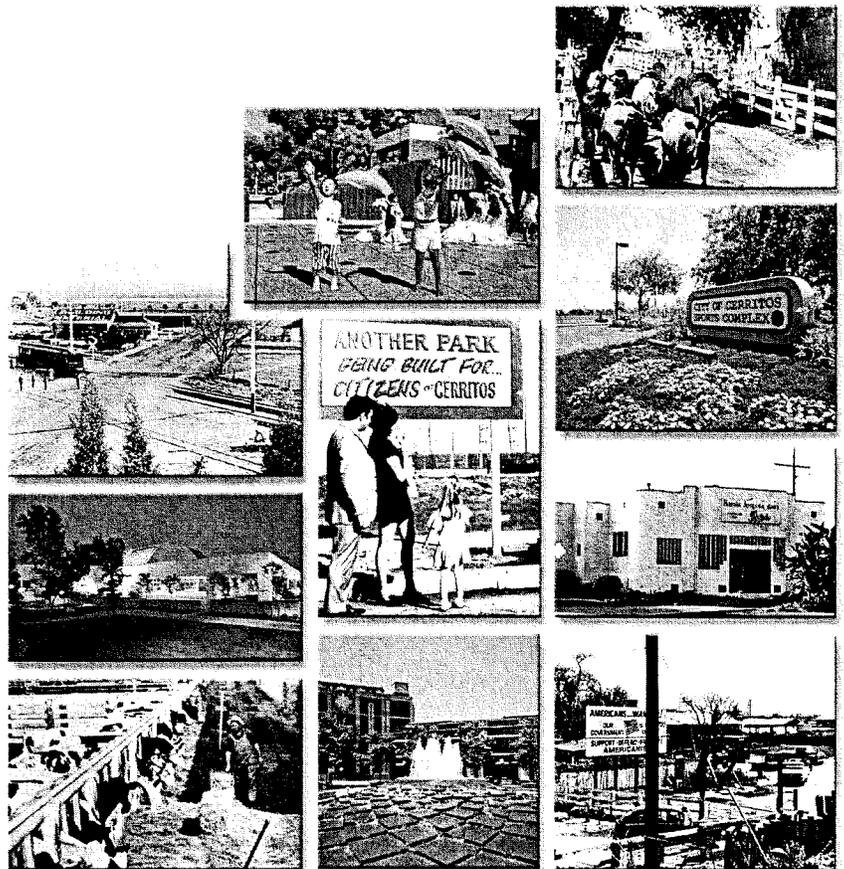


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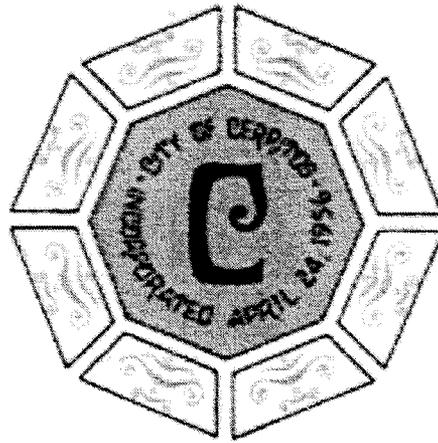
CERRITOS
GENERAL PLAN & EIR

Appendix H
Housing Element



Housing Element

City of Cerritos



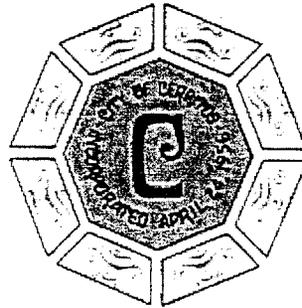
Orange County
California

December 2001

CITY OF CERRITOS

HOUSING ELEMENT

(1998-2005)



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ATTACHMENTS

- Attachment 1 - Housing Element Distribution List
- Attachment 2 - Homeless Information Contact List

SECTION 1.0

INTRODUCTION TO THE HOUSING ELEMENT

Accommodating the housing needs of the State of California is an important goal for the City of Cerritos, regional agencies and State agencies. As the population of the State continues to grow and pressure on resources increases, Cerritos is concerned with providing adequate housing opportunities while maintaining a high standard of living for all citizens in the community.

Recognizing the importance of providing adequate housing, the State has mandated a Housing Element with every General Plan since 1969. This Housing Element (2000-2005) was created in compliance with State General Plan law pertaining to Housing Elements and was certified by the California Department of Housing and Community Development on _____.

1.1 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, government and the private sector should make an effort to provide a diversity of housing opportunities and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental and fiscal factors and community goals within the General Plan.

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.” 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.

1.2 ORGANIZATION

The Cerritos Housing Element is organized into five primary sections:

- Review of Previous Element: an evaluation of the previous element based on appropriateness, effectiveness and progress of the previous housing program;
- Housing Needs: an analysis of demographic variables, such as population, employment and households;
- Inventory of Resources: an analysis of the housing supply, housing condition, housing vacancy, housing affordability, neighborhood resources and at-risk units;
- Constraints: an analysis of governmental constraints, non-governmental constraints and opportunities for energy conservation; and,
- Housing Program: This section identifies housing goals, policies and objectives. Funding sources are identified and schedules for implementation are set forth. In addition, a quantified objectives summary is provided.

1.3 RELATIONSHIP TO OTHER ELEMENTS

State law requires that "...the General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies..." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City.

The Housing Element is part of a comprehensive update 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.

1.4 CITIZEN PARTICIPATION

Public participation for the 2000-2005 Housing Element has included a series of study sessions and public hearings. In addition, a public review draft was prepared and made available to the community for a 30-day review period. The public review draft was sent to the Los Angeles County Housing Authority (LACHA), 8 neighboring cities, Los Angeles County, Orange County, 18 non-profit organizations and various service providers (See Attachment 1). The public review draft included comments received from City staff and the Planning Commission.

1.5 REVIEW OF PREVIOUS ELEMENT

The purpose of this section is to evaluate the last Cerritos Housing Element and subsequent housing program according to:

- 1) The appropriateness of the housing program in contributing toward the state housing goal;
- 2) The effectiveness of the housing program; and,
- 3) The progress of the housing program.

THE STATE HOUSING GOAL

Attainment of the State's housing goal is approached by passing down gross allocations of housing unit goals to regional governments, which in turn allocate the housing unit goals to counties and cities. At this time, counties and cities analyze the needs of their respective communities in the formulation of a housing program. Finally, the housing program sets forth goals, policies and objectives toward the attainment of the local housing unit goals and ultimately the State housing goal.

The document produced by regional governments that allocates housing unit goals is referred to as the "Regional Housing Needs Assessment" (RHNA's). Due to a lack of State funding, regional governments did not produce a RHNA between 1994 and 1998. The last funded RHNA was in 1988 from the Southern California Association of Governments (SCAG), which set forth a housing goal of 614,289 units for its six county region between 1988 and 1994. Since there was not a RHNA between 1994 and 1998, the 1988 RHNA remained effective through the end of 1997.

Between 1989 and 1998, the SCAG region achieved 71.2 percent of the RHNA goal through new construction. Los Angeles County had the lowest level of achievement out of the area counties with 42.4 percent, while Imperial and Riverside Counties had the highest levels of achievement. The remaining counties ranged between 70 and 95 percent of achievement.

