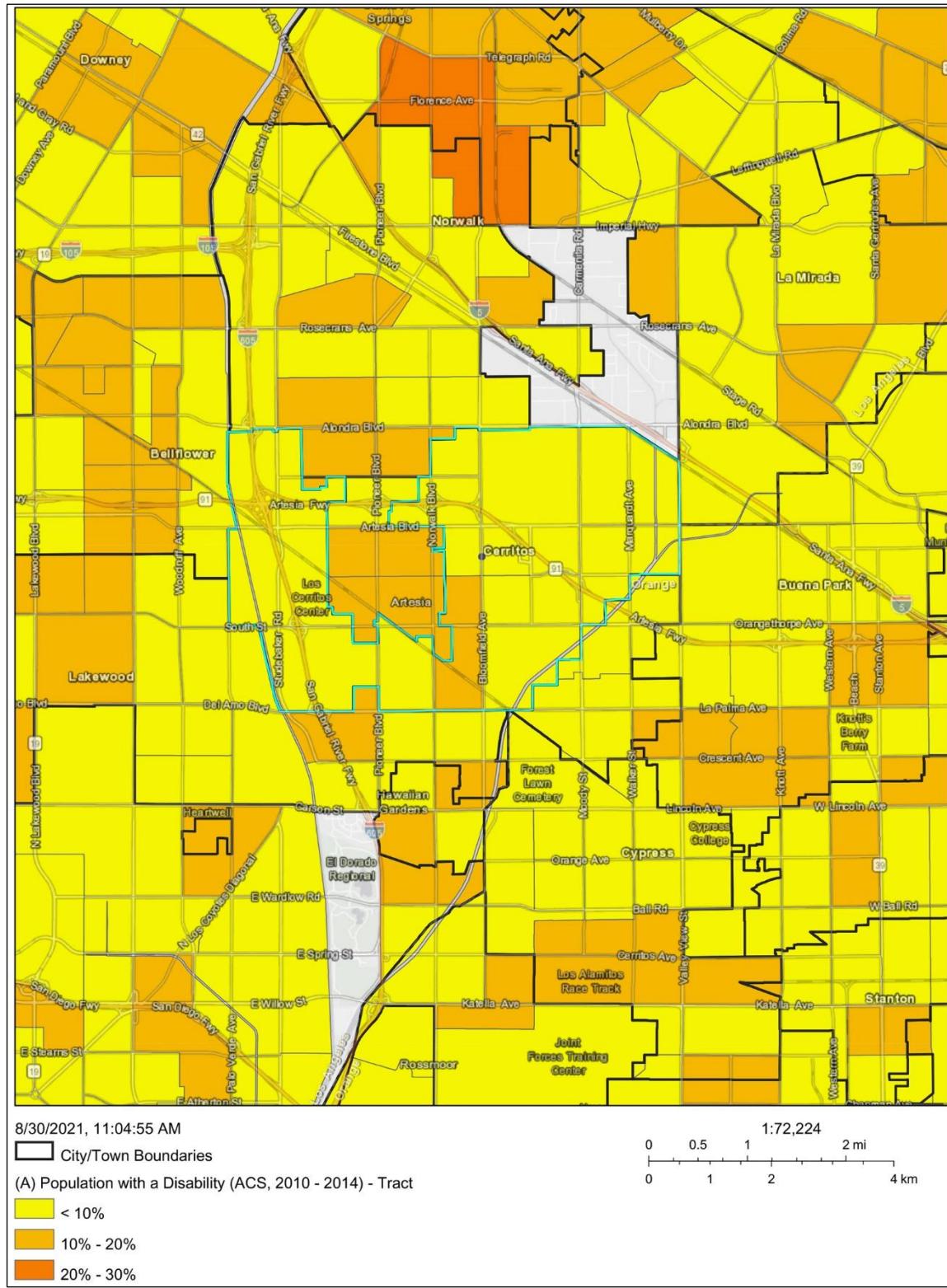


Disability

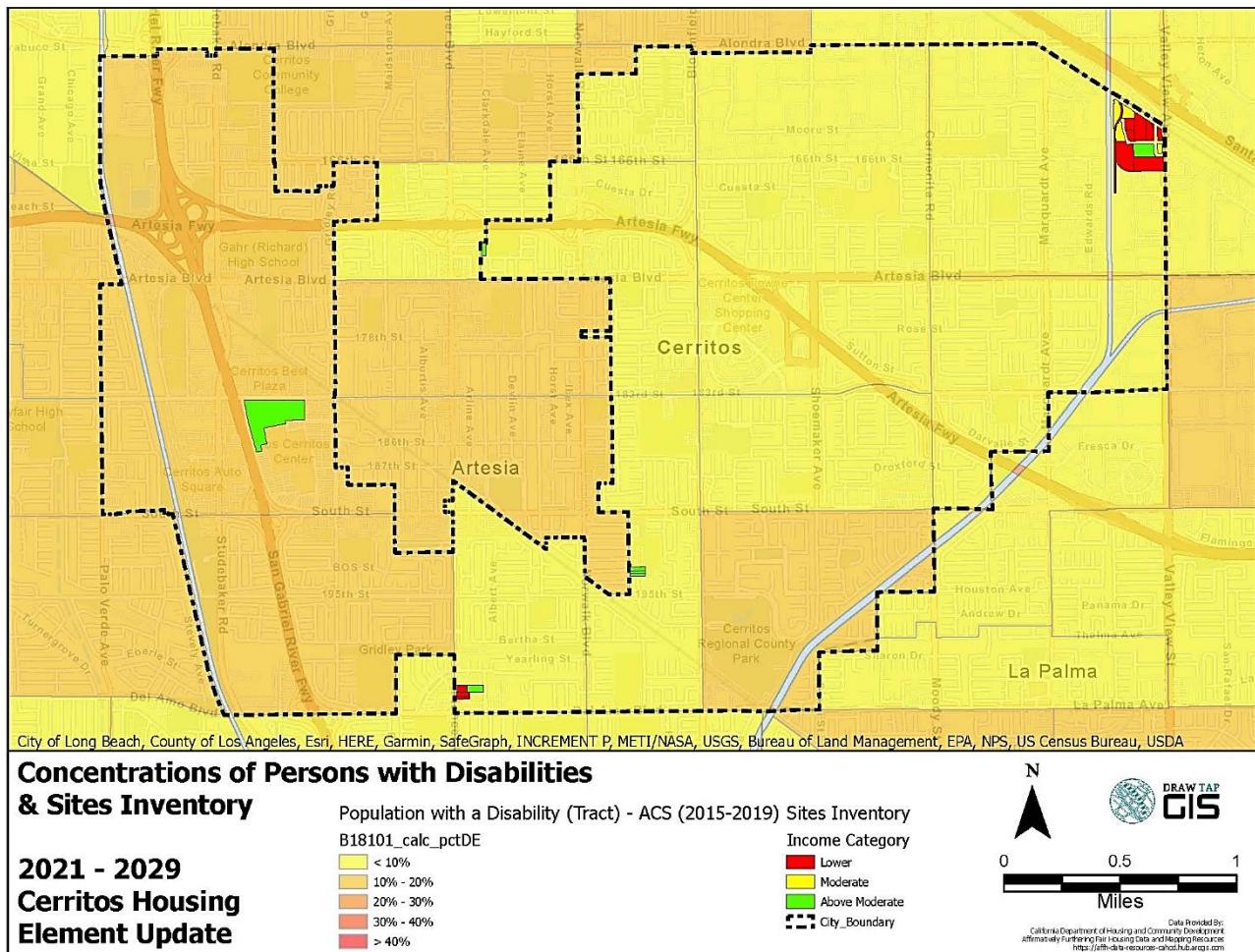
According to the 2015-2019 ACS, approximately 8.7 percent of Cerritos residents experience a disability, compared to 9.9 percent countywide. Since the 2010-2014 ACS, the disabled population in Cerritos has increased from 8.2 percent. Figure C-5 and Figure C-6 compare the disabled population during the 2010-2014 ACS and 2015-2019 ACS. While the percentage change is small (0.5 percent) the tracts along the western city boundary and a tract in the southern section of the City show the greatest change over time and have the highest concentration of persons with disabilities within the City.

Figure C-6 includes the City's sites inventory used to meet the 2021-2029 RHNAs. As shown on Table C-4, 80.5 percent of the RHNAs sites are located in tracts where persons with disabilities make up less than 10 percent of the population, with the remainder in the 10 percent to 20 percent category.

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Figure C-5. Concentration of Persons with Disabilities (2010-2014)

Source: HCD Data Viewer, 2010-2014 American Community Survey (ACS), 2021.

Figure C-6. Concentration of Persons with Disabilities (2015-2019)**Table C-4. Disability Concentrated Areas of Population**

Existing Tract Concentration	Lower Income RHNAs	Moderate Income RHNAs	Above Moderate Income RHNAs	Total Parcels
<10%	13 (100%)	4 (100%)	6 (85%)	23 (95.8%)
10% - 20%	-	-	1 (14.2%)	1 (4.1%)
20% - 30%	-	-	-	-
30% - 40%	-	-	-	-
>40%	-	-	-	-
Total	13 (54.1%)	4 (16.6%)	7 (29.1%)	24

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Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and/or regardless of the marital status of the head of household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Approximately 32.6 percent of Cerritos households have one or more children under the age of 18. The City's share of households with children is higher than the county as a whole (28.3 percent).

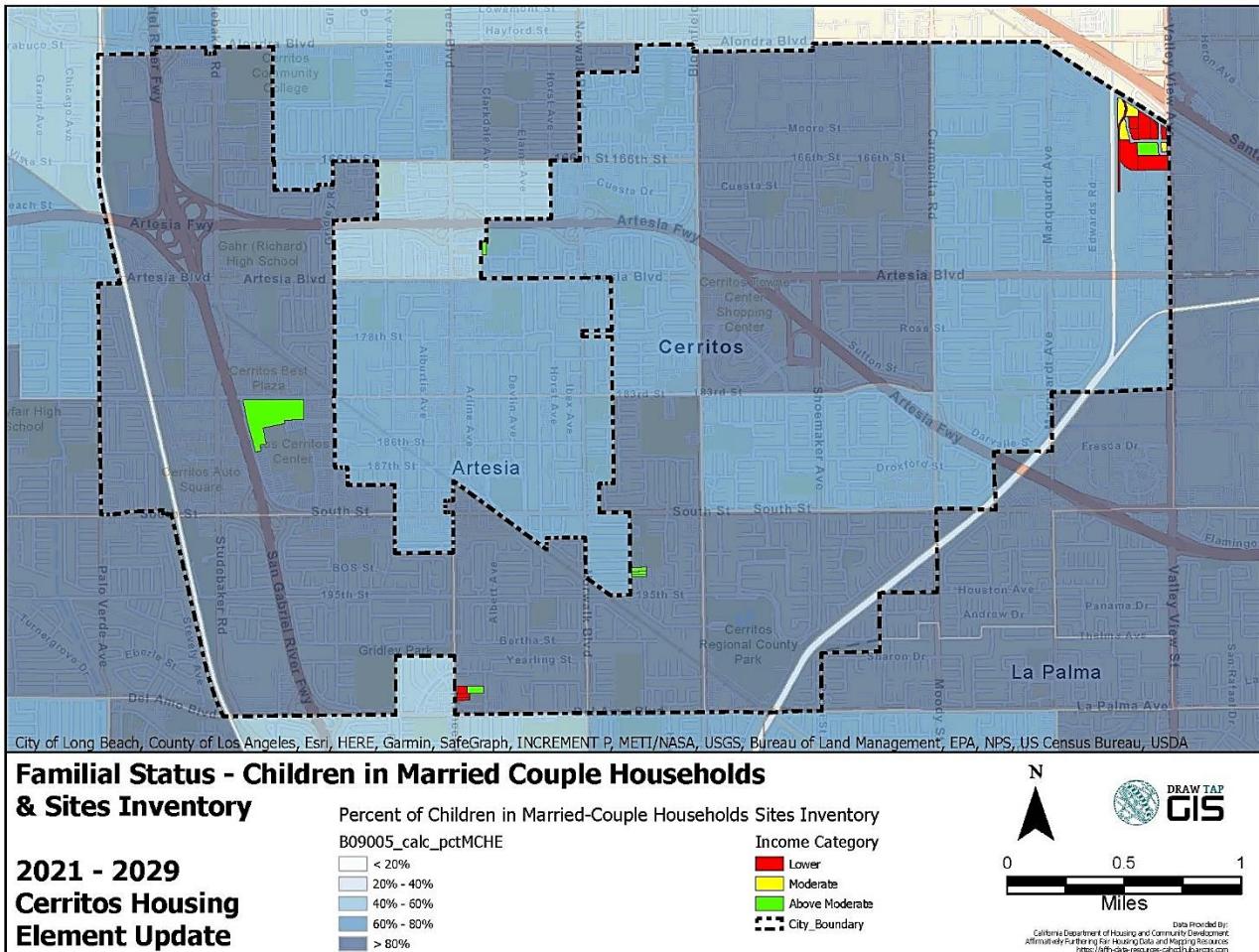
Per 2015-2019 ACS data, over 24 percent of households in Cerritos are married-couple families with children. As shown in Figure C-7, in the western and southern parts of the City, over 80 percent of children live in married-couple households, and in the northeastern parts of the City there are tracts where 60 percent to 80 percent, as well as over 80 percent of the children live in married-couple households.

Single parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. As reported by ACS 2015-2019 data, there are 450, or 2.9 percent of households in Cerritos that are single female-headed households with children, and 137, or 0.9 percent that are single male-headed households with children. Figure C-8 shows that most of the City's tracts have a very low concentration of single female-headed households with children, with slightly higher concentrations along the City's eastern boundary.

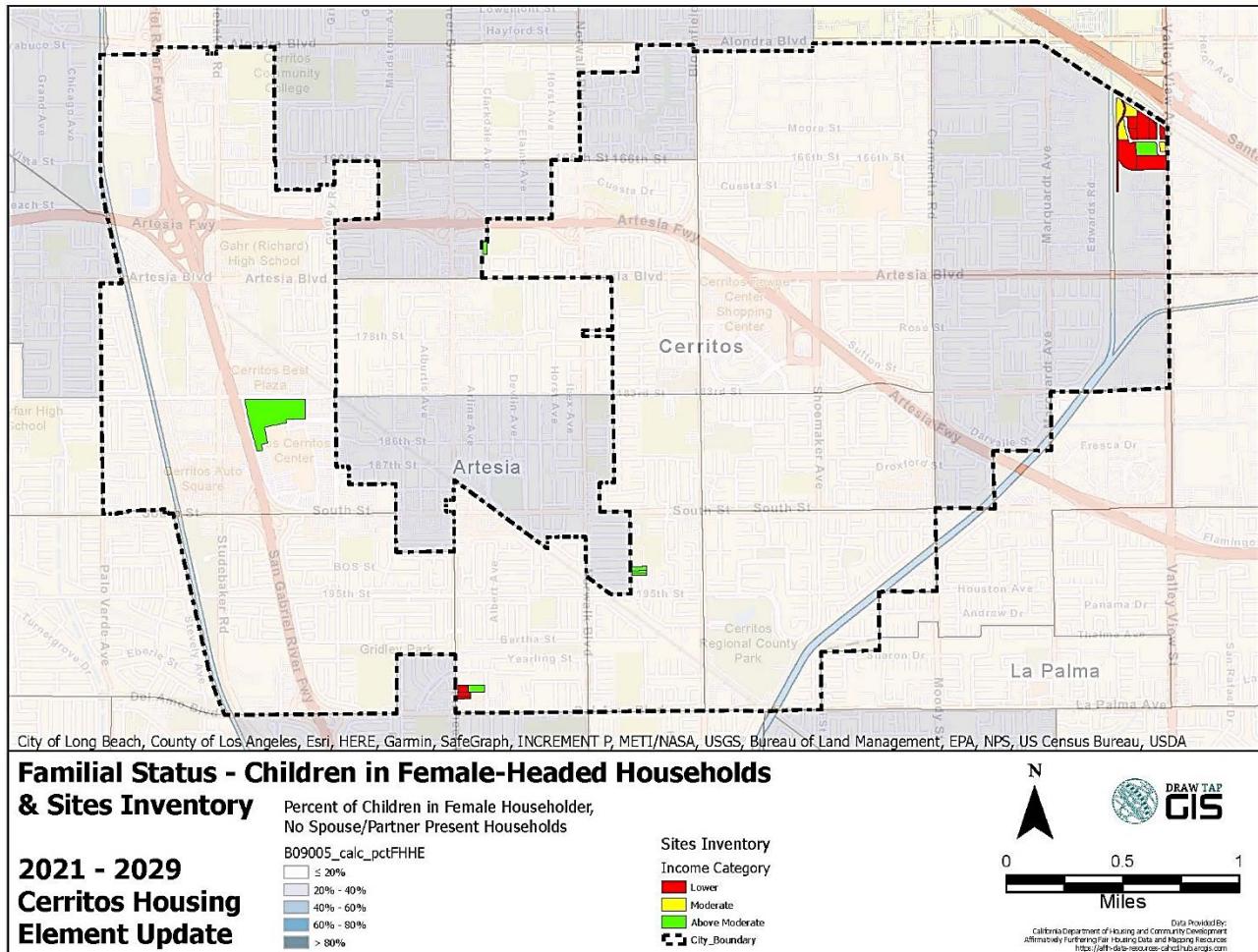
Table C-5 and Table C-6 show the distribution of RHNA sites by familial status. Table C-5 shows that over 55 percent of the sites are in areas where 60 percent to 80 percent of the children are in married couple households. Table C-6 shows that over 44 percent of RHNA sites are located in areas where 20 percent to 40 percent of children live in female-headed households.

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Figure C-7. Percent of Children in Married Couple Households



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Figure C-8. Percent of Children in Female-Headed Households

Source: HCD Data Viewer, 2015-2019 ACS, 2021.

Table C-5. Familial Status - Children in Married Couple Households

Existing Tract Concentration	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Total Parcels
<20%	-	-	-	-
20% - 40%	-	-	-	-
40% - 60%	-	-	-	-
60% - 80%	10 (76.9%)	4 (100%)	2 (28.5%)	16 (66.6%)
>80%	3 (23.0%)	-	5 (71.4%)	8 (33.3%)
Total	13 (54.1%)	4 (16.6%)	7 (29.1%)	24

Table C-6. Familial Status - Children in Female Headed Households

Existing Tract Concentration	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Total Parcels
<20%	3 (23.0%)	-	6 (85%)	9 (37.5%)
20% - 40%	10 (76.9%)	4 (100%)	1 (14.2%)	15 (62.5%)
40% - 60%	-	-	-	-
60% - 80%	-	-	-	-
>80%	-	-	-	-
Total	13 (54.1%)	4 (16.6%)	7 (29.1%)	24

Income

Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD's 2013-2017 CHAS data (Table C-7) shows that 30.1 percent of Cerritos residents earn 80 percent or less than the area median family income and are considered lower income, compared to 51.6 percent countywide. According to the 2015-2019 ACS, the median household income in Cerritos is \$106,190, which is higher than \$68,044 for the county.

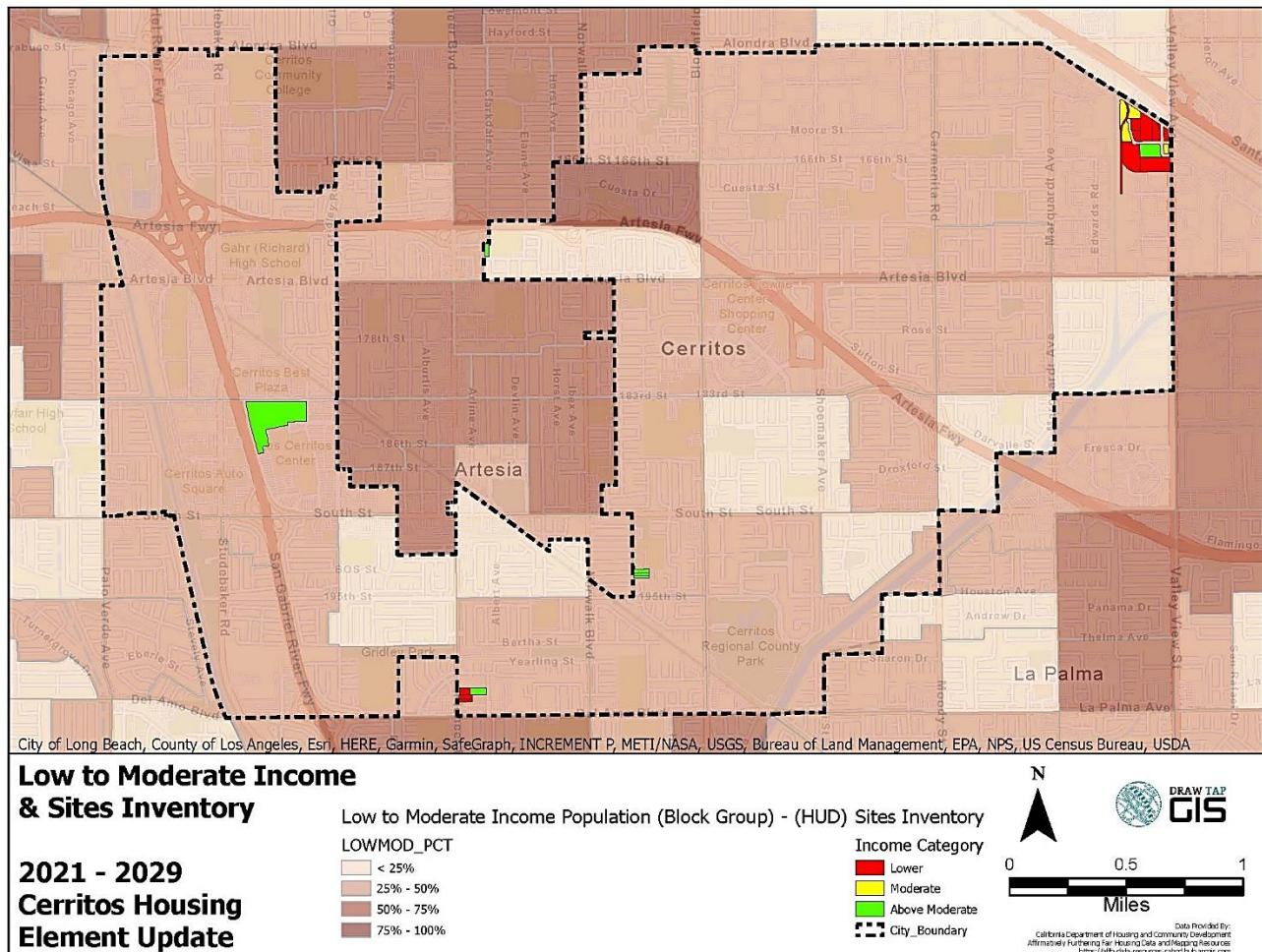
Table C-7. Income Level Distribution

Income Category	Cerritos		Los Angeles County	
	Households	Percent	Households	Percent
<30% HAMFI	1,390	8.9%	641,055	19.5%
31-50% HAMFI	1,275	8.2%	482,070	14.6%
51-80% HAMFI	2,050	13.0%	578,285	17.5%
81-100% HAMFI	1,570	10.1%	312,595	9.5%
>100% HAMFI	9,255	59.6%	1,281,195	38.9%
Total	15,540	100.0%	3,295,200	100.0%

Sources: HUD Comprehensive Housing Affordability Strategy (CHAS) Data (based on 2013-2017 American Community Survey (ACS)). HAMFI refers to Housing Urban Development Area Median Family Income.

Error! Reference source not found.Figure C-9 shows the Lower and Moderate Income (LMI) areas in the City by block group. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI. There is only one tract in the City with LMI populations over 51 percent. Most tracts in the City have a LMI population between 25 percent and 50 percent. As shown on Table C-8, all but one of the City's RHNA sites are in the 25 percent to 50 percent LMI category.

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Figure C-9. Concentration of LMI Households

Source: HCD Data Viewer, HUD LMI Database, 2021.

Table C-8. Low to Moderate Income Population

Existing Tract Concentration	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Total Parcels
< 25%			1 (14.2%)	1 (4.1%)
26% – 50%	13 (100%)	4 (100%)	6 (85%)	23 (95.8%)
51% - 75%				
76% - 100%				
Total	13 (54.1%)	4 (16.6%)	7 (29.1%)	24

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C.2.3 Racially or Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) with a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. According to HCD's 2020 R/ECAP mapping tool based on the 2009-2013 ACS, there are no R/ECAPs in Cerritos. The R/ECAPs closest to the City are located in Lynwood, Compton, and Long Beach (Figure C-10).

Racially or Ethnically Concentrated Areas of Affluence (RCAAs)

While R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure that housing is integrated, a key to fair housing choice. A HUD Policy Paper defines racially concentrated areas of affluence as affluent, White communities.² According to this report, Whites are the most racially segregated group in the United States and “in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.” Based on their research, HCD defines RCAAs as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

As shown in Figure C-11, no census tracts in Cerritos are predominantly White. In 2019, the City's median household income was \$106,190 which represents an increase of 20 percent since 2010 when it was \$88,743. Among the eight cities bordering Cerritos (Artesia, Bellflower, Buena Park, Lakewood, La Mirada, La Palma, Norwalk, and Santa Fe Springs), the City had the second highest median household income. The City of La Palma had the highest median household income of \$107,724. Of the nine-city area (including Cerritos), Bellflower had the lowest median household income of \$60,011. Further details are provided in Housing Element Chart 6.

There are five block groups in the City where the median income is greater than \$125,000, as shown in Figure C-12.

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² Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.' Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in *Cityscape: A Journal of Policy Development and Research* (21,1, 99-124).

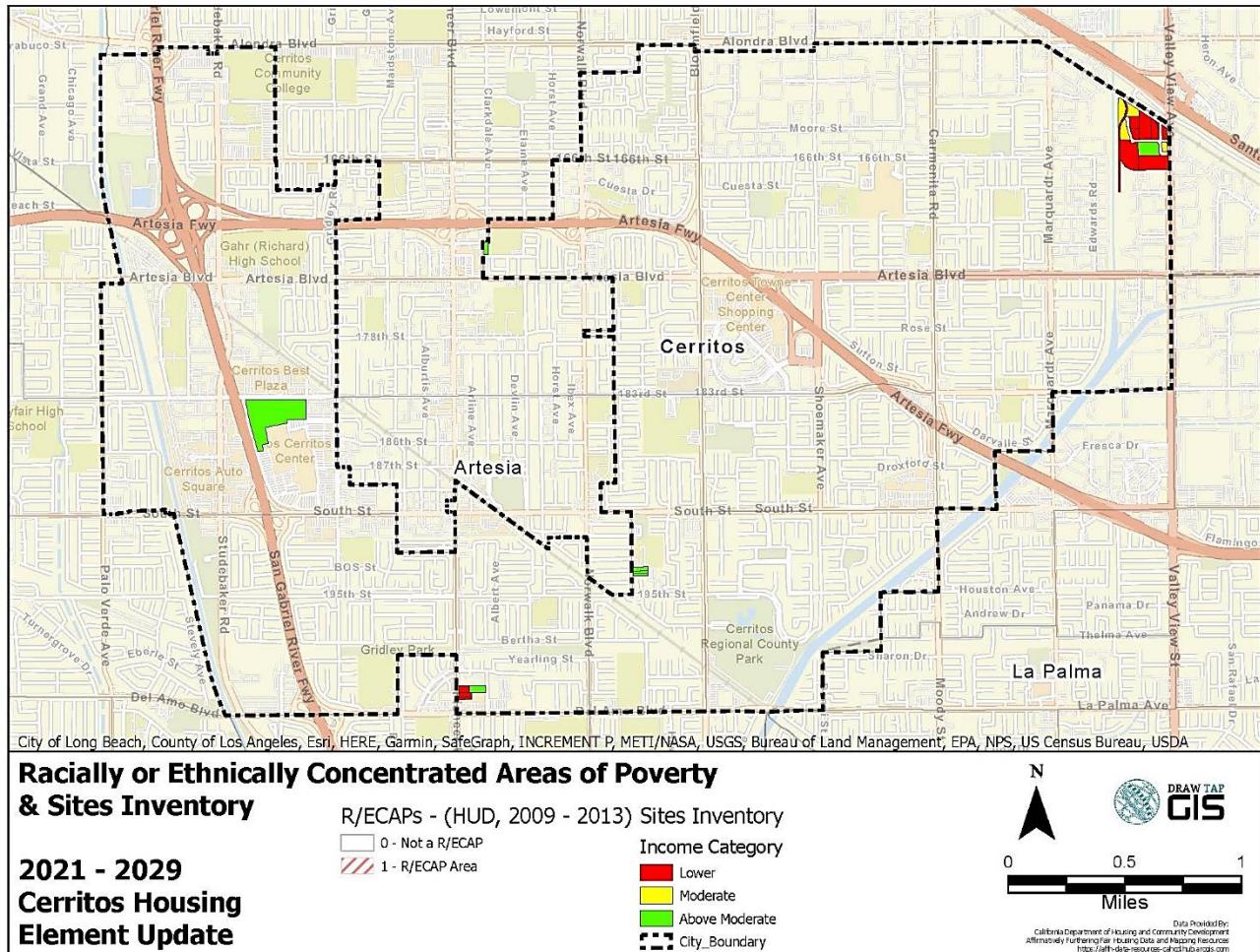
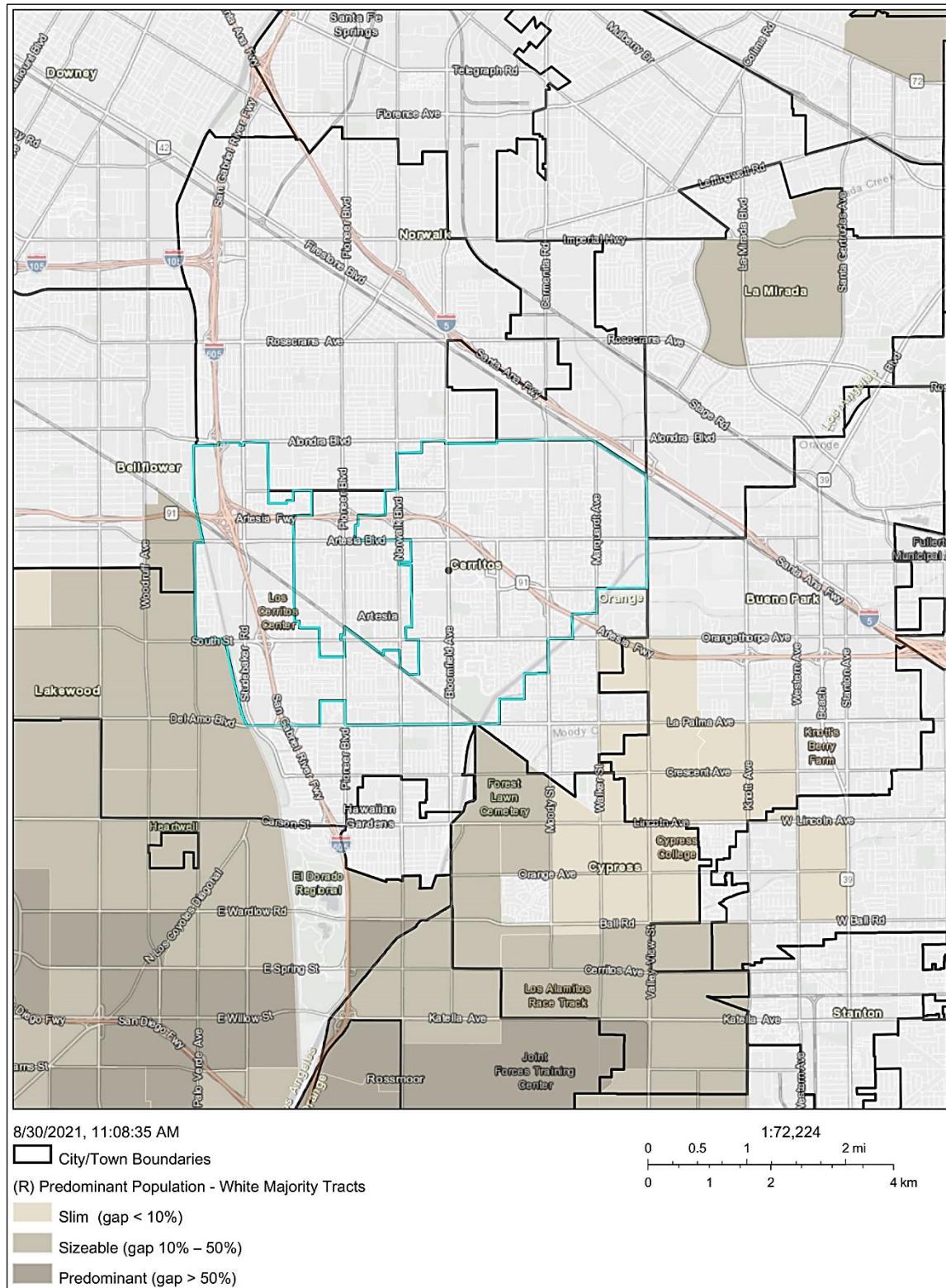
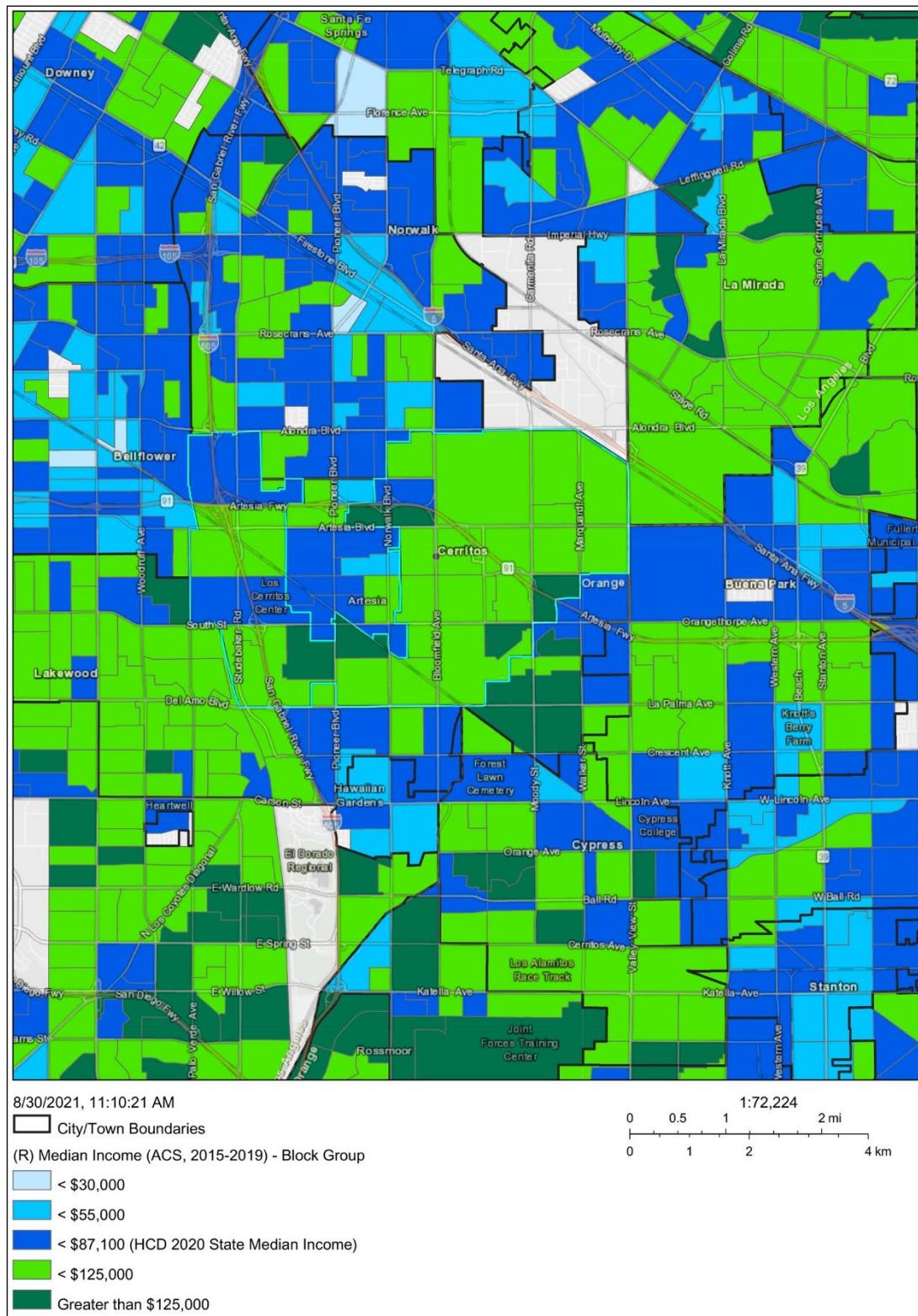
Figure C-10. Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)