Los Angeles County most likely did not achieve its housing goals between 1989 and 1998 for three reasons:

- 1) A recession in the early to mid 1990's had negative impacts on the housing market;
- 2) There is a lack of large, easily developed residentially zoned vacant lands in Los Angeles County. At the same time, there are easily developed large vacant tracts in nearby counties, such as Riverside County; and,
- 3) The future needs in SCAG's RHNA were established according to previous household growth rates, instead of the availability of vacant residential lands or anticipated job growth. This resulted in inappropriate housing allocations.

TABLE 1
RHNA ACHIEVEMENT LEVELS – SCAG REGION (1989-1998)

| Jurisdiction | RHNA Goal | New Construction | Level of Achievement |
|----------------------------|------------------|-------------------------|-----------------------------|
| Los Angeles County | 291,983 | 123,696 | 42.4% |
| Orange County | 99,808 | 93,518 | 93.7% |
| Riverside County | 97,080 | 119,923 | 123.5% |
| San Bernardino County | 92,656 | 70,548 | 76.1% |
| Ventura County | 29,131 | 23,773 | 81.6% |
| Imperial County | 3,632 | 6,209 | 171.0% |
| SCAG REGIONAL TOTAL | 614,290 | 437,667 | 71.2% |

Source: SCAG 1988 RHNA, DOF

Comparatively, Los Angeles County's level of RHNA achievement is similar to the overall performance of cities in the Cerritos area. The City of Cerritos had the second to last level of RHNA achievement out of the surrounding cities. The City was only able to achieve 10.5 percent of the RHNA goal through new construction, which is less than the level of achievement for the County and the SCAG region. The low achievement level can be attributed to a lack of large tracts of residentially zoned vacant land. In 1990, the City had roughly 20-30 acres of vacant residential land, but a housing allocation of 1,420 units. In order to achieve the goal, the City would have to plan for densities in the 50-70 units per acre range.

TABLE 2
RHNA ACHIEVEMENT LEVELS – SURROUNDING CITIES (1989-1998)

| Jurisdiction | RHNA Goal | Actual Construction | Level of Achievement |
|---------------------|------------------|----------------------------|-----------------------------|
| Cerritos | 1,420 | 149 | 10.5% |
| Artesia | 209 | 54 | 25.8% |
| Bellflower | 2,103 | 237 | 11.3% |
| Lakewood | 982 | 561 | 57.1% |
| La Palma | 107 | 136 | 127.1% |
| Norwalk | 1,243 | 442 | 35.6% |
| Santa Fe Springs | 260 | -152 | -58.5% |
| TOTAL | 6,324 | 1,427 | 22.6% |

Source: SCAG 1988 RHNA, DOF

APPROPRIATENESS, EFFECTIVENESS AND PROGRESS

The following section evaluates appropriateness, effectiveness and progress of the City's housing program through its goals and subsequent program actions.

GOAL 1

Advance equal housing opportunities for all persons in the community

1.1 Section 8 Rental Assistance Program

The program allows very low income households to choose an apartment or house and receive a tenant-based rental subsidy through the Housing Authority of the County of Los Angeles. The intent was to increase the number of rental subsidies from approximately 33 to 83, which is appropriate toward the attainment of the state housing goal. The goal of an additional 50 - Section 8 vouchers/certificates has not been met, due to a limited number of certificates in the region and efforts have been stifled through complicated coordination with the County Housing Authority. The City's limited personnel have put significant time and resources into exploring avenues of increasing the number of Section 8 vouchers in the community with little success.

1.2 Density Bonus Program

The program planned to amend the Zoning Code in compliance with State density bonus law was designed to provide additional very low and low income units in Cerritos. The program was implemented and grants a density bonus of 25 percent for developers that allocate at least 20 percent of the units in a housing project to lower income households, or 10 percent for very low income households, or at least 50 percent for "qualifying residents" (e.g. senior citizens). Furthermore, the program ensures affordability of all lower income density bonus units for a minimum 30-year period.

1.3 Senior Housing Program

The City set a five year goal to develop 100 affordable senior housing units on a parcel of land owned by the Cerritos Redevelopment Agency. The program was effectively implemented and the City has continued efforts to develop senior housing. In January 2000, the Emerald Villas, a 126 unit affordable senior housing community opened. Another 98 unit senior housing community (93 units affordable) is scheduled to open in Spring 2001 and a complex with 155 congregate living units (105 units affordable) is currently under construction.

1.4 Senior Housing Study

In order to encourage the development of affordable senior housing in the City of Cerritos, the City conducted a study to identify suitable sites. The study resulted in the development of three senior housing projects. Consequently, the City allocated monies from the Redevelopment Agency's 20 percent set-aside funds to subsidize five million dollars for the construction of the Emerald Villas senior housing project, and anticipates on subsidizing 5 million dollars for the Pioneer Villas project and 8 million dollars for the Chancellor Village project.

1.5 Shared Housing Program

In order to provide housing opportunity, use space more efficiently and lessen cost burdens, the City of Cerritos planned to establish a shared housing process. The City did not achieve the process, mostly due to staffing constraints, but the program is appropriate in accommodating housing needs. The City should continue to explore alternative shared housing processes, such as supporting the existing efforts of the Area-wide Agency on Aging.

1.6 Equal Housing Program

The City does not support any activities that may cause housing opportunities to be denied to any individual or family. Cerritos set a goal to respond aggressively to any complaint regarding housing discrimination, however the City has received minimal complaints. The City should investigate contracting with a third party non-profit, such as the Los Angeles County Fair Housing Council, to handle the Equal Housing Program, which would allow persons in the community a more approachable channel for discrimination issues.

GOAL 2

Reduce governmental constraints which inhibit the provision of affordable housing

2.1 Simplified Residential Development Review Process

In order to reduce governmental constraints and subsequent costs on the development of housing, the City of Cerritos planned to review entitlement procedures and ensure minimum processing time. No formal documents have been produced due to staffing limitations, but the City has been effective in encouraging simultaneous review of City required developmental reports. The City should continue to improve efficiency within the entitlement process and attempt a more formal review.

2.2 Reduced Development Fees

The City sought to reduce or eliminate development and permit fees, on a case-by-case basis, for affordable housing developments. Most recently City imposed fees were waived outright for three senior affordable housing projects.

2.3 Land Use Element Review Program

In order to accommodate additional housing, the city considered increasing densities on remaining vacant or underdeveloped residential land. The Program was never implemented on an annual basis, as anticipated, due to the large amount of time needed to implement, coupled with the lack of staff. However, there have been recent rezones that resulted in additional residential land. Since 1995, the City of Cerritos has processed approximately five General Plan Amendments/Development Map Amendments changing land use designations to residential. Three of the referenced five amendments were necessary to permit the construction of 224 residential units.

The Land Use Element is currently being updated through the General Plan process and will include a comprehensive analysis of lands with potential for residential development.

2.4 Redevelopment Set-aside Fund Transfers

In order to provide adequate sites for the housing needs allocation, the City planned to establish a redevelopment set-aside transfer to other cities in the region. The City researched fund transfers, but the local housing needs of seniors were determined to be a higher priority. The City also concluded that fund transfers occur in only exceptionally rare cases and is generally prohibited by the State. Further research could be conducted on redevelopment set-aside fund transfers and the potential benefits of recently passed Assembly Bill 2041. AB 2041 recognizes the difficulty cities may have building low and moderate income housing due to the availability and cost of land. The Assembly Bill would allow cities to establish a joint powers authority that would pool their low and moderate income housing funds to allow for affordable housing to be built in their surrounding area.

GOAL 3

Provide various forms of development assistance for affordable housing

3.1 Reverse Annuity Mortgage Program

The program was intended to assist homeowners that have substantial equity in their homes, but little cash income. A local lending institution was to provide

monthly payments based on the value of their home. The City did not establish this program. Although the intent seemed appropriate, the program generated uncertainty and complexities, as to the details of program implementation.