Figure C-11. White Predominant Areas



Source: HCD Data Viewer, 2021.

Figure C-12. Median Income by Block Group

C.2.4 Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. Table C-9 shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

In the Urban County, Hispanic residents are most likely to be impacted by poverty, low labor market participation, and poor environmental quality. White residents in the Urban County and countywide are least likely to be exposed to poverty and have the highest exposure to better environmental quality. White residents also have the best access to high quality school systems and employment opportunities and have the highest labor market participation rates in both the Urban County jurisdictions and county.

Urban County residents, regardless of race or ethnicity, have less access to public transit and pay more for transportation. However, Los Angeles County residents as a whole are more exposed to poor environmental quality compared to Urban County jurisdictions.

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Table C-9. HUD Opportunity Indicators by Population Group

	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
Los Angeles Urban County							
<i>Total Population</i>							
White, Non-Hispanic	70.12	72.18	68.22	76.66	67.60	55.10	22.89
Black, Non-Hispanic	46.29	41.09	42.82	84.10	73.91	41.10	14.44
Hispanic	40.70	43.31	34.05	84.98	73.75	44.48	11.98
Asian or Pacific Islander, Non-Hispanic	68.38	72.86	66.73	82.22	68.98	51.22	13.86
Native American, Non-Hispanic	54.75	55.06	48.03	77.80	69.62	45.65	20.02
<i>Population below federal poverty line</i>							
White, Non-Hispanic	61.23	66.91	61.96	79.48	71.75	55.51	20.59
Black, Non-Hispanic	29.03	29.31	27.29	85.47	76.25	30.59	12.84
Hispanic	28.75	35.77	26.10	87.23	76.67	41.99	10.38
Asian or Pacific Islander, Non-Hispanic	61.63	70.67	62.58	83.88	72.41	51.16	13.30
Native American, Non-Hispanic	41.92	47.90	41.36	84.81	73.95	51.00	12.82
Los Angeles County							
<i>Total Population</i>							
White, Non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, Non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, Non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, Non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
<i>Population below federal poverty line</i>							
White, Non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, Non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, Non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, Non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01

Sources: HUD AFFH Database, 2020.

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To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related State agencies/departments to further the fair housing goals (as defined by HCD).” The Task force has created Opportunity Maps to identify resources levels across the State “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs).” These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table C-10 shows the full list of indicators.

Table C-10. Domains and List of Indicators for Opportunity Maps

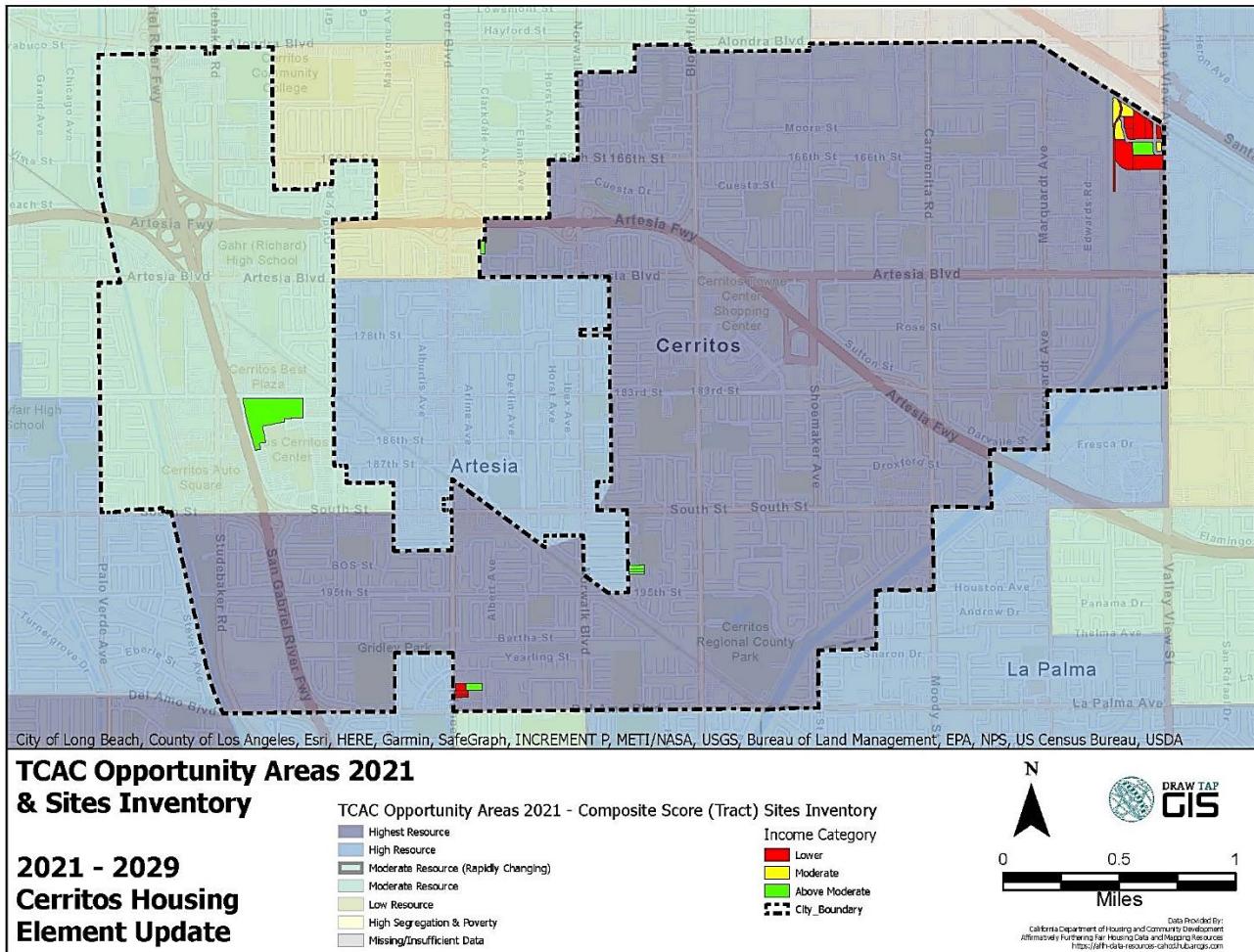
Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the county

Sources: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, 2020.

Composite opportunity map scores for Cerritos census tracts are presented in Figure C-13. Most tracts in the City are categorized as Highest Resource, with tracts in the northwestern part of the City categorized as a Moderate Resource area. More than 80 percent of the City’s RHNA sites are located in high resource areas, as shown in Table C-11.

The surrounding cities including Artesia, Lakewood, La Mirada, and Cypress are predominantly within the High and Highest Resource classification, and the cities of Bellflower, Hawaiian Gardens and Norwalk have mostly Moderate Resource tracts. The economic, environmental, and education scores for Cerritos are further detailed below.

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Figure C-13. TCAC Opportunity Areas - Composite Scores

Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

Table C-11. TCAC Opportunity Areas 2021

Existing Tract Categories	Lower Income Sites	Moderate Income Sites	Above Moderate Income Sites	Total Sites
High Resource	13 (100%)	4 (100%)	6 (85%)	23 (95.8%)
Low Resource				
Moderate Resource			1 (14.2%)	1 (4.1%)
High Segregation & Poverty				
Total	13 (54.1%)	4 (16.6%)	7 (29.1%)	24

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Economic

As described previously in Table A-110, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in Figure C-14, all tracts in Cerritos have economic scores above 0.50, with a majority of the City scoring above 0.75.

Education

As described previously in Table A-110, the Fair Housing Task Force calculates education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. As shown in Figure C-15, a majority of the city received education scores in the highest quartile, greater than 0.75. A section of the City along the western border received a lower education score within the 0.50 - 0.75 category.

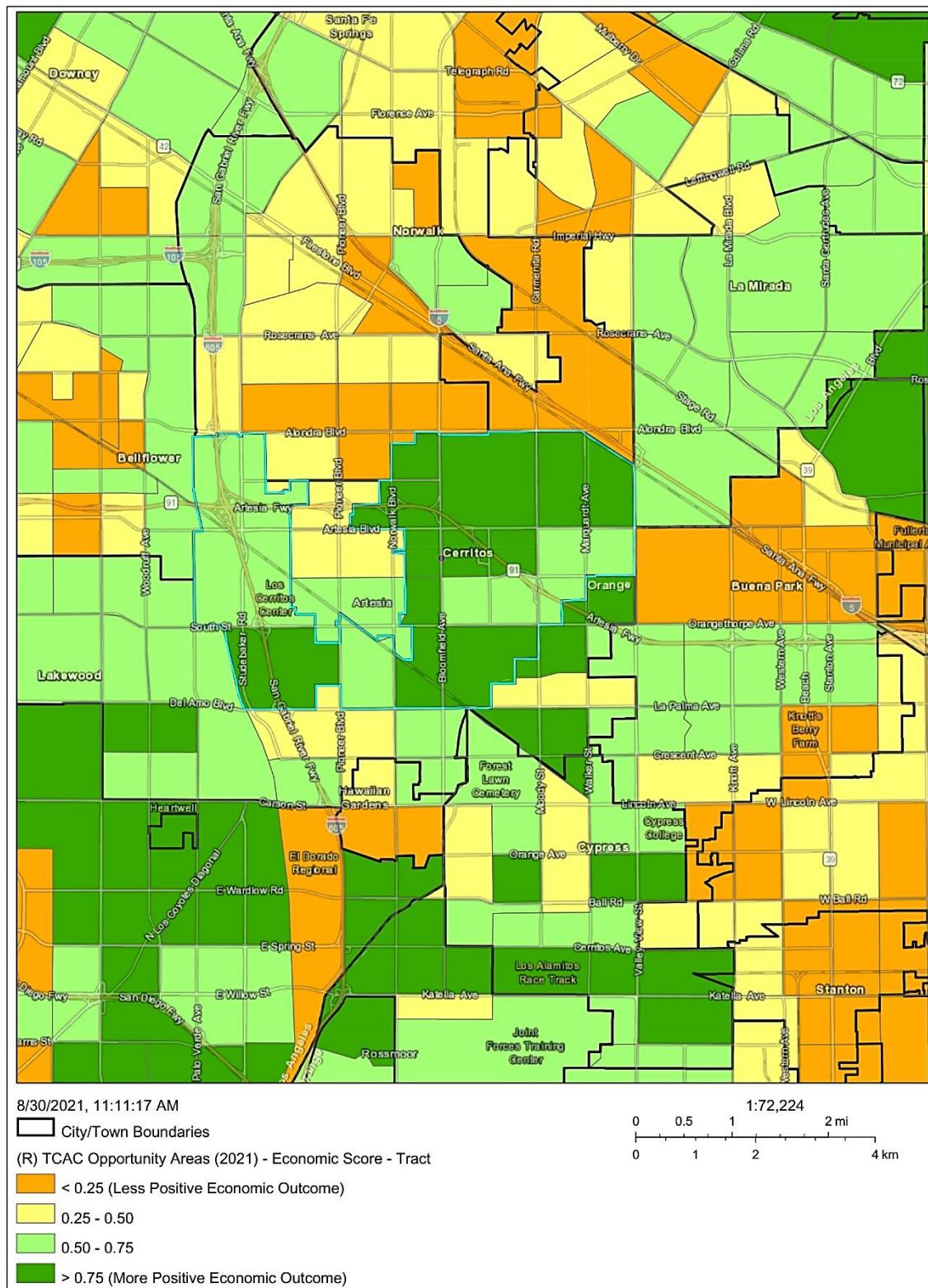
Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. Figure C-16 shows that the western portion of Cerritos, which includes the junction of the San Gabriel River Freeway (Interstate 605) and the California State Route 91 freeway, and Los Cerritos Center, had the lowest environmental quality (<0.25), while the residential areas to the south of South Street and the City's eastern tracts had the highest environmental scores (0.75-1.0). Surrounding communities show similar patterns of environmental scores, with high environmental quality in La Mirada, Lakewood and Cypress, and lower scores along the Interstate 5 and 605 corridors.

Transportation

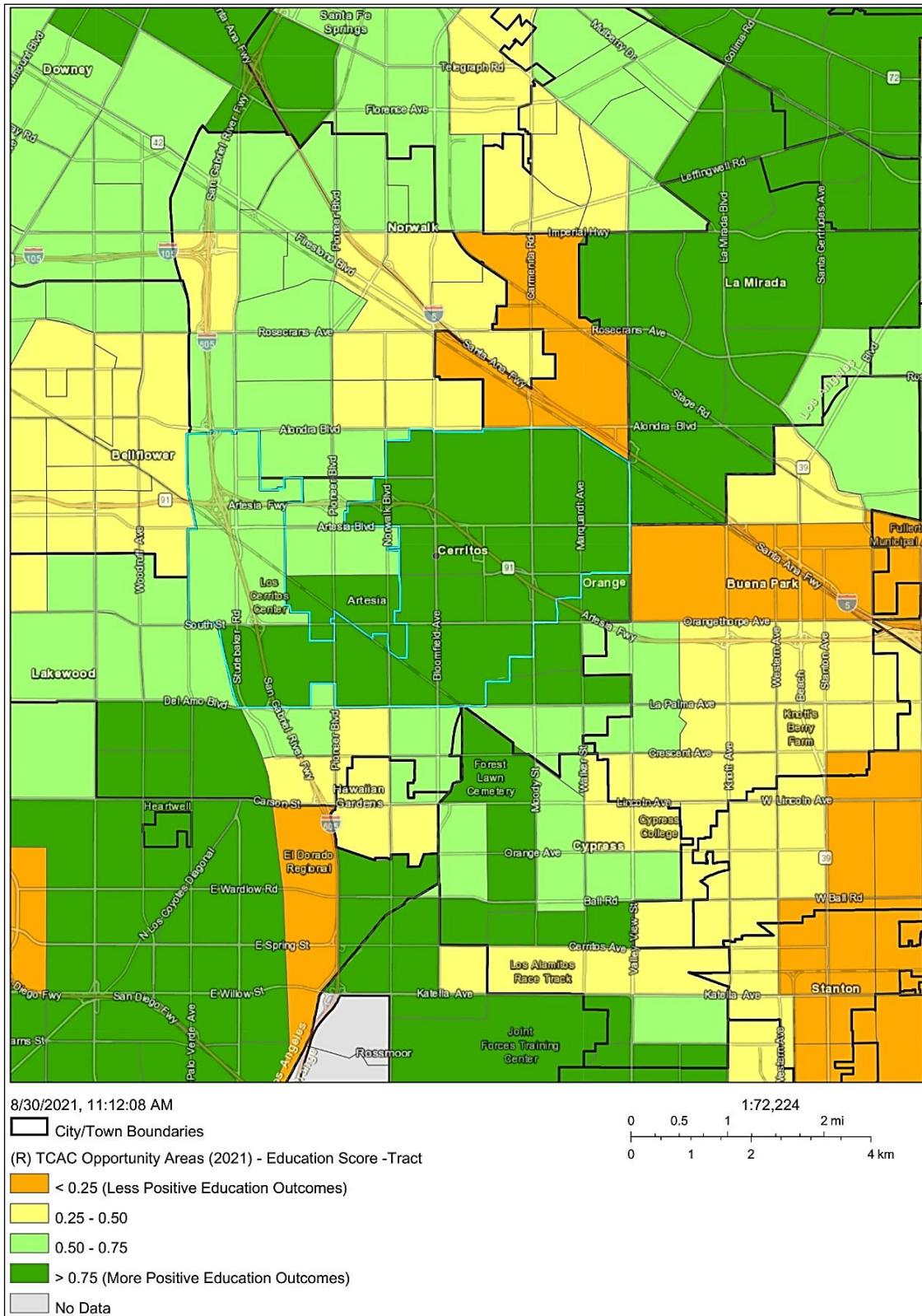
HUD's Job Proximity Index can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in Figure C-17, the eastern block groups have the best access to employment opportunities and the southern and western block groups have the least access to employment opportunities.

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. The Southern California Association of Governments (SCAG) developed a mapping tool for High Quality Transit Areas (HFTA) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. According to SCAG's RTP/SCS, SCAG has identified two potential HTAs within the City of Cerritos, as shown in Figure C-18, dependent on the development of the Metro-proposed West Santa Ana Branch (WSAB) transit corridor project. Although the Metro-proposed WSAB project does not currently include a proposed station within the City of Cerritos, SCAG has identified HTAs in the City of Cerritos, based on current and future potential transit opportunities.

Figure C-14. TCAC Opportunity Areas - Economic Scores

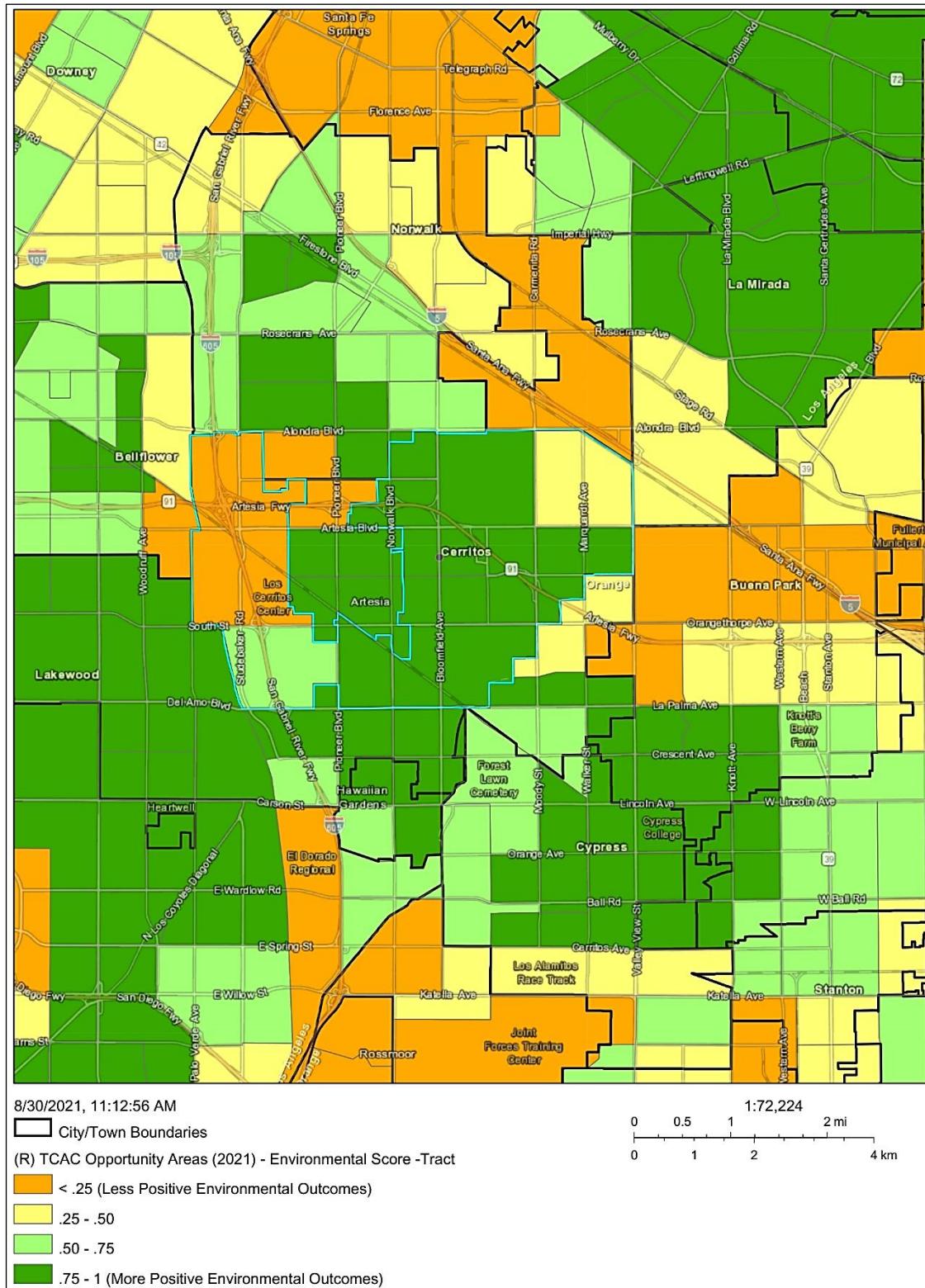
Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

Figure C-15. TCAC Opportunity Areas - Education Scores



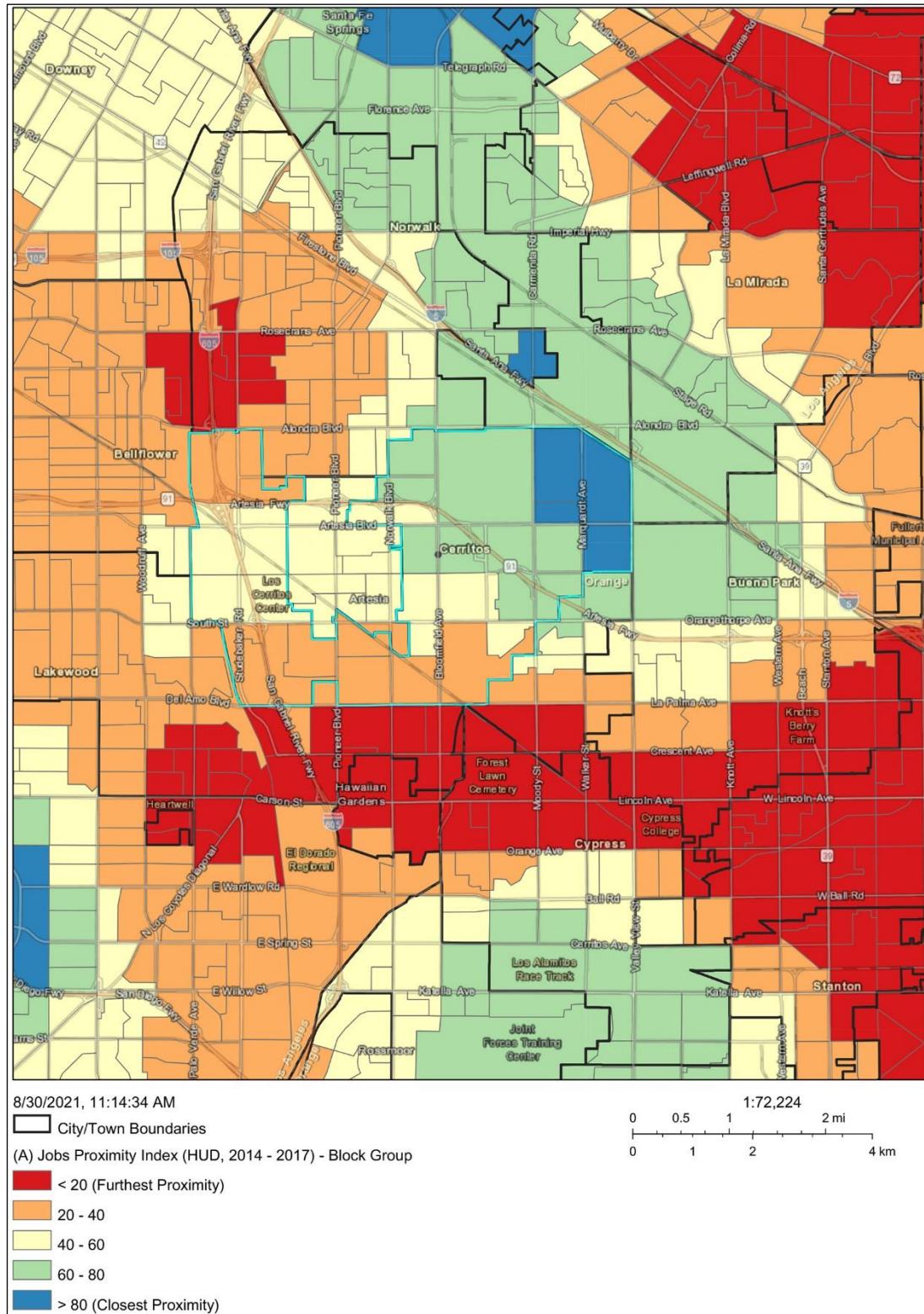
Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

Figure C-16. TCAC Opportunity Areas - Environmental Scores



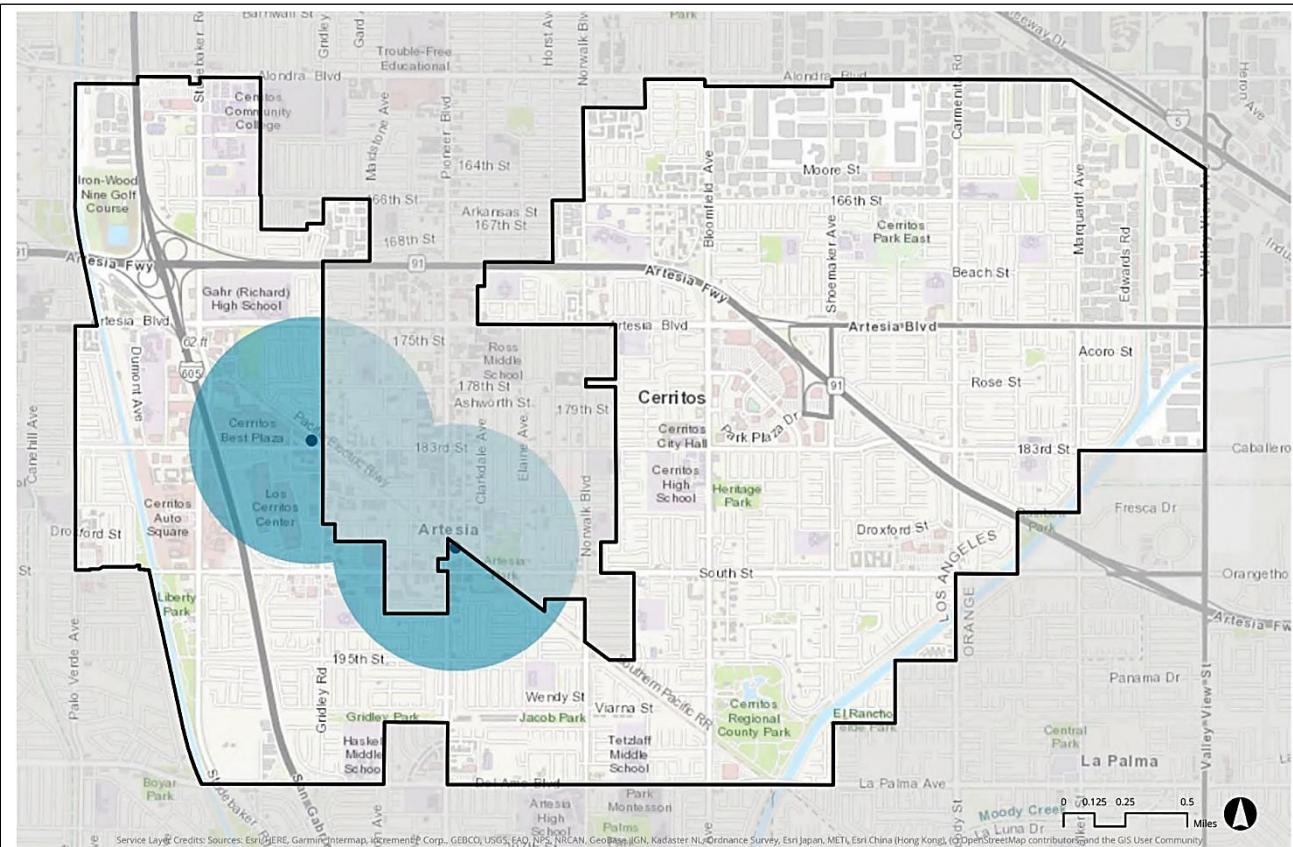
Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

Figure C-17. Jobs Proximity Index by Block Group



Source: HCD Data Viewer, HUD Opportunity Indices, 2021.