3.2 Homeless Shelter Program

The City of Cerritos annually contributes \$50,000 to the Rio Hondo Homeless Shelter and \$7,000 to Su Casa Home for battered women and children. The program is on-going and recently the City has increased funding for the Su Casa Home from \$7,000 to \$20,000.

GOAL 4

Maintain the community's existing housing stock, particularly the affordable housing units

4.1 Deferred Rehabilitation Loans

The City planned to identify funding sources for low interest rehabilitation loans to assist homeowners with code violations or exterior improvements. Funding sources were not identified, due to lack of staffing. Given large portions of the housing stock will be reaching 20 to 30 years of age, the City should make efforts to first identify the need for rehabilitation loans and second a source of funding. Funding sources can include Community Development Block Grants (CDBG), HOME monies, Housing Enabled by Local Partnerships (HELP) monies and the Redevelopment Agency's 20 percent set-aside funds. The City should also consider the possibility of contracting these planning activities.

4.2 City Wide Pride Program

In an effort to promote city wide pride through property maintenance, volunteer judges evaluate nominated properties based on general appearance as well as architectural and landscape design. For residential properties, judges are instructed to look for homes that have been remodeled and which possess driveways and walkways that are free of oil, rust and paint stains. One hundred winners are chosen from throughout Cerritos annually and recognized at the City Wide Pride Awards Banquet that is held in July. Due to the level of success the program has had over the years, the City should consider expanding the program to include low interest home improvement loans and/or grants to qualified residents.

4.3 Grant Program

The City planned to identify funding sources for grants up to a certain amount for exterior improvements. The City was successful in identifying funds and

provides up to \$300 for qualified senior and disabled residents. Cerritos currently provides approximately 15 grants a year. The program has been effective in neighborhood preservation and should be continued over the next planning period.

4.4 Cerritos Code Enforcement Program

In order to prevent the deterioration of its housing stock, the City has continued to bring substandard properties into compliance with existing codes. Monthly the City has a caseload of between 190 and 260 various residential violations, with one-third to one-half of those being resolved a month. The remaining unresolved case violations are reviewed in the following months.

4.5 Senior and Disabled Citizen Labor Assistance Program

The City intended to coordinate the provision of labor for minor housing repair to seniors and disabled households. The City made efforts to find interested community groups and service organizations to provide the labor. Unfortunately, the City was only able to recruit the Boy Scouts of America to participate in the City's Senior and Disabled Citizen Assistance Program. The City of Cerritos should continue to recruit other organizations in its effort to improve and expand this program.

4.6 One-For-One Replacement Housing Program

The program would require any lost at-risk units to be replaced on a one-for-one basis. The program would place the replacement responsibility on private developer. The City was never notified of at-risk units in the planning period, so the program was not tested. However, the program's implementation should be strengthened, so the one-for-one replacement is not curtailed in the case of future at-risk conversion.

4.7 Substandard Property Abatement Program

The City annually budgets funds to remove unsafe structures or abate code violations that threaten the health, safety and welfare of the community. Over the last five years code violations have resulted in the demolition of five structures, all of which have been abandoned service stations.

GOAL 5

Provide increased opportunities for home ownership

5.1 First-Time Home Buyers Assistance Program

The City sought to establish a program that identifies sources for First-Time Homebuyer Assistance Program. The program was never established, due to lack of staffing. Cerritos plays an important regional role in providing housing opportunities to families and other households seeking ownership. Consequently, the City should investigate consulting firms and mortgage brokers to develop and administer a First-Time Homebuyer Assistance Program that would target households that are in the Low and Moderate Income Groups.

CONCLUSION

The City of Cerritos has played an important role in promoting housing opportunities throughout the community. The City has utilized Redevelopment funds for various activities within the community. In addition, the City has been successful in implementing and preserving many of the actions in the Housing Program, such as the Senior Housing Program and Study, the Equal Housing Program, the Homeless Shelter Program, the City Wide Pride Program, the Grant Program and the Code Enforcement Program. For instance, between 1998 and 2001 the City of Cerritos has already met their new 1998-2005 RHNA Very Low and Low housing need, through actions from the previous Housing Program.

Furthermore, the City has addressed the housing needs of their aging community by encouraging the development of senior housing communities with redevelopment funds, which offer units to all segments of the senior population.

There however are actions that need more attention. For instance, the Shared Housing Program, Deferred Rehabilitation Loans and the First Time Home Buyer Assistance Program are actions that the City has not implemented that could help various citizens in Cerritos better their current housing situations. The City could conduct further research on redevelopment set-aside fund transfers. The City should expand the City Wide Pride program and make more effort on the Senior and Disabled Labor Assistance Program. Furthermore, the City should strengthen the One-For-One At-Risk Replacement Program and give incentives to promote housing for the special need populations. Finally, to allow the housing programs in Cerritos to be given appropriate attention, the City should prioritize housing programs contained in this report and retain additional personnel to implement such programs.

SECTION 2.0

SUMMARY OF EXISTING CONDITIONS

The following section summarizes and analyzes the existing housing conditions in Cerritos. The section consists of two major sections: Section 2.1 – Housing Needs Assessment – an analysis of population trends, employment trends, household trends and special needs, and Section 2.2 – Inventory of Resources – an analysis of existing housing characteristics, housing conditions, vacancy trends, housing costs and availability, neighborhood and community resources, “at-risk housing” and suitable lands for future development.

2.1 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 1970 – 1990 U.S. Census Reports, the State Department of Finance (Demographic Research Unit), Southern California Association of Governments (SCAG) and Anysite/Datum Populus. See the Appendix for a complete list of data sources.

POPULATION TRENDS

The City of Cerritos is located in Los Angeles County, which is one of six counties (Imperial, Orange, Riverside, San Bernardino and Ventura) that are a part of the Southern California Association of Governments (SCAG) region, a regional planning agency.

Over the last twenty years Los Angeles County represents the smallest proportionate gain in the region. For example, Los Angeles County grew by 32.2 percent over the last two decades, while Riverside County grew by over 129 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 and dynamics within proportionate analysis.

Although Los Angeles County has experienced relatively small proportionate growth, the County has continued to accommodate large populations. Currently, Los Angeles County has an estimated population of 9,884,255, which represents an increase of 2,407,017 persons since 1980. Los Angeles County has the largest population in the region, followed by Orange and San Bernardino.

**TABLE 3
POPULATION – SCAG COUNTIES**

| County | 1980 | 1990 | 2000 | Change (1980-2000) | |
|--------------------|-------------------|-------------------|-------------------|-----------------------|--------------|
| | | | | Number | Percent |
| Imperial | 92,110 | 109,303 | 145,285 | 53,175 | 57.7% |
| Los Angeles | 7,477,238 | 8,863,164 | 9,884,255 | 2,407,017 | 32.2% |
| Orange | 1,932,921 | 2,410,556 | 2,828,351 | 895,430 | 46.3% |
| Riverside | 663,199 | 1,170,413 | 1,522,855 | 859,656 | 129.6% |
| San Bernardino | 895,016 | 1,418,380 | 1,689,281 | 794,265 | 88.7% |
| Ventura | 529,174 | 669,016 | 756,501 | 227,327 | 43.0% |
| TOTAL | 11,589,658 | 14,640,832 | 16,826,528 | 5,236,870 | 45.2% |

Source: 1980-1990 Census, Department of Finance

The City of Cerritos is bordered by eight cities: Artesia, Bellflower, Buena Park, Lakewood, La Palma, La Mirada, Norwalk and Santa Fe Springs. Out of the nine-city area, the City of Cerritos had the largest numerical and proportionate growth over the last three decades, most of which occurred between 1970 and 1980. Cerritos grew by 266.2 percent between 1970 and 2000, while the city with the second largest growth was La Palma.

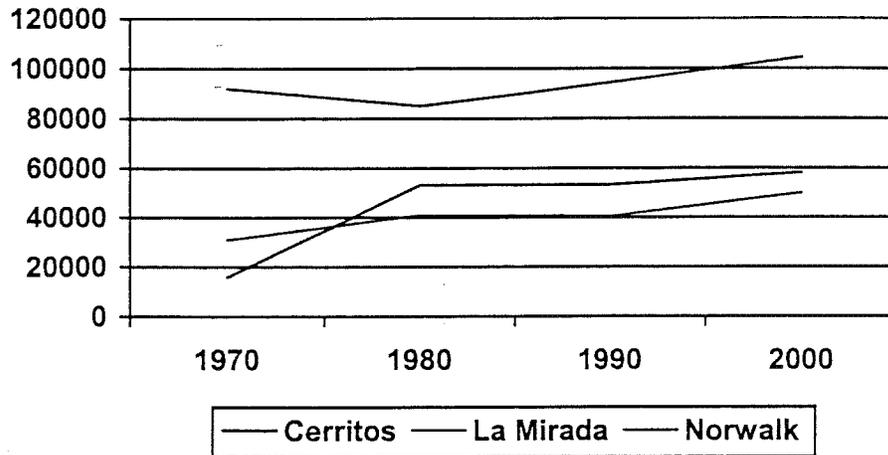
Cerritos' growth over the last thirty years represents 36.6 percent of the total growth of the entire nine-city area, but is only the fifth largest city in the area. Cerritos' recent growth can be attributed to the fact that the surrounding cities were built-out earlier and in turn had absorbed populations decades earlier. In the 1960's and 1970's Cerritos converted large amounts of its agricultural land to housing and commercial uses, which allowed for rapid growth.

**TABLE 4
POPULATION – CERRITOS AND SURROUNDING CITIES**

| City | 1970 | 1980 | 1990 | 2000 | Change (1970-2000) | |
|------------------|----------------|----------------|----------------|----------------|-----------------------|---------------|
| | | | | | Number | Percent |
| Cerritos | 15,856 | 53,020 | 53,240 | 58,063 | 42,207 | 266.2% |
| Artesia | 14,757 | 14,301 | 15,464 | 17,132 | 2,375 | 16.1% |
| Bellflower | 51,454 | 53,411 | 61,815 | 68,345 | 16,891 | 32.8% |
| Buena Park | 63,646 | 64,165 | 68,784 | 77,267 | 13,621 | 21.4% |
| Lakewood | 82,973 | 74,511 | 73,557 | 80,952 | -2,021 | -2.4% |
| La Palma | 9,687 | 15,399 | 15,392 | 16,537 | 6,850 | 70.7% |
| La Mirada | 30,808 | 40,986 | 40,452 | 49,918 | 19,110 | 62.0% |
| Norwalk | 91,827 | 84,901 | 94,279 | 104,473 | 12,646 | 13.8% |
| Santa Fe Springs | 14,750 | 14,520 | 15,520 | 16,463 | 1,713 | 11.6% |
| TOTAL | 375,758 | 415,214 | 438,503 | 489,150 | 113,392 | 30.2% |

Source: 1970-1990 Census, Department of Finance

**CHART 1
POPULATION GROWTH COMPARISON**



From 1960 to 1970 the City grew from 3,508 persons to 15,856 persons, which represents an annual growth rate of 35.2 percent. In the 1970's the growth rate dropped only slightly as Cerritos grew by more than 37,000 persons. Between 1980 and 1990 the population growth slowed drastically where the City only grew by 220 persons or 0.4 percent. Members of the community feel that the 1990 Census numbers were inaccurate, however, for purposes of updating this housing element, the 1990 Census numbers are considered the official source and conclusions are drawn accordingly.

Cerritos currently has a population of 58,063 persons and is projected to grow by only 4,140 persons or 7.1 percent over the next twenty years. This stabilization trend can be attributed to the City expanding to its full build-out capacity.

**TABLE 5
POPULATION TRENDS – CITY OF CERRITOS**

| Year | Total Population | Numeric Change | Percent Change | Annual Percent Change |
|------|------------------|----------------|----------------|-----------------------|
| 1960 | 3,508 | | | |
| 1970 | 15,856 | 12,348 | 352.0% | 35.2% |
| 1980 | 53,020 | 37,164 | 234.4% | 23.4% |
| 1990 | 53,240 | 220 | 0.4% | 0.04% |
| 2000 | 58,063 | 4,823 | 9.1% | 0.9% |
| 2005 | 58,988 | 925 | 1.6% | 0.3% |
| 2010 | 59,680 | 692 | 1.2% | 0.2% |
| 2015 | 60,836 | 1,156 | 1.9% | 0.4% |
| 2020 | 62,203 | 1,367 | 2.2% | 0.5% |

Source: 1960-1990 Census, Department of Finance, SCAG

Currently, 27.1 percent of the population in Cerritos is under the age of 17 years and this age group has experienced average numeric growth over the last ten years. The 75 years and older category had the largest proportionate growth and the second largest numeric growth, which suggests an ageing community and an increase in demand for senior housing. In addition, the 18-24 age group was the only age category that decreased. This implies a solid migration of younger populations leaving home to other communities and subsequently less demand for rental units.

The 25-34 age group is very dynamic, because this group is the predominate age range where families are beginning to form and persons make the transition from renting to ownership. Over the last ten years this category increased by 772 persons or 11.7 percent, which suggests the need for larger single family homes has grown or sustained while the amount of land available for new single family housing in Cerritos has diminished. The median age in 2000 is estimated to be 34.1 years, which is equal to the State's median age. The median age has increased and is anticipated to continue increasing as families age in place and baby boomers retire.