Figure C-18. High Quality Transit Areas (HQTA)



Major Transit Stops and High Quality Transit Corridors in City of Cerritos [Year 2045]

● Major Transit Stops

↗ High Quality Transit Corridors (HQTCs)

■ High Quality Transit Areas (HQTA)

Note: To assist in identifying transit priority project areas, SCAG identifies Major Transit Stops and High Quality Transit Corridors (HQTCs), and their surrounding areas in one-half mile radius distance, as specified in Section 21155.(b)(3). Major transit stops and HQTCs are extracted from 2045 plan year data of the Draft Connect SoCal. SCAG's High Quality Transit Area (HTQA) is within one-half mile from Major Transit Stops and HQTCs and developed based on the language in SB375. Please note that this map may undergo changes as SCAG continues to update its transportation network as part of the Connect SoCal development process and SCAG shall not be responsible for local jurisdiction's use of this map. Updates to this information will be forthcoming as information becomes available.

Data Source: SCAG, County Transportation Commissions, 2019 | Map Created: 6/18/2019

Disclaimer: The information shown on this map reflect jurisdiction's input submitted during the Local Input and Envisioning Process for the Connect SoCal. SCAG shall not be responsible for user's misuse or misrepresentation of this map. For the details regarding the sources, methodologies and contents of this map, please refer to the SCAG Data/Map Book or contact RTPLocalInput@scag.ca.gov.

Source: Southern California Association of Governments (SCAG) 2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), 2021.

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C.2.5 Disproportionate Housing Needs

Housing the extremely low-income population (below 30 percent area median income) can be especially challenging. HUD's Comprehensive Housing Affordability Strategy (CHAS) dataset provides a wealth of information on such households in Cerritos. Table C-12 provides a summary of extremely low-income households by race and ethnicity that was compiled as a part of the Pre-Certified Local Housing Data Report prepared by SCAG for the City of Cerritos (SCAG Cerritos Report). The race/ethnicity with the highest share of extremely low-income households in Cerritos is White, non-Hispanic (12 percent compared to 8.5 percent of total population). In the SCAG region, the highest share of extremely low-income households is Black, non-Hispanic (27.1 percent compared to 17.7 percent of total households).

Table C-12. Extremely Low-Income Housing Needs by Race/Ethnicity

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	3,260	390	12.0%
Black, non-Hispanic	1,110	80	7.2%
Asian and other, non-Hispanic	9,348	734	7.9%
Hispanic	1,613	104	6.4%
Total	15,331	1,308	8.5%
Renter-occupied	3,245	505	15.6%
Owner-Occupied	12,100	805	6.7%
Total	15,345	1,310	8.5%

Source: SCAG Cerritos Report, citing HUD CHAS, 2012-2016.

HAMFI refers to HUD Area Median Family Income.

Housing problems for Cerritos were calculated using HUD's 2020 CHAS data based on the 2013-2017 ACS. As shown in Table C-13, 18 percent of the City's extremely low-income households have at least one of four housing problems identified by HUD:

1. Incomplete kitchen facilities (hot and cold piped water, a sink with piped water, a range or stove, and a refrigerator);
2. Incomplete plumbing facilities (hot and cold piped water, a sink with piped water, and a bathtub or shower);
3. More than one person per room (i.e., overcrowding); and
4. Cost burden greater than 30 percent of gross income, including utilities.

Table C-14 summarizes Cerritos households by tenure and presence of housing problems; about 30 percent of owners and 56 percent of renters have one or more housing problems. The City had a slightly lower proportion of households with a housing problem compared to the county, where 39.9 percent of owner-occupied households and 62.3 percent of renter-occupied households experience a housing problem. In both the City and County, renter-occupied households tend to experience housing problems at a higher rate.

Table C-13. Housing Problems by Income Level

Income Level	Households with 1 or More Housing Problems	Households with None of 4 Housing Problems	Cost Burden not Available, No Other Housing Problem	Total
Extremely Low (<=30% of HAMFI)	975	235	185	1,390
Very Low ((>30% to <= 50% HAMFI)	865	415	-	1,275
Low (>50% to <=80% HAMFI)	1,190	860	-	2,050
Moderate (>80% to <=100% HAMFI)	795	775-	-	1,570
Above Moderate (>100% HAMFI)	1,715	7,540	-	-
Total	5,530	9,820	180	15,540

Source: HUD CHAS 2013-2017.

HAMFI refers to Housing Urban Development Area Median Family Income

Table C-14. Housing Problems by Tenure

Households	Owner	Renter	Total
Households with 1 or More Housing Problems	3,670	1,860	5,530
Household has none of 4 Housing Problems	8,480	1,340	9,820
Cost Burden not available, no other problems	110	75	185
Total	12,260	3,280	15,540

Source: HUD CHAS 2013-2017.

Cost Burden

Cost burden is a way to measure overpayment by considering the ratio of housing costs to household income, with 30 percent a usual threshold for “cost burden” and 50 percent the threshold for “severe cost burden.” According to the most recent HUD CHAS data 2013-2017, across Cerritos’ 3,280 renter households, 1,579 (48 percent) spend 30 percent or more of gross income on housing cost. Additionally, 814 renter households in Cerritos (24.8 percent) spend 50 percent or more of gross income on housing cost. Cost burden for owners and renters based on HUD CHAS data 2013-2017 is shown in Table C-15 and Table C-16. Table C-17 and Table C-18 show that 54 percent of the lower income RHNA sites are located in census tracts where cost burden for renter ranges between 40 percent and 80 percent and between 20 percent and 40 percent of owners.

Table C-15. Cost Burden - Renters

Renters	Cost Burden >30%	Cost Burden >50%	Total
Household Income <= 30% HAMFI	280	260	485
Household Income >30% to <=50% HAMFI	350	270	440
Household Income >50% to <=80% HAMFI	475	250	550
Household Income >80% to <=100% HAMFI	269	4	420
Household Income >100% HAMFI	205	30	1,385
Total	1,579	814	3,280

Source: HUD CHAS 2013-2017.

HAMFI refers to Housing Urban Development Area Median Family Income

Table C-16. Cost Burden - Owners

Owners	Cost Burden >30%	Cost Burden >50%	Total
Household Income <= 30% HAMFI	645	485	905
Household Income >30% to <=50% HAMFI	490	330	835
Household Income >50% to <=80% HAMFI	630	340	1,500
Household Income >80% to <=100% HAMFI	495	105	1,150
Household Income >100% HAMFI	1,095	110	7,870
Total	3,355	1,370	12,260

Source: HUD CHAS 2013-2017.

HAMFI refers to Housing Urban Development Area Median Family Income

Table C-17. Cost Burden – Renters and RHNA Sites

Existing Tract Concentration	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Total Parcels
<20%	-	-	-	-
20% – 40%	-	-	-	-
40% – 60%	3 (23.0%)	-	5 (71.4%)	8 (33.3%)
60% – 80%	10 (76.9%)	4 (100%)	2 (28.5%)	16 (66.6%)
>80%	-	-	-	-
Total	13 (54.1%)	4 (16.6%)	7 (29.1%)	24

Table C-18. Cost Burden – Owners and RHNA Sites

Existing Tract Concentration	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Total Parcels
<20%	-	-	-	-
20% – 40%	13 (100%)	4 (100%)	6 (85%)	23 (95.8%)
40% – 60%	-	-	1 (14.2%)	1 (4.1%)
60% – 80%	-	-	-	-
>80%	-	-	-	-
Total	13 (54.1%)	4 (16.6%)	7 (29.1%)	24

Figure 19 through Figure 22 compare overpayment by tenure over time using the 2010-2014 and 2015-2019 ACS. The proportion of overpaying homeowners has decreased throughout most of the City except for a tract along the eastern city boundary. Currently, within most tracts, 20 percent to 40 percent of owners are cost burdened, with the remainder of tracts within the 40 percent to 60 percent category. Overpayment by renters has also decreased overall, with reductions in the eastern portion of the City, except for one tract in the northeast corner of the City that went from the 40 to 60 percent category to the 60 to 80 percent overpayment category.

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Figure C-19. Overpaying Owners (2010-2014)

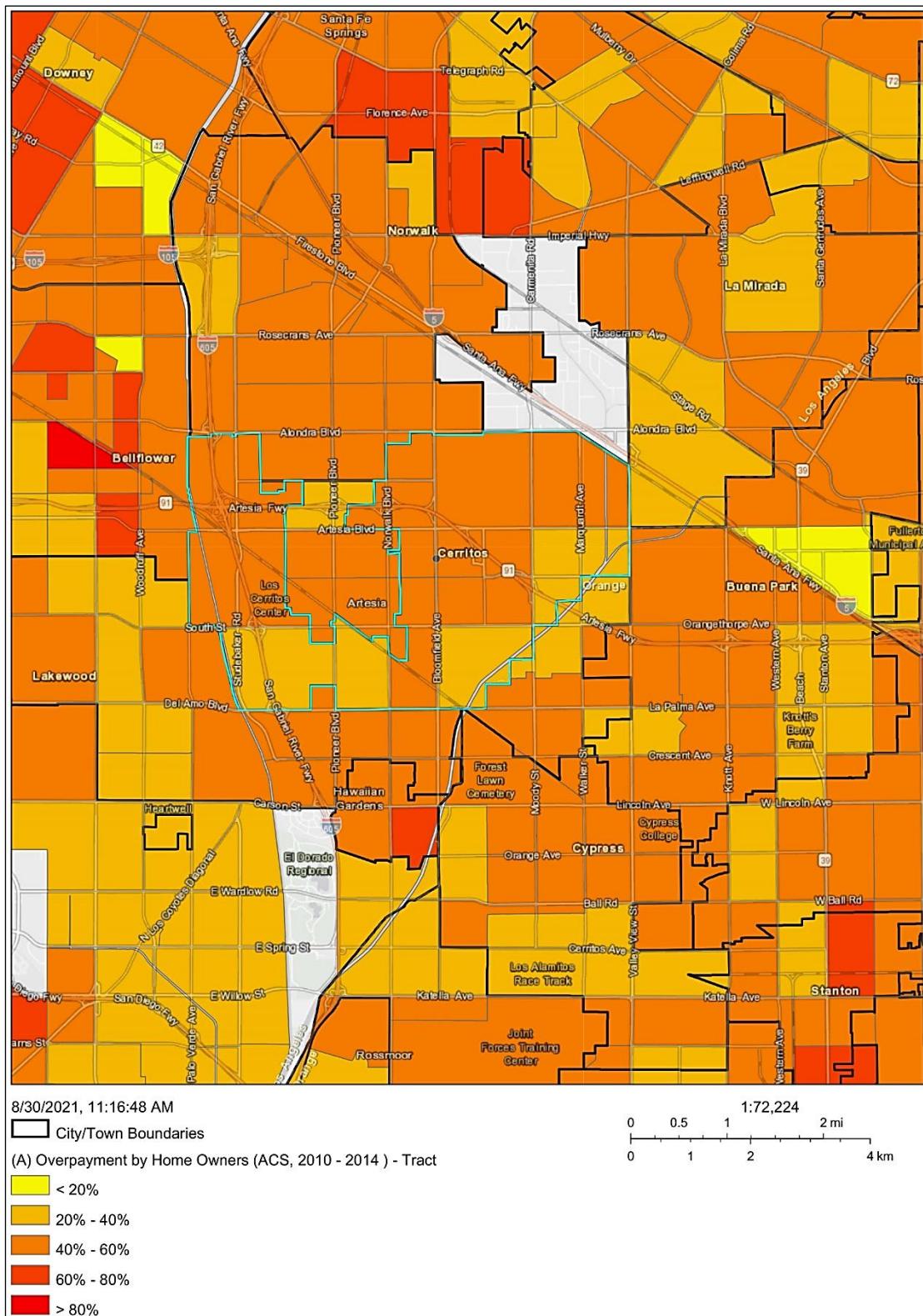


Figure C-20. Overpaying Owners (2015-2019)

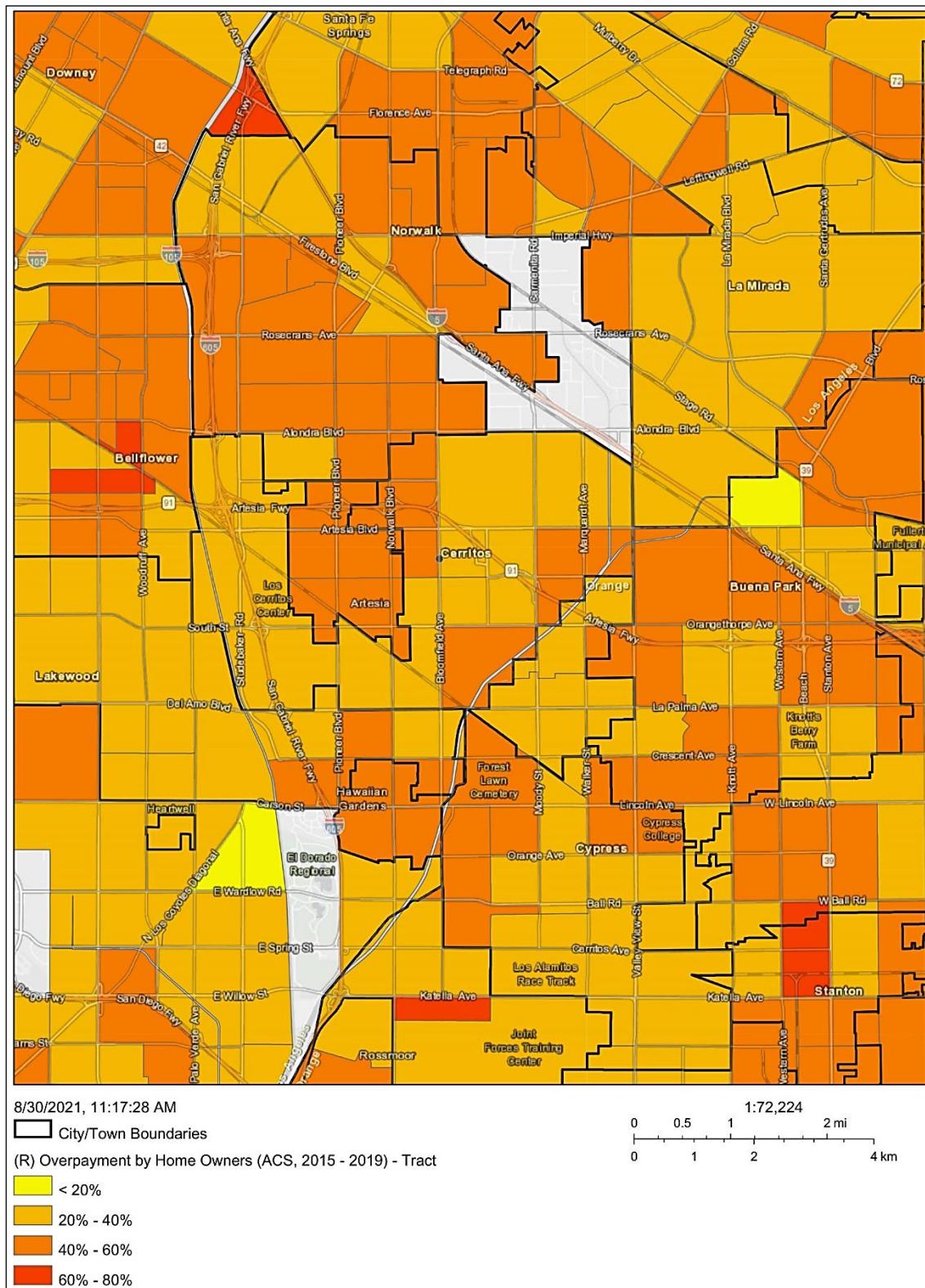


Figure C-21. Overpaying Renters (2010-2014)