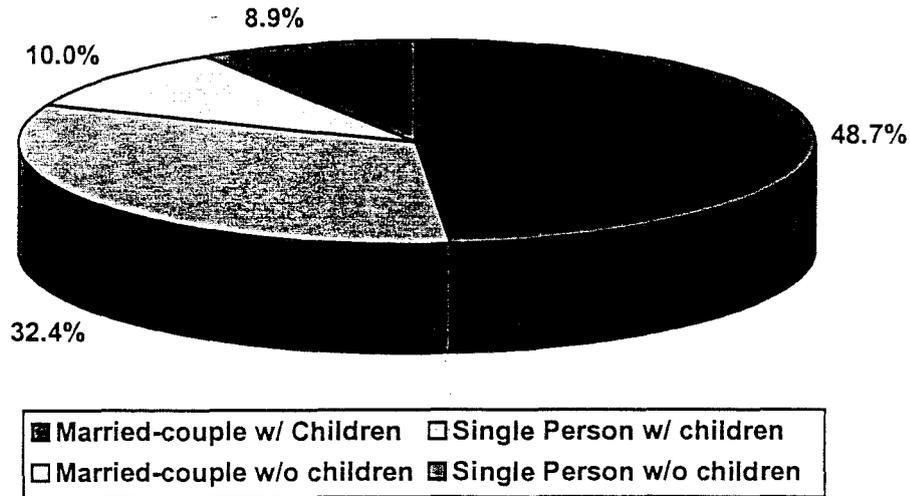
**TABLE 6
POPULATION BY AGE GROUPS**

| Age Group | 1990 | | 2000 | | Change | |
|-------------------|------------|---------|------------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0-4 Years | 3,034 | 5.7% | 3,716 | 6.4% | 682 | 22.5% |
| 5-17 Years | 11,660 | 21.9% | 12,019 | 20.7% | 359 | 3.1% |
| 18-24 Years | 5,909 | 11.1% | 5,864 | 10.1% | -45 | -0.8% |
| 25-34 Years | 6,602 | 12.4% | 7,374 | 12.7% | 772 | 11.7% |
| 35-44 Years | 9,849 | 18.5% | 10,684 | 18.4% | 835 | 8.5% |
| 45-54 Years | 9,317 | 17.5% | 9,871 | 17.0% | 554 | 5.9% |
| 55-64 Years | 3,887 | 7.3% | 4,238 | 7.3% | 351 | 9.0% |
| 65-74 Years | 2,130 | 4.0% | 2,613 | 4.5% | 483 | 22.7% |
| 75+ Years | 852 | 1.6% | 1,684 | 2.9% | 832 | 97.7% |
| TOTAL | 53,240 | 100.0% | 58,063 | 100.0% | 4,823 | 9.1% |
| Median Age | 33.0 Years | | 34.1 Years | | 1.1 | 3.3% |

Source: 1990 Census, Anysite/Datum Populus.com

In 1990, 55.4 percent of families in Cerritos had at least one child (under 18 years of age) in their household. Comparatively, in Los Angeles County 50.8 percent of families have the presence of children. Of the families with children in Cerritos, married couples head 83.0 percent of the families.

**CHART 2
FAMILY STATUS AND PRESENCE OF CHILDREN - 1990**



According to the 1990 Census, 24,171 persons in Cerritos classified themselves as Asian/Pacific Islander, which translated to 45.4 percent of the population. In 2000 the number of Asian/Pacific Islanders has decreased by only 888 persons or 3.7 percent. In contrast to the Anysite/Datum Populus projections, the City estimates that the number of Asian/Pacific Islanders has increased rather than decreased since 1990. The White cohort represented the second largest race category with 42.4 percent in 1990, and currently represents the largest category with 42.6 percent of the Cerritos population. Compared to the County and the State, the City of Cerritos has a much more diverse population.

**TABLE 7
POPULATION BY RACE**

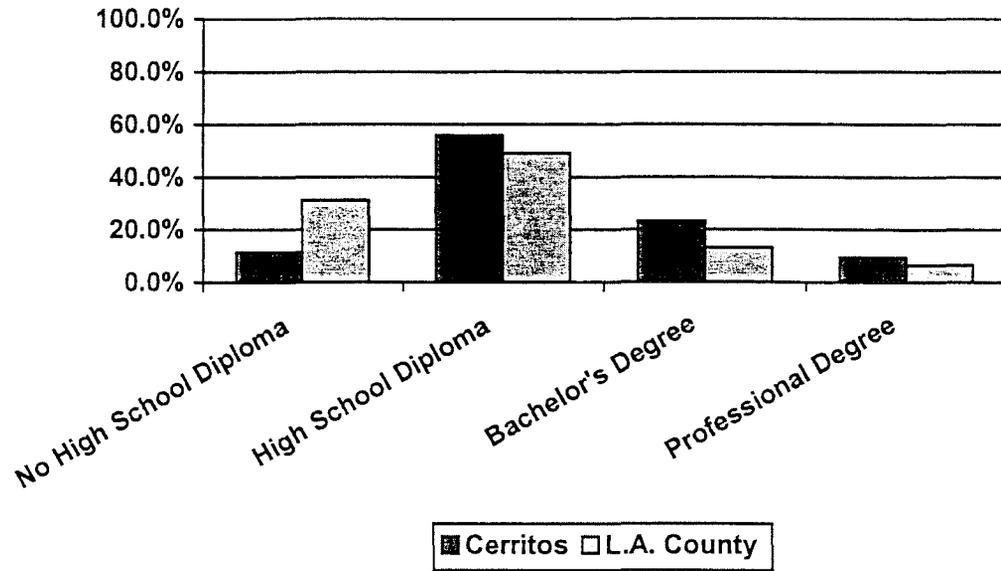
| Category | 1990 | | 2000 | | Change | |
|------------------------|---------------|---------------|---------------|--------------|--------------|---------------|
| | Number | Percent | Number | Percent | Number | Percent |
| White | 22,573 | 42.4% | 24,735 | 42.6% | 2,161 | 9.6% |
| Black | 3,940 | 7.4% | 4,587 | 7.9% | 647 | 16.4% |
| Amer. Indian | 160 | 0.3% | 232 | 0.4% | 72 | 45.0% |
| Asian/Pacific Islander | 24,171 | 45.4% | 23,283 | 40.1% | -888 | -3.7% |
| Other | 2,396 | 4.5% | 5,226 | 9.0% | 2,830 | 118.1% |
| TOTAL | 53,240 | 100.0% | 58,063 | 100.0 | 4,823 | 9.1% |
| Hispanic* | 6,282 | 11.8% | 14,051 | 24.2% | 7,769 | 123.7% |

Source: 1990 Census, Anysite/Datum Populus.com *Hispanic category is not mutually exclusive

In 1990, 32.6 percent of the Cerritos population had a bachelor degree or a professional degree. Comparatively, only 19.7 percent of the County's population had the same type

of degrees. Furthermore in 1990, 31.2 percent of the County population did not graduate from high school, while in Cerritos the proportion is much lower at 11.4 percent.

**CHART 3
EDUCATIONAL ATTAINMENT – 18 YEARS AND OVER**



EMPLOYMENT TRENDS

According to the U.S. Bureau of Labor Statistics, there was an average of 30,505 persons in the Cerritos labor force as of July 2000. The unemployment rate rose to a high of 5.0 percent in 1992 and 1993, and has since continually decreased. Compared with the Los Angeles-Long Beach Metropolitan Statistical Area (MSA), which the City of Cerritos is within, Cerritos has a much lower unemployment rate than the overall MSA. For example in 1999, the average unemployment rate in Cerritos was 2.9 percent, while it was 5.9 percent in the MSA. The number of persons employed and the unemployment rate in the City was stable even through the 1992 and 1993 recession in Los Angeles. For those two years in the Los Angeles-Long Beach MSA the unemployment rate rose to 9.8 percent, while in Cerritos the rate only increased slightly to 5.0 percent.

**TABLE 8
LABOR FORCE TRENDS – CITY OF CERRITOS**

| Year | Labor Force | Employment | Unemployment Rate |
|-------------|--------------------|-------------------|--------------------------|
| 1990 | 29,160 | 28,306 | 2.9% |
| 1991 | 28,832 | 27,651 | 4.1% |
| 1992 | 28,506 | 27,090 | 5.0% |
| 1993 | 27,869 | 26,479 | 5.0% |
| 1994 | 27,700 | 26,388 | 4.7% |
| 1995 | 27,819 | 26,720 | 4.0% |
| 1996 | 27,944 | 26,790 | 4.1% |
| 1997 | 28,859 | 27,875 | 3.4% |
| 1998 | 29,926 | 28,950 | 3.3% |
| 1999 | 30,122 | 29,247 | 2.9% |
| 2000* | 30,505 | 29,666 | 2.7% |

Source: U.S. Bureau of Labor Statistics *annual average is through July 2000

In 1990, the amount of persons in the Los Angeles County labor force was 4,203,792. Services was by far the largest industry (34.2 percent), while manufacturing and trade were the next largest (20.5 percent respectively).

According to the California Employment Development Department, the Los Angeles County labor force in June 2000 consisted of 4,102,600 persons, which are 230,500 more persons than in 1997. Services was the largest industry in the County in 1997 and 2000, followed by trade and manufacturing. Government experienced the largest proportionate growth between 1997 and 2000, while services experienced the largest numerical growth.

**TABLE 9
EMPLOYMENT BY INDUSTRY – LOS ANGELES COUNTY**

| Type of Industry | 1997 | | 2000 | |
|-------------------------------|------------------|----------------|------------------|----------------|
| | Number | Percent | Number | Percent |
| Total Farm | 7,000 | 0.1% | 8,600 | 0.2% |
| Mining | 5,500 | 0.1% | 4,100 | 0.1% |
| Construction | 109,500 | 2.8% | 132,100 | 3.2% |
| Manufacturing | 661,400 | 17.1% | 633,500 | 15.4% |
| TCPU* | 211,900 | 5.5% | 243,600 | 5.9% |
| Trade | 858,600 | 22.2% | 900,700 | 22.0% |
| Finance/ Insurance | 220,200 | 5.7% | 236,800 | 5.8% |
| Services | 1,261,900 | 32.6% | 1,356,300 | 33.1% |
| Government | 536,300 | 13.9% | 586,900 | 14.3% |
| TOTAL | 3,872,300 | 100.0% | 4,102,600 | 100.0% |

Source: Employment Development Department: 1997, June 2000

*Transportation, Communications & Public Utilities

Comparatively, Cerritos and Los Angeles County have similar proportions of employment in industries. For example, services, manufacturing and trade are the largest industries in both areas. Between 1990 and 2000 in Cerritos, the industry with the most numerical and proportionate growth is services and not government like the County.

**TABLE 10
EMPLOYMENT BY INDUSTRY - CITY OF CERRITOS**

| Type of Industry | 1990 | | 2000 | | Change | |
|-------------------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Total Farm | 131 | 0.5% | 153 | 0.4% | 22 | 16.8% |
| Mining | 47 | 0.2% | 31 | 0.1% | -16 | -34.0% |
| Construction | 1,018 | 3.6% | 1,159 | 3.8% | 141 | 13.9% |
| Manufacturing | 5,867 | 20.9% | 5,948 | 19.5% | 81 | 1.4% |
| TCPU* | 2,334 | 8.3% | 2,349 | 7.7% | -15 | -0.6% |
| Trade | 6,786 | 24.2% | 7,108 | 23.3% | 322 | 4.7% |
| Finance/ Insurance | 2,284 | 8.1% | 2,562 | 8.4% | 278 | 12.2% |
| Services | 8,597 | 30.7% | 10,250 | 33.6% | 1,653 | 19.2% |
| Government | 969 | 3.5% | 976 | 3.2% | 7 | 0.7% |
| TOTAL | 28,033 | 100.0% | 30,505 | 100.0% | 2,472 | 8.8% |

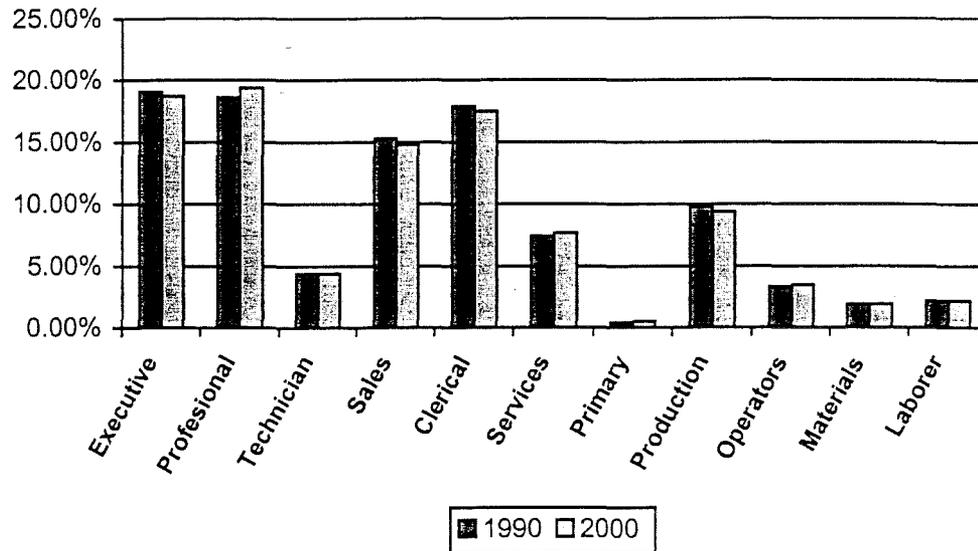
Source: 1990 Census, Anysite/Datum Populus.com

*Transportation, Communications & Public Utilities

Currently the three largest occupations in Cerritos have been executive, professional and clerical. Between 1990 and 2000, the professional and service occupations have increased the most, while the executive, sales and clerical occupations have decreased slightly.

Compared with the County, Cerritos has larger proportions of executives and professionals. For example in 1990, 27.6 percent of the County's employed persons were categorized as professionals and executives, while in Cerritos 37.7 percent of employed persons categorized themselves in the same two occupations.

**CHART 4
OCCUPATION – CITY OF CERRITOS**



According to the City of Cerritos, the largest employer in the area is United Parcel Service with 5,671 employees. The next largest employers are the ABC Unified School District and the Los Cerritos Regional Shopping Center, with 2,289 and 2,250 employees respectively.

The UPS Southern California District reports that hourly employees earn between \$17,680 - \$47,840 annually. Teachers at the ABC Unified School District earn between \$33,017 - \$70,240 annually, while clerical/technical employees earn between \$17,115 - \$69,353 and operational/support staff earn between \$16,455 - \$71,675. The average salary at the Auto Square is approximately \$40,000 a year.

**TABLE 11
MAJOR EMPLOYERS – CITY OF CERRITOS**

| Major Employers | Number of Employees |
|---------------------------------------|---------------------|
| UPS | 5,671 |
| ABC Unified School District | 2,289 |
| Los Cerritos Regional Shopping Center | 2,250 |
| Auto Square | 2,000 |
| AT&T Wireless Services | 800 |
| City of Cerritos | 620 |
| GTE | 497 |
| College Hospital | 360 |

Source: City of Cerritos

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 ageing of the population, young adults leaving home and divorce are some of the many events that can cause household growth even in 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.

Between 1970 and 1980, Cerritos households more than tripled from 4,623 households to 14,917 households. Since 1980, the City's household growth has dramatically leveled. Between 1990 and 2000, Cerritos only increased 148 households or 1.0 percent. Comparatively, Los Angeles County households have grown at a much higher rate over the last two decades.