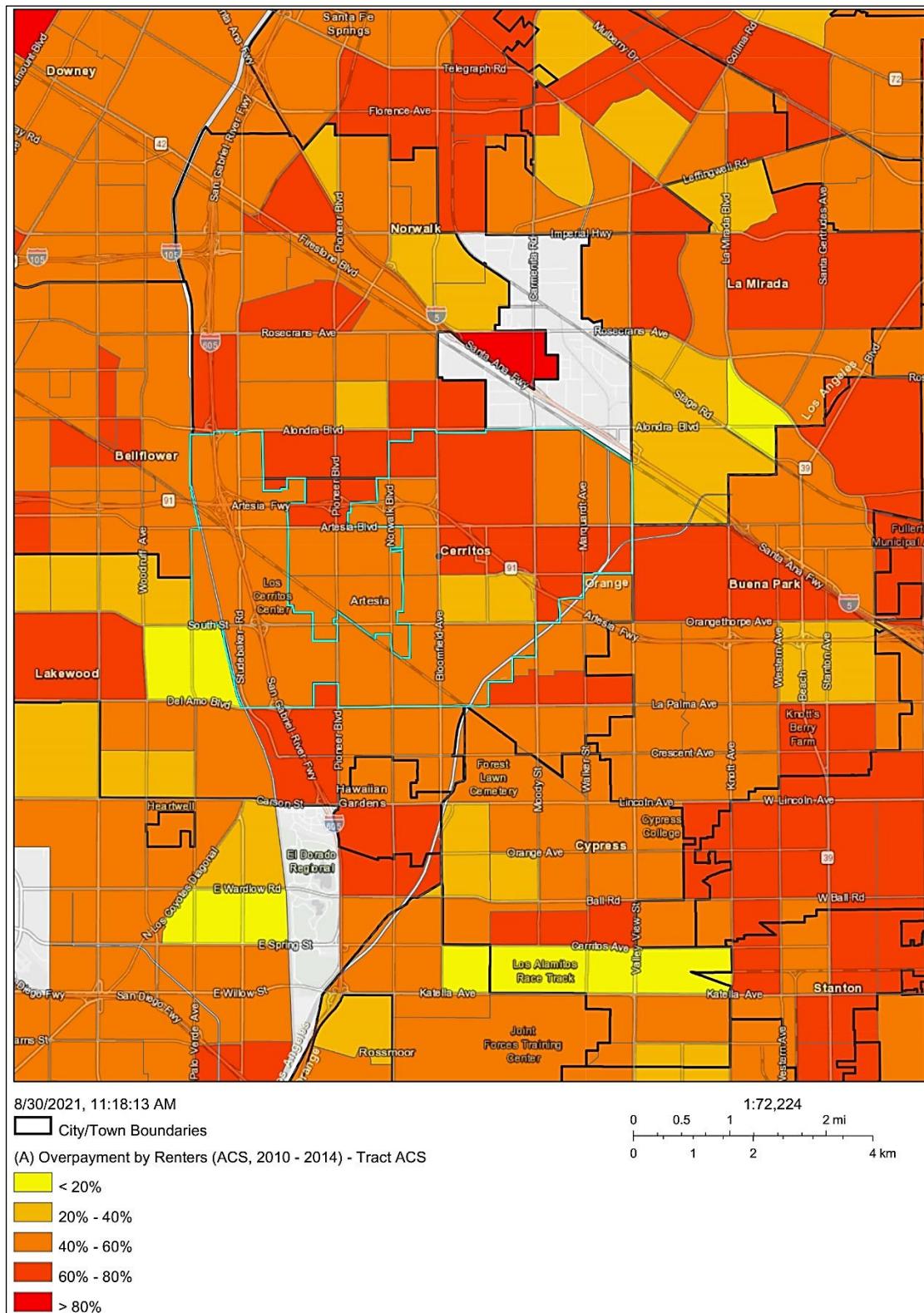
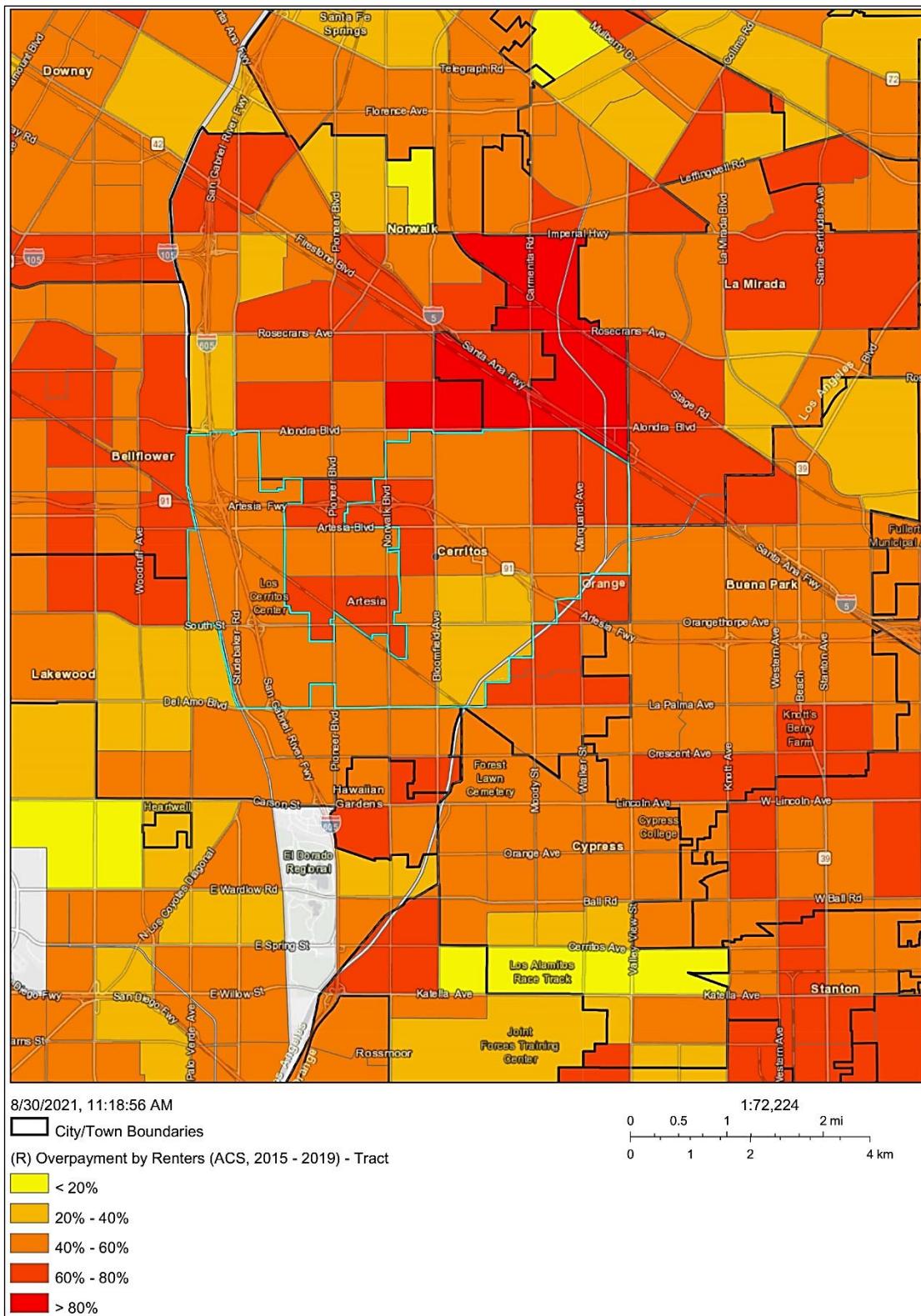


Figure C-22. Overpaying Renters (2015-2019)

Source: HCD Data Viewer, 2010-2014 and 2015-2019 ACS, 2021.

Overcrowding

Table C-19 below shows that approximately 2.7 percent of owner-occupied households and 14.6 percent of renter-occupied households in Cerritos are overcrowded, having more than 1 person per room. Overcrowding is more common countywide, where 5.7 percent of owner-occupied households and 16.7 percent of renter-occupied households are overcrowded. Approximately 0.9 percent of owner-occupied and 8.0 percent of renter households in the City are severely overcrowded, having more than 1.5 persons per room, with the percentage of severely overcrowded renter households in the City exceeding that of the county. As shown in Table C-20, all RHNA sites are located in areas with low incidence of overcrowding.

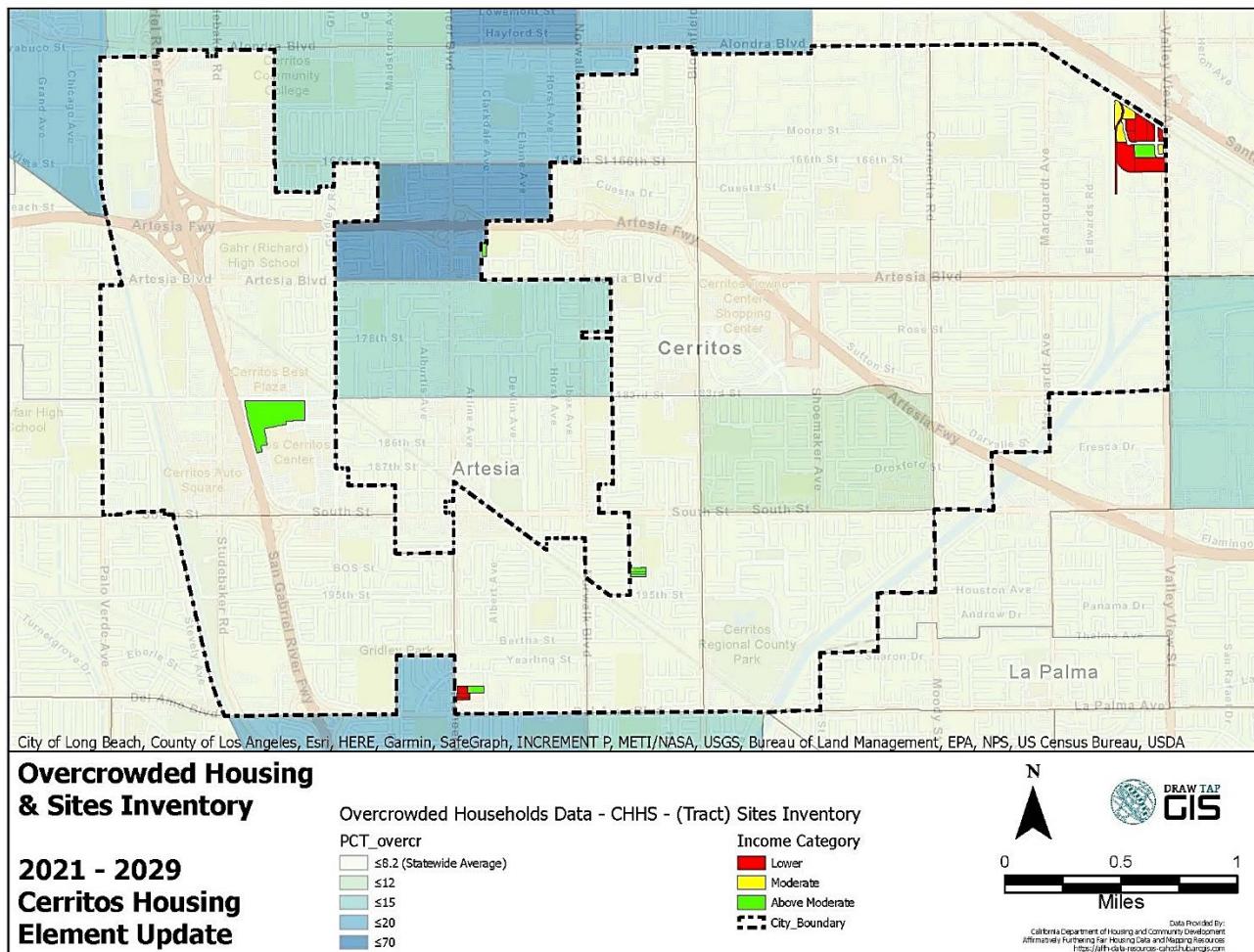
Table C-19. Overcrowded Households

Overcrowded	Cerritos		Los Angeles County	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
Overcrowded (>1 person per room)	2.7%	14.6%	5.7%	16.7%
Severely Overcrowded (>1.5 persons per room)	0.9%	8.0%	1.5%	7.6%
Total Households	11,999	3,407	1,512,365	1,782,835

Sources: SCAG Cerritos Report (2020) and HUD CHAS Data (based on 2013-2017 ACS), 2020.

Figure C-23 shows the concentration of overcrowded households in Cerritos by census tract. There are no tracts in the City with a concentration of overcrowded households above the statewide average of 8.2 percent. There are also no or low concentrations of overcrowded households in the surrounding cities of Lakewood, Artesia, La Mirada, and Cypress. Nearby cities including Hawaiian Gardens, Buena Park, Paramount and Norwalk show a higher incidence of overcrowding, with some tracts in the highest category (>20 percent).

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Figure C-23. Concentration of Overcrowded Households

Source: HCD Data Viewer, 2013-2017 HUD CHAS Data, 2021.

Table C-20. Overcrowded Housing and RHNA Sites

Existing Tract Concentration	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Total Parcels
<12%	13 (100%)	4 (100%)	7 (100%)	24 (100%)
<15%				
<20%				
Total	13 (54.1%)	4 (16.6%)	7 (29.1%)	24

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Substandard Housing Conditions

The U.S. Department of Housing and Community Development (HUD) defines “substandard housing” to mean housing which is dilapidated, without operable indoor plumbing or a usable flush toilet or bathtub inside the unit, and should, but does not have a kitchen. In Cerritos, 0.6 percent (84 units) lack complete plumbing facilities (hot and cold piped water, a sink with piped water, and a bathtub or shower), and 1.4 percent (218 units) lack complete kitchen facilities (hot and cold piped water, a sink with piped water, a range or stove, and a refrigerator) according to SCAG. In the SCAG region, 0.4 percent of households lack complete plumbing facilities and 1.3 percent of households lack complete kitchen facilities.

Housing age is frequently used as an indicator of housing condition. In general, residential buildings over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. In Cerritos, approximately 89 percent of the housing stock was built before 1980. However, according to the City’s Code Enforcement Division, a majority of units (including multi-family apartment communities) are considered to be in good condition as they are well maintained by property owners and property managers. Comparably, the City’s housing stock is significantly younger than Los Angeles County’s housing stock. Only 7 percent of the City’s housing stock was constructed before 1960 compared to 46 percent of the county’s housing stock that was constructed before 1960. Table C-21 summarizes the total number of housing units built by year.

Table C-21. Housing Units by Age - Cerritos

Year Built	Total Number of Housing Units	
	Number	Percent
1939 or earlier	159	1%
1940 to 1949	108	0.7%
1950 to 1959	606	3.9%
1960 to 1969	4,716	30.6%
1970 to 1979	8,222	53.4%
1980 to 1989	782	5.0%
1990 to 1999	374	2.4%
2000 to 2009	225	1.4%
2010 to 2013	85	0.5%
2014 or later	101	0.6%
Total	15,378	100%

Source: American Communities Survey (2015-2019).

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Homelessness

According to the 2020 Greater Los Angeles Homeless Count Report from the Los Angeles Homeless Services Authority (LAHSA), a population of approximately 41,290 homeless persons were located in Los Angeles County on a single-night survey conducted in January 2020. The County was split into eight areas, with the City of Cerritos being located in Service Planning Area 7 (SPA 7). Within SPA 7 are 22 cities and 5 unincorporated areas. The study found that a total of 4,586 persons experienced homelessness in this specific planning area, with 79 percent of those (3,631 persons) being unsheltered. The LAHSA does not include demographic information (e.g., gender, racial characteristics, disability status, familiar status, etc.) of the homeless population surveyed.

In Cerritos, the January 2020 LAHSA Point-in-Time survey revealed a population of approximately 46 unsheltered homeless persons in the City. Of those surveyed, 50 percent reported living in cars and 24 percent reported living on the street or along a riverbed. Homeless persons have been reported primarily along the riverbed areas of the Coyote Creek and the San Gabriel River, along the I-605 Freeway off ramp at South Street, and along a few of the City's major arterial streets, including Artesia Boulevard and Studebaker Road.