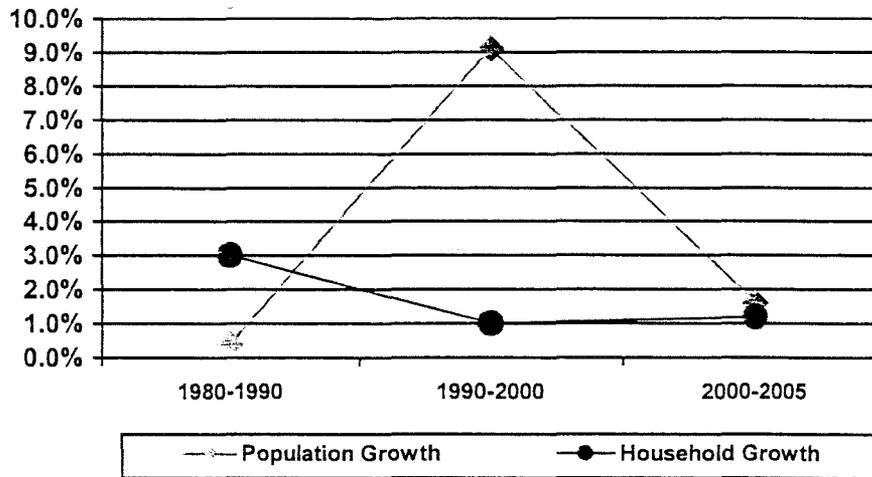
**TABLE 12
HOUSEHOLD TRENDS**

| Year | Total Households | Numeric Change | Percent Change | Annual Percent Change |
|---------------------------|------------------|----------------|----------------|-----------------------|
| CITY OF CERRITOS | | | | |
| 1970 | 4,623 | | | |
| 1980 | 14,917 | 10,294 | 222.7% | 22.3% |
| 1990 | 15,364 | 447 | 3.0% | 0.3% |
| 2000 | 15,512 | 148 | 1.0% | 0.1% |
| 2005 | 15,692 | 180 | 1.2% | 0.2% |
| LOS ANGELES COUNTY | | | | |
| 1970 | 2,431,771 | | | |
| 1980 | 2,730,469 | 298,698 | 12.3% | 1.2% |
| 1990 | 2,989,552 | 259,083 | 9.5% | 1.0% |
| 2000 | 3,272,169 | 282,617 | 9.5% | 1.0% |
| 2005 | 3,405,627 | 133,458 | 4.1% | 0.8% |

Source: 1970-1990 Census, Department of Finance (2000), SCAG

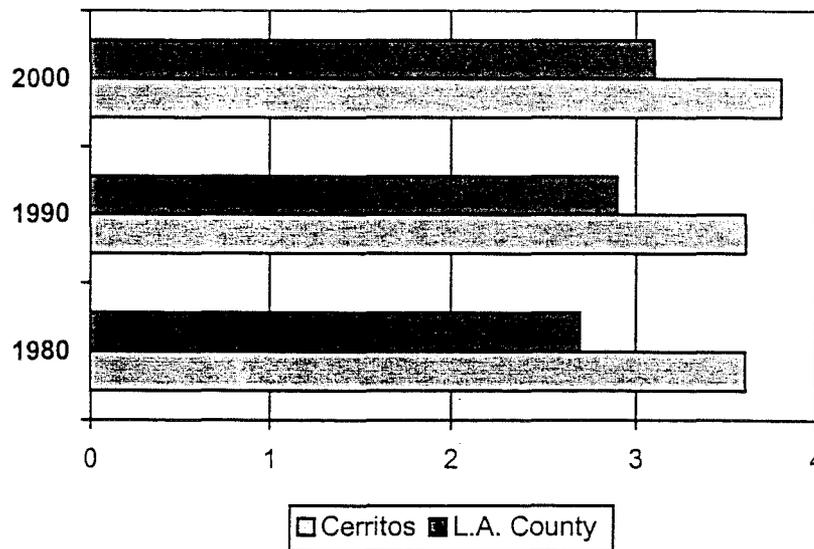
Between 1980 and 1990 the household growth was larger than the population growth, while in the last decade this trend has reversed and the population growth greatly exceeded household growth.

**CHART 5
POPULATION GROWTH VS. HOUSEHOLD GROWTH –
CITY OF CERRITOS**



Over the last twenty years, the Cerritos household size has consistently remained higher than Los Angeles County. However since 1980, the City of Cerritos household size has only grown 5.6 percent, while Los Angeles County’s household size has grown by 14.8 percent. Currently it is estimated that the City of Cerritos average household size is 3.8 persons, which is relatively large and suggests a strong family environment.

**CHART 6
HOUSEHOLD SIZE**



The City of Cerritos has a larger proportion of households with 3 or more persons than Los Angeles County. In 1990, 70.7 percent of Cerritos households consisted of more than 3 persons, while 47.8 percent of the County's households had more than 3 people. According to Ansite/Datum Populus.com, over the last ten years in Cerritos, the number and proportion of households with three or more people have decreased. However, these figures contradict other California Department of Finance and Anysite/Datum Populus.com data, therefore it is likely that the number of three plus persons per household in the City of Cerritos is increasing.

**TABLE 13
PERSON PER HOUSEHOLD TRENDS**

| Number of Persons Per Household | 1990 | | 2000 | | Change | |
|---------------------------------|------------------|---------------|------------------|---------------|----------------|-------------|
| | Number | Percent | Number | Percent | Number | Percent |
| CITY OF CERRITOS | | | | | | |
| 1 person | 1,137 | 7.4% | 1,427 | 9.2% | 290 | 25.5% |
| 2 person | 3,365 | 21.9% | 3,552 | 22.9% | 187 | 5.6% |
| 3-4 person | 7,252 | 47.2% | 7,198 | 46.4% | -54 | -0.7% |
| 5+ person | 3,610 | 23.5% | 3,335 | 21.5% | -276 | -7.6% |
| TOTAL | 15,364 | 100.0% | 15,512 | 100.0% | 148 | 1.0% |
| LOS ANGELES COUNTY | | | | | | |
| 1 person | 735,430 | 24.6% | 798,409 | 24.4% | 62,979 | 8.6% |
| 2 person | 825,116 | 27.6% | 899,846 | 27.5% | 74,730 | 9.1% |
| 3-4 person | 881,918 | 29.5% | 984,923 | 30.1% | 103,005 | 11.7% |
| 5+ person | 547,088 | 18.3% | 588,991 | 18.0% | 41,902 | 7.7% |
| TOTAL | 2,989,552 | 100.0% | 3,272,169 | 100.0% | 282,617 | 9.5% |

Source: 1990 Census, Anysite/Datum Populus.com

In 1980, 87.3 percent of the households in Cerritos were owners and 12.7 percent were renters. In 1990 the percentage of renters slightly increased to 16.6 percent in 1990, but has dropped over the last ten years to 15.6 percent. Currently, 13,092 households or 84.4 percent are owners and 2,420 households or 15.6 percent are renters.

Comparatively, the percentage of renters in the County and State are much higher. For example, in 1990, 51.8 percent of households in the County were renters compared to the 16.6 percent of households in Cerritos. The City's lower proportion of renters is due in part to the housing market responding to a lifestyle preference and the high demand for housing units suitable for ownership.

**TABLE 14
TENURE BY HOUSEHOLDS**

| City of Cerritos | | | Los Angeles County | |
|------------------|----------------|----------------|--------------------|----------------|
| 1980 | | | | |
| Number | Percent | | Number | Percent |
| 13,023 | 87.3% | Owners | 1,323,397 | 48.5% |
| 1,894 | 12.7% | Renters | 1,407,072 | 51.5% |
| 1990 | | | | |
| 12,814 | 83.4% | Owners | 1,440,830 | 48.2% |
| 2,550 | 16.6% | Renters | 1,548,722 | 51.8% |
| 2000 | | | | |
| 13,092 | 84.4% | Owners | 1,593,546 | 48.7% |
| 2,420 | 15.6% | Renters | 1,678,623 | 51.3% |

Source: 1980-1990 Census, Anysite/Datum Populus.com

The number of households in the lower income ranges (less than \$20,000) have remained fairly stable between 1990 and 2000. The income groups with the most dramatic numeric decreases occurred in households that earn between \$20,000 and \$39,999. Conversely, the largest numeric and proportionate increases occurred in income groups earning \$100,000 and higher. For example, the \$150,000 and higher income category increased by 1,385 households or 257.4 percent over the last ten years, which represents the largest increases of any income group.