In response, the City has provided Housing Element Program 1, which focuses on housing for the homeless in compliance with State law. Program 1 addresses provisions for the development of Low Barrier Navigation Centers, Transitional/Supportive Housing, Emergency Shelters, and Single-Room Occupancies.

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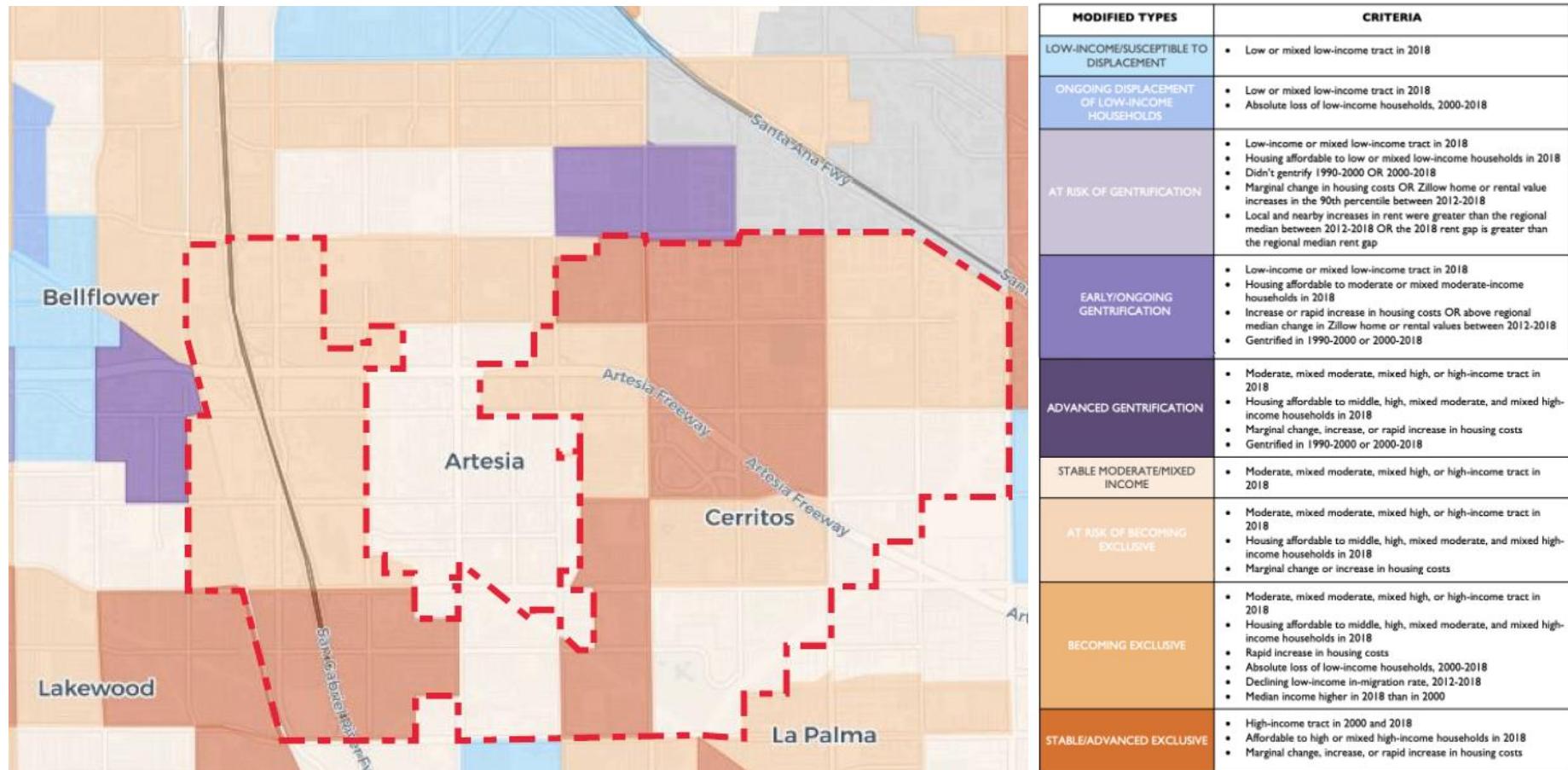
Displacement

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low-income residents is above 20 percent; and
- The tract meets two of the following criteria:
 - Share of renters is above 40 percent,
 - Share of people of color is above 50 percent,
 - Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median,
 - The tract or areas in close proximity have been experiencing displacement pressures (percent change in rent is above county median for rent increases), or
 - Difference between tract median rent and median rent for surrounding tracts is above median for all tracts in county (rent gap).

The Urban Displacement Project (UDP): Los Angeles – Gentrification and Displacement data viewer shows the level of displacement risk by Census Tract throughout the region. Nearby cities most susceptible to displacement are portions of Buena Park, Hawaiian Gardens, Norwalk, and Bellflower. As shown in Figure C-24, there are no areas susceptible to displacement in Cerritos. The UDP data viewer identifies Census Tract 5545.11 as “at risk of becoming exclusive” with housing affordable to middle, high, and mixed moderate, and mixed high-income households. As this tract contains approximately three-fourths of the units needed to satisfy the RHNA, the City anticipates development of Site 7 to ameliorate the lack of housing options for lower income groups by including nearly 1,000 new units for lower income households within a larger mixed income development. Cerritos has a strong trend of facilitating development of mixed income projects, all which include a high percentage of affordable units to address the community’s needs. All of the City’s affordable projects have long-term affordability restrictions and none are at-risk of conversion to market rate. This includes projects such as Emerald Villas, Pioneer Villas, The Grove at Cerritos and Fountain Walk.

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Figure C-24. Risk of Displacement

Source: <https://www.urbandisplacement.org/maps/los-angeles-gentrification-and-displacement/>, Accessed April 2022.

C.4 Outreach

As discussed in Appendix A, Public Participation, outreach efforts included the following:

- Establishment of a dedicated Housing Element webpage on the City's website
- A community workshop where participants were able to share their ideas and concepts to address the City's housing needs
- Conducted interviews with several stakeholders with known involvement in housing issues or development, committed to serving special needs populations (including community groups and those who work directly with people experiencing homelessness, female-headed families, and survivors of domestic violence within the City), or affiliations within organizations that provide a variety of services in the community and broader region, including
- Distribution of a public survey framed around housing issues/concerns and ideas for improving and providing new housing opportunities in Cerritos

Feedback from these outreach efforts were used to inform policies and programs (see Program 13) to affirmatively further fair housing opportunities throughout the community for all persons, including those in special needs groups. The City of Cerritos is committed to promoting fair housing through its laws, policies, and programs, and make fair housing information available to tenants, homebuyers, property owners, and landlords on all available digital and analog platforms. Some of the actions the City will continue and anticipates undertaking include:

- Continue to promote fair housing by provision of information on the City's website (http://www.cerritos.us/RESIDENTS/landlord_renter_resources.php and http://www.cerritos.us/RESIDENTS/seniors/affordable_senior_housing/additional_resources.php) and in person at Cerritos City Hall Department of Community Development and the Cerritos Senior Center.
- Regular reviews of policies and practices ensure that all persons have access to sound and affordable housing.
- Conduct research and analysis related to housing including local and regional housing issues and programs.
- Advertise City Council meetings and workshops on community message boards for individuals that do not have access to the internet.
- Assist residents with information on housing programs; provide information to tenants and landlords.
- Develop community relationships with organizations and landlords that will support the housing needs of the City including maintaining a list of potential resources related to tenant and landlord disputes.

- Establish and maintain effective working relationships with staff, vendors, governmental agencies, community organizations and the public.

C.5 Sites Inventory and AFFH Analysis

Figure C-3 of this Appendix shows the sites inventory for the 6th Cycle RHNA. The City of Cerritos is a highly urbanized community that has few vacant parcels. As such, most of the opportunities for affordable housing growth lie in supporting continued infill development and the recycling of currently underutilized properties at higher densities. In total, infill and potentially recyclable sites, as well as a conservative ADU projection as detailed in Chapter 4 – Housing Resources, account for a maximum potential of 1,908 units at various income levels, which meets the City's 6th Cycle RHNA allocation as shown in Table C-22.

Table C-22. Summary of Inventory of Land Suitable for Residential Development

	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Residential Capacity
<i>6th Cycle RHNA</i>	679	345	332	552	1,908
Site 1	-	-	-	5	5
Site 7	655	323	309	142	1,429
Site 8	-	-	-	3	3
Site A	18	12	22	20	72
Site B	-	-	-	375	375
ADUs	6	10	1	7	24
Total	679	345	332	552	1,908

Site 1 is generally located on the northeast corner of Clarkdale Avenue and Aclare Street, north of Artesia Boulevard, and is bounded by Juarez Elementary School, which is zoned Open Space (OS) to the east, single-family residences to the south, and commercial areas to the west and north. This parcel is currently vacant and is zoned Single-Family Residential (RS-6500). In September 2020, the City approved a residential development comprised of five (5) above-moderate single-family residences (Clarkdale Estates). As part of the approval, a new Tract Map was required to facilitate the development of the site. In addition, the development would require the installation of new infrastructure improvements such as sewer, gas and water connections, underground utilities, curbs, sidewalks and street trees, as well as wheelchair ramps and a new streetlight. No additional environmental constraints were identified. At the time of the preparation of this Housing Element, the developer has not obtained the required building permits; however, the City anticipates issuing said permits for the five-unit development in late 2021.

Site 7 is generally located at the northwest and southwest corners of Valley View Avenue and Arbor Place, at the northeastern city limits. The site is bounded by the Santa Ana Freeway (Interstate 5) to the north, commercial uses located in the City of La Mirada across Valley View Avenue to the east, industrial uses to the south, and the Coyote Creek Channel to the west. This site currently consists of industrial and warehouse uses, as well as several vacant properties as a result of a California Department of Transportation (Caltrans) Interstate 5 widening project. Caltrans is currently in the process of widening Interstate 5 in the vicinity of the subject location. This has also necessitated improvements to Valley View Avenue which abuts the subject location to the east. These roadway

projects will substantially reconfigure roadways, frontage roads, and interchanges as well as existing parcels on the site. As a result of these reconfigurations, a newly created 5.16-acre Caltrans-controlled remnant parcel fronting an improved Valley View Avenue is anticipated to become available for development. As government-owned surplus land, the City is committed to facilitating the development of the remnant parcel for affordable housing utilizing several housing elements programs (Programs, 11, 12, and 14). Given the proposed changes and the proximity to the subject site to a major transportation corridor, this site is suitable for a housing development and may serve as an opportunity for an affordable mixed-use development with a component of mixed-income housing.

Site 8 is located on Ely Avenue, north of 195th Street, and is bounded on the north by Carver Elementary School, to the east by a parking facility supporting an existing church, to the south by existing single-family residences, and to the west by Ely Avenue. This site is currently developed with three existing single-family residential units on three parcels and is currently zoned Single-Family Residential (RS-6500). The three existing parcels could be subdivided to accommodate three more above-moderate units for a total of six single-family residential units. New Parcel Maps would be required to subdivide the existing parcels and to accommodate additional single-family residential units. This development would also require the installation of new infrastructure improvements such as sewer connections, gas and water connections, underground utilities, and the installation of new curbs and sidewalks, street trees, wheelchair ramps and street lights. In addition, this site will require the installation of a new cul-de-sac which will serve as the terminus of Sequoia Avenue.

Site A is generally located on the northeast corner of Del Amo Boulevard and Pioneer Boulevard, and is bounded by the Pioneer Villas affordable senior housing community to the north, Cabrillo Lane School to the east across Cabrillo Lane, an existing commercial shopping center to the south, and existing commercial and residential uses located in the City of Lakewood to the west across Pioneer Boulevard. The site is currently zoned Neighborhood Commercial (CN) and is comprised of four parcels under separate ownership. According to a site analysis and observations conducted during the preparation of the Housing Element, the subject area is currently developed with a variety of uses including a multi-tenant commercial center with at least one vacancy, two school sites, and an animal hospital. The City is evaluating this site for a possible mixed-income housing development comprised of very low-, low-, moderate-, and above moderate-income households due to the close proximity of this site to existing neighborhood services and amenities including retail centers, transit stops, schools, and parks. Moreover, the City has been notified by two of the property owners of their interest to redevelop their properties (a combined site area of 2.2 acres) for housing.

Site B is located within the northwest portion of Los Cerritos Center and is bounded by 183rd Street to the north, commercial and office uses to the east, other commercial uses within Los Cerritos Center to the south, and the San Gabriel River Freeway (Interstate 605) to the west. The site is currently zoned Regional Commercial (CR) and currently consists of parking facilities in support of Los Cerritos Center, the former/vacant Sears department store, and the former/vacant Sears tire center. As a result of the Sears location at Los Cerritos Center permanently closing in January 2019, the City is evaluating the potential redevelopment of this area of Los Cerritos Center, which includes the shuttered 277,500-square-foot retail store, auto center, and associated parking area into a

horizontal mixed-use development including retail, hotel, and an above-moderate housing development to be integrated into the existing Los Cerritos Center mall campus. The property owner has expressed interest in including mixed use development in the next phase of the mall's expansion, including the development of housing.

The following is a summary of comparing the proposed RHNA site locations with the AFFH data presented in this Appendix.

- The entire City of Cerritos is made up of non-Hispanic Asian Majority census tracts; therefore, all of the projected 1,908 RHNA units are located in communities of color (predominately non-Hispanic Asian Majority) which are geographically dispersed throughout the City, as shown in Table C-2 of this Appendix.
- Approximately 1,054 RHNA units are anticipated to be located in census tracts that contain less than 10 percent of persons with disabilities as shown in Figure C-6 of this Appendix. Only Census Tract 5545.21 containing Site B with 375 RHNA units replacing the shuttered Sears store has a percentage of persons with disabilities statistically higher than the rest of the City at 10.4 percent.
- Census Tract 5545.11 contains the highest percentage of female-headed households (20 percent to 40 percent) in the City. Approximately 1,429 RHNA units are projected to be located in this tract, increasing housing options and resources for female-headed households. The tract also includes high quality community amenities such as schools and parks.
- Most of the City contains census tracts where the Low-Moderate Income Population is between 19 percent and 44 percent. Of this 24 percent of Low-Moderate Income Population is located in Census Tract 5545.11 will contain 1,429 RHNA units with nearly 1,000 units anticipated for lower income households. The area is also home to many employment centers and is in close proximity to major regional thoroughfares (I-5 Freeway and Valley View Boulevard).
- No RECAPs are identified in Cerritos. However, the City does maintain a predominately non-Hispanic Asian majority population.
- All of the selected RHNA sites are located in census tracts identified as having either Highest or Moderate resource levels.
- Overcrowded conditions within housing units are considered a non-factor throughout Cerritos, as overcrowding does not exceed 5 percent citywide.
- Cerritos offers residential assistance via the Shared Housing Program, several Residential Assistance Programs, Affordable Housing Preservation Program, and the Officer/Fireman/Teacher Next Door Homeowner Assistance Program all aimed at helping residents retain homes and thrive in the community by proving financial and technical assistance through low interest deferred payment loans.

Table C-23 further evaluates the geographic distribution of sites by projected income category and socio-economic characteristics of census tract that contain selected RHNA sites. The City of Cerritos

Housing Element sites inventory accomplishes this goal by providing zoning for a variety of housing types dispersed throughout the community. As discussed previously, a majority of the RHNA sites are in areas identified to have “highest” resource levels. Only Site B, located in Census Tract 5545.21, is located in a “moderate” resource area. This tract contains many regional uses including the Los Cerritos Center and Cerritos Auto Square, as well as Cerritos College and several local schools while residential uses in this tract are predominately single-family dwellings. Overpayment (cost burden), specifically for renter households, is significantly higher in census tracts where Sites 1 and 7 are located. While Site 1 only projects 5 RHNA units, it is anticipated that Site 7 will maintain a capacity of 1,429 RHNA units with nearly 70 percent of those assumed for lower income households. Development of these new units will substantially impact the area by sharply increasing the housing supply, leading to lower home prices in the immediate area. Additionally, Sites 7 and A are assumed to accommodate mixed-income households, allowing for more affordable housing opportunities for people in other racial groups in tracts where non-Hispanic Asian are the predominate population, thus fostering integration and reducing exclusiveness.

Table C-23. City of Cerritos Sites Inventory AFFH Analysis

Site Number	Census Tract	RHNA Units	Capacity			AFFH Indicators					
			Lower	Moderate	Above Moderate	Communities of Color	Low-Mod Income	TCAC	Ovrpmt (Rent)	Ovrpmt (Own)	Ovrcrwd
Site 1	5545.14	5			5	55.9%	44.9%	Highest	72%	42%	5.01%
Site 7	5545.11	1,429	998	309	142	69.9%	24.4%	Highest	74%	35%	2.61%
Site 8	5545.16	3			3	63.3%	31.9%	Highest	52%	38%	0.97%
Site A	5545.15	72	40	22	20	57.0%	24.0%	Highest	44%	26%	1.76%
Site B	5545.21	375			375	45.4%	36.1%	Moderate	57%	29%	6.07%
TOTAL	1,884	1,008	331	545							

C.6 Local Data and Knowledge/Other Relevant Factors

The western portion of the City (Census Tracts 5545.21 and 5545.22) bifurcated by the Interstate 605, is comprised of several regional uses including the Los Cerritos Center and Cerritos Auto Square, as well as Cerritos College and several local schools. Residential uses in this tract are predominately single-family dwellings, with pockets of multifamily developments located west of the San Gabriel River. Although this area is rich with employment and institutional centers, it also contains high land cost/housing prices and few multifamily housing opportunities. This results in limited affordable housing options in these tracts.

The southern portion of the City (Census Tracts 5545.15, 5545.16, 5545.17 and 5545.17) south and east of the City of Artesia, is comprised of predominately single-family dwellings with few multifamily developments. However, Pioneer Villas, an affordable mixed-income development is in tract 5545.15. Additionally, the AFFH analysis found that tract 5545.17 contains the highest level of overcrowded housing conditions in the City at a minimal 8.5 percent. This tract only contains one

multifamily development, Cerritos Apartments, which potentially contributes to “higher” overcrowding statistics.

The eastern portion of the City (Census Tracts 5545.11, 5545.12, 5545.13, 5545.14, and 5545.18) is comprised of a mixed of residential, commercial, and industrial uses, including the Cerritos Towne Center. While single family dwellings dominate the landscape of these tracts, it also includes the highest number of multifamily developments in the City including Tiburon, Cerritos Villas, Sundance, and The Palms, as well as the recently built Aria and Avalon. Census Tract 5545.11 and 5545.12 features many industrial businesses along the City’s northern and eastern boundaries; however, they remain well integrated with the surrounding single-family residential development, local schools, and community amenities in a TCAC area identified to contain the highest resources. As such, these tracts present the best opportunity for additional housing capacity in the City. RHNA Site 7 is located in tract 5545.11 and projects 1,429 units within a mixed-income development.

C.7 Fair Housing Issues and Contributing Factors

C.7.1 Summary of Fair Housing Issues

The AFFH assessment conducted in this appendix shows that Cerritos is a city with strong educational and economic opportunities, as well as excellent environmental quality in its predominantly residential areas. The City has extensive commercial services and has excellent freeway and transit access. Families are attracted to Cerritos by the outstanding ABC Unified School District, Bellflower Unified School District and Cerritos Community College, as well as abundant recreational facilities, a senior center, and a performing arts center. However, like other cities in Southern California, Cerritos faces challenges in providing adequate affordable housing due to rising prices and limited land available for development.

Based on public outreach that took place through the preparation of the Housing Element, the City identified the following issues and priorities:

- Provide for a range of housing types/products to provide a variety of options for residents
- Encourage and facilitate development of more market-rate and mixed-income housing
- Higher densities are needed. Consider 60 to 80 du/ac as an alternative density range for mixed-use development.
- Focus on rehabilitation efforts of existing housing

The City of Cerritos seeks to ensure that fair housing is maintained in the community. At the local level, the City anticipates that through the RHNA process, economic diversity and additional opportunities for housing diversity will be afforded to community members, ensuring all have equitable access to housing.

C.7.2 Identification and Prioritization of Contributing Factors

Analysis of fair housing issues also draws information from the 2018 Analysis of Impediments of Fair Housing Choice for the Community Development Commission and Housing Authority of the Los Angeles County (2018 AI). As one of 47 smaller cities participating in the Los Angeles Urban County

designation for its CDBG program, the City of Cerritos is within the geographic area covered by the 2018 AI. The 2018 AI identifies impediments to fair housing choice and presents the fair housing goals, issues, and proposed achievements for the Urban County. The impediments/contributing factors identified in the 2018 AI are in relation to the following fair housing issues: segregation, racially or ethnically concentrated areas of poverty (R/ECAPs), Disparities in Access to Opportunity, Disproportionate Housing Needs, and discrimination or violations of civil rights laws or regulations related to housing. To address the identified impediments/contributing factors, the 2018 AI identified numerous goals and actions, with associated timeframes for achievement.

The City also faces issues shared by other communities within the Urban County, as discussed in the 2018 AI. The following issues are those identified by the 2018 AI and the City of Cerritos as "high" priority.

- Increasing Measures of Segregation. The Urban County has seen moderate to high levels of segregation since the 1990s. Most of these levels have remained high into 2015, with Black/White segregation and Hispanic/White segregation remaining virtually unchanged since 2000. In Cerritos, the entire City shows a sizable or predominant Asian majority population. Areas of segregation throughout the Urban County continue to limit access to high opportunity areas, as well as compound housing problems in R/ECAPs. The rate of segregation is a direct limiting factor in access to fair housing opportunities. As the rate of segregation in the Urban County remains high, the priority of this contributing factor remains high as well.
- Accessibility for Persons with Disabilities. According to 2019 ACS data, an estimated 8.7 percent of Cerritos residents and 9.9 percent of persons in the Urban County had a disability. The ability for persons with disabilities to access infrastructure, public facilities, and housing units is limited by barriers to mobility, such as physical accommodations for access. In the Urban County, approximately 37.6 percent of survey respondents with a disability indicated that it was difficult or somewhat difficult getting about their neighborhood or housing complex. In addition, an estimated 10.5 percent of respondents in Los Angeles County indicated that there are problems with their home that create physical/accessibility issues for their households. The City of Cerritos allocates CDBG and General Fund monies for ADA improvements.
- Lack of Affordable Housing in a range of sizes. The 2018 AI found a need to address housing problems for large families, to address severe cost burden for racial and ethnic minorities, and to provide housing for seniors and persons with disabilities. The 2018 AI states that "the need for additional housing options is striking compared to available units." Cerritos has a higher percentage of large households than the county; in 2019, 43 percent of Cerritos households consisted of 3-4 persons, while 23 percent of the county's households had the same household size. In addition, households with more than five persons are higher in the City (14 percent) than the County (11 percent). The City has a high number of large single-family housing units, but these units are likely not affordable to lower income households.

The City's ability to build new housing is limited to redevelopment opportunities, given that it is a mature and fully urbanized city. The vast majority of housing units in the City

are single-family, which has comprised 93 percent of the City's housing stock over the last 20 years. The proportion of multi-family units (5+ units) increased from four percent to six percent between 2010 and 2020.

- **Housing Problems.** Housing problems impact a large proportion of households in Los Angeles County. Racial and ethnic minorities, people with disabilities, families with children, and other protected classes face housing problems at higher rates than the total population. For example, Black and Hispanic households face housing problems at a rate of 58.7 and 66.5 percent, respectively, and families with 5 or more people face housing problems at a rate of 74.0 percent, according to HUD AFFH Data. In Cerritos, 70 percent of the City's extremely low-income households have at least one of four housing problems (see Table C-13 above). In addition, about 30 percent of homeowners and 56 percent of renters have one or more housing problems (Table C-14 above). The City had a slightly lower proportion of households with a housing problem compared to the county, where 39.9 percent of owner-occupied households and 62.3 percent of renter-occupied households experience a housing problem. In both the City and County, renter-occupied households tend to experience housing problems at a higher rate.
- **Access to Opportunity/Housing Mobility.** A lack of affordable housing options in higher opportunity areas, with access to transportation, jobs, and education, limit access to these areas for low income and racial and ethnic minority households.

Lack of opportunities for residents to obtain housing in higher opportunity areas directly contributes to fair housing issues of disparities in access to opportunity. This contributing factor has been rated as a priority due to the level of disparate impact on fair housing choice for minority and low-income households. The race/ethnicity with the highest share of extremely low-income households in Cerritos is White, non-Hispanic (12 percent compared to 8.5 percent of total population). In the SCAG region, the highest share of extremely low-income households is Black, non-Hispanic (27.1 percent compared to 17.7 percent of total households). The majority (95.8 percent) of RHNA sites identified by City of Cerritos are located in high resource areas.

- **Lack of Information on Affordable Housing.** Public input brought to light the limitation of current outreach practices that do not provide sufficient reach for eligible households to access information regarding affordable housing opportunities in the Urban County. Limited access to information on affordable housing directly impacts access to housing options. Disparities in access to housing options relates directly to fair housing issues and is placed as a high priority. Cerritos provides some affordable housing and fair housing resources on its website, but the information could be expanded and made more prominent, as discussed in the Program Section of the Housing Element.

In summary, Cerritos offers excellent neighborhoods in high opportunity areas but faces challenges in promoting greater integration and providing a range of housing types and prices suitable for lower-income households. Providing a range of affordable housing options can help foster more inclusive communities and increase access to opportunities for all racial/ethnic groups, persons with disabilities, and other protected classes.

C.8. AFFH Programs and Meaning Actions

The key component to the City's AFFH program is to provide a range of affordable housing that can help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes. All of the factors are High Priority contributing factors, because they have direct and substantial impacts on fair housing.

Table C-24. Fair Housing Issues, Contributing Factors and Meaningful Actions

Fair Housing Issue	Contributing Factors	Priority	City Actions
Fair Housing Enforcement and Outreach Capacity	Insufficient online fair housing material.	High	<p>Continue to utilize the services of the Housing Rights Center (HRC) to provide fair housing services and resolve any potential fair housing complaints filed with the City.</p> <p>By end of 2022, expand information on the city's website on federal and State fair housing requirements, LACDA services, and HRC services. The City's goal is to increase the distribution of fair housing materials by 25 percent and increase awareness. Include a link to the HRC "Fair Housing Facts" webpage at: https://www.housingrightscenter.org/fair-housing-facts.</p> <p>Continue to promote fair housing by provision of information on the City's website (http://www.cerritos.us/RESIDENTS/landlord_renter_resources.php and http://www.cerritos.us/RESIDENTS/seniors/affordable_senior_housing/additional_resources.php) and in person at Cerritos City Hall Department of Community Development and the Cerritos Senior Center. Through these steps, the City's goal will be to raise community awareness and access to information by at least 20 percent.</p> <p>Bi-annually coordinate with the Community Development Commission of the County of Los Angeles and the Housing Authority of the County of Los Angeles which prepares fair housing analysis to Urban County cities to provide more refined/detailed data for local municipalities. Through this step, the City anticipates obtaining local data from the County that is at least 80 percent more accurate.</p> <p>Annual or bi-annual reviews of policies and practices ensure that all persons have access to sound and affordable housing.</p> <p>By end of 2023, conduct research and analysis related to housing including local and regional housing issues and programs.</p>

Fair Housing Issue	Contributing Factors	Priority	City Actions
			<p>Continue to advertise City Council meetings and workshops on community message boards for individuals that do not have access to the internet.</p> <p>Continue to assist residents with information on housing programs; provide information to tenants and landlords, with efforts targeted in tracts, 5545.11, 5545.14, 5545.16, and 5545.21 given the high percentage of low-moderate non-Hispanic Asian residents in these areas.</p> <p>By end of 2022, develop ongoing community relationships with organizations and landlords that will support the housing needs of the City including maintaining a list of potential resources related to tenant and landlord disputes.</p> <p>By end of 2022, establish and maintain effective working relationships with staff, vendors, governmental agencies, community organizations and the public.</p> <p>Also see:</p> <ul style="list-style-type: none"> ➤ Program 3 – Regional Cooperation ➤ Program 7 – Affordable Housing Preservation ➤ Program 14 - Simplified Residential Development Review Process ➤ Program 17 - Housing Element Review ➤ Program 18 - Land Use Element Review
Segregation and Integration	Potential for segregation based on the distribution of racial/ethnic populations in Cerritos	High	<p>By end of 2024, adopt an official affirmative marketing policy designed to attract renters and buyers of protected classes.</p> <p>When holding community meetings, proactively outreach to a broad range of community groups.</p>
Racially and Ethnically Concentrated Areas of Poverty and Disparities in Access to Opportunity	Housing mobility Lack of affordable housing in a range of sizes Lack of affordable accessible housing in a range of sizes City and regional land use and zoning, and development patterns. Barriers to physical access to infrastructure, public	High	<p>Increase access to high opportunity areas through meeting the city's RHNA goals as described in Program 10.</p> <p>By early 2023, conduct a study by to determine the market feasibility of mixed-use development at 60-80 dwelling units/acre. Follow-up with land use and code amendments as appropriate, based on the findings. Through this step, the City's goal will be to potentially increase unit capacity within mixed-use developments by 33 percent.</p> <p>Annually or bi-annual evaluate all proposed amendments/updates to the General Plan's Land Use Map and the Zoning Map for their effect on AFFH components.</p>

Fair Housing Issue	Contributing Factors	Priority	City Actions
	facilities, and housing units		<p>Continue to affirmatively market available development sites throughout the community to affordable housing developers to meet regional housing goals. Through these steps, the City's goal will be to increase development of affordable housing by approximately 1,000 units.</p> <p>By early 2023, provide additional outreach and education to housing developers and potentially qualified residents throughout the community regarding Housing Choice Voucher program. Through these steps, the City's goal will be to increase participation in the voucher program by 10 percent.</p> <p>Continue to accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Cerritos Municipal Code.</p> <p>Continue to allocate Capital Improvement Program (CIP) funding for ADA improvements throughout the community as a part of the City's budget process.</p> <p>Also see:</p> <ul style="list-style-type: none"> ➤ Program 2 – Disabled Housing Program ➤ Program 3 – Regional Cooperation Program ➤ Program 9 - Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss Program ➤ Program 11 – Multi-Family Housing Program ➤ Program 12 – Multi-Family and Residential Mixed-Use Facilitation Program ➤ Program 16 – Accessory Dwelling Units ➤ Program 17 – Housing Element Review Program ➤ Program 18 - Land Use Element Review Program
Disproportionate Housing Needs, Including Displacement Risks	High cost burden Aging housing stock	High	<p>Continue to participate in Los Angeles County Development Authority (LACDA) assessments and programs as a participating city in Los Angeles Urban County.</p> <p>By early 2024, expand and more prominently post housing assistance information on the City's website. Include information including but not</p>

Fair Housing Issue	Contributing Factors	Priority	City Actions
			<p>limited to LACDA services and resources, including tenant-based assistance, home ownership, home improvement, public housing, and homelessness programs.</p> <p>Continue to provide website information on “Stay Housed LA” services, and collaborate with community organizations to further publicize available services throughout the community. Through these steps, the City’s goal will be to raise community awareness and access to information by at least 20 percent.</p> <p>Continue to monitor, preserve, rehabilitate, and facilitate development of affordable housing units throughout the community. Through these steps, the City’s goal will be to preserve 219 units considered to be “at-risk” of market-rate conversion.</p> <p>Also see:</p> <ul style="list-style-type: none"> ➤ Program 4 - Shared Housing ➤ Program 5 – Senior and Disabled Labor Assistance ➤ Program 6 – Residential Assistance ➤ Program 7 – Affordable Housing Preservation ➤ Program 9 - Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss ➤ Program 11 – Multi-Family Housing Program ➤ Program 12 – Multi-Family and Residential Mixed-Use Facilitation Program ➤ Program 20 – Cerritos Code Enforcement Program ➤ Program 22 – Sub-standard Property Abatement ➤ Program 25 - Officer/Fireman/Teacher Next Door Homeowner's Assistance