The City's median income has increased from \$55,076 in 1990 to \$82,759 in 2000, which represents a growth of 40.1 percent.

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

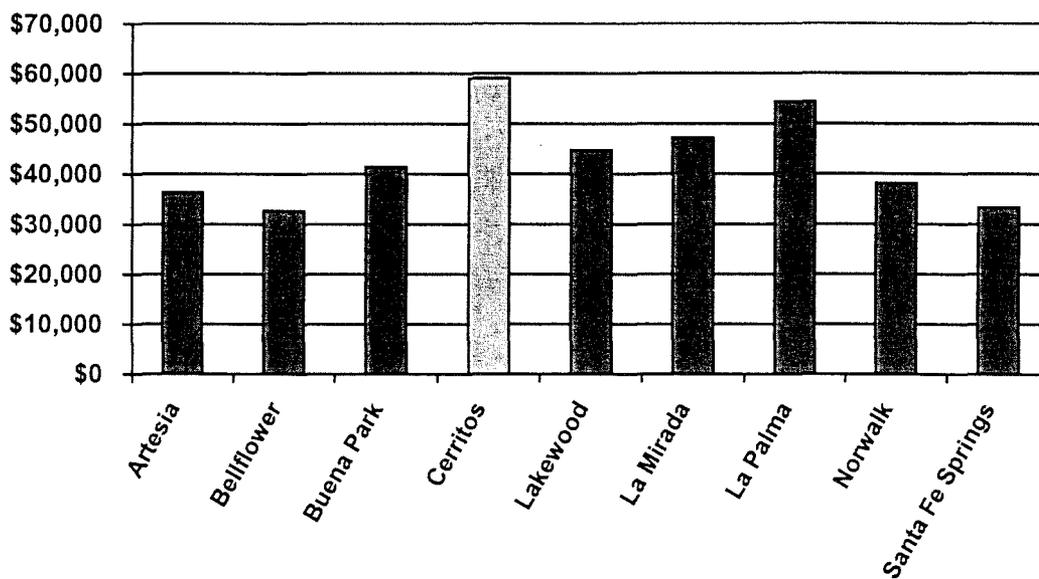
**TABLE 15
HOUSEHOLDS BY INCOME – CITY OF CERRITOS**

| Income Ranges | 1990 | | 2000 | | Change | |
|-----------------------|---------------|---------------|---------------|---------------|------------|-------------|
| | Number | Percent | Number | Percent | Number | Percent |
| Less than \$5,000 | 261 | 1.7% | 233 | 1.5% | -28 | -10.7% |
| \$5,000-9,999 | 261 | 1.7% | 341 | 2.2% | 80 | 30.7% |
| \$10,000-14,999 | 292 | 1.9% | 248 | 1.6% | -44 | -15.1% |
| \$15,000-19,999 | 353 | 2.3% | 403 | 2.6% | 50 | 14.2% |
| \$20,000-24,999 | 430 | 2.8% | 310 | 2.0% | -120 | -27.9% |
| \$25,000-29,999 | 645 | 4.2% | 496 | 3.2% | -149 | -23.1% |
| \$30,000-34,999 | 768 | 5.0% | 264 | 1.7% | -504 | -65.6% |
| \$35,000-39,999 | 738 | 4.8% | 621 | 4.0% | -117 | -15.9% |
| \$40,000-49,000 | 2,028 | 13.2% | 1,039 | 6.7% | -989 | -48.8% |
| \$50,000-59,000 | 2,090 | 13.6% | 1,117 | 7.2% | -973 | -46.6% |
| \$60,000-74,999 | 2,458 | 16.0% | 1,862 | 12.0% | -596 | -24.2% |
| \$75,000-99,999 | 2,719 | 17.7% | 2,901 | 18.7% | 182 | 6.7% |
| \$100,000-124,999 | 1,322 | 8.6% | 2,389 | 15.4% | 1,067 | 80.7% |
| \$124,999-149,999 | 461 | 3.0% | 1,365 | 8.8% | 904 | 196.1% |
| \$150,000+ | 538 | 3.5% | 1,923 | 12.4% | 1,385 | 257.4% |
| TOTAL | 15,364 | 100.0% | 15,512 | 100.0% | 148 | 1.0% |
| Median Income | \$59,076 | | \$82,759 | | \$23,683 | 40.1% |
| Average Income | \$66,420 | | \$100,232 | | \$33,812 | 50.9% |

Source: 1990 Census, Anysite/Datum Populus.com

In 1990, the median household income was \$59,076, which was greater than the seven cities bordering Cerritos. The City of La Palma had the second largest median household income of \$54,364. Of the eight-city area, Bellflower had the lowest median household income of \$32,711, which was 44.6 percent lower than the Cerritos median household income.

**CHART 7
1990 MEDIAN INCOME COMPARISON**



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, HOME and LIHTC, use some form of the income groups to establish eligibility.

The Los Angeles – Long Beach MSA 2000 AMI is \$52,100, \$30,659 less than the Cerritos estimate. Based on the 2000 HUD AMI and household income tables, 10.7 percent of Cerritos households are in the Very Low Income Category and 9.4 percent of the households are in the Low Income Category. Concurrently, the majority of households in Cerritos are classified as either Moderate or Above Moderate. Comparatively the County and the State have a much larger percentage of households in the Low and Very Low Income Categories.

**TABLE 16
HOUSEHOLDS BY INCOME GROUP (2000)**

2000 HUD Median Income: \$52,100

| Income Category | Income Range | Number | Percent |
|------------------------|-----------------------|---------------|----------------|
| Very Low | Less than \$26,050 | 1,660 | 10.7% |
| Low | \$26,051-\$41,680 | 1,458 | 9.4% |
| Moderate | \$41,681-\$62,520 | 2,234 | 14.4% |
| Above Moderate | Greater than \$62,520 | 10,160 | 65.5% |

Source: Estimated number of households by income applied to HUD AMI

POPULATION, EMPLOYMENT & HOUSEHOLD SUMMARY

The majority of population and household growth occurred in the 1960's and 1970's, however, in the last ten years both growth rates have stabilized as Cerritos approaches build-out. Population growth has been more rapid than household growth, which suggests the City is running out of space for new construction and families are attracted to Cerritos for the family lifestyle. Also, populations that originally moved to Cerritos thirty and forty years ago have remained in the City. As their children have left, their 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 number of the labor force are some type of professionals. Housing should continue to accommodate these persons who tend to have larger households and higher incomes with a preference for single family homes.

REGIONAL HOUSING NEEDS

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

The City of Cerritos falls under the jurisdictions of two COGs: (1) the larger Southern California Association of Governments (SCAG); and, (2) Gateway Cities COG. Through a cooperative process, the two COGs and the City of Cerritos produced a Regional Housing Needs Assessment (RHNA). The RHNA in essence consists of two components, income group goals and construction need.

INCOME GROUP GOALS

The purpose of RHNA is to ensure that Cerritos attains its fair share of the state housing goal and there is no disproportionate distribution of household income groups. The income categories are based on the HUD 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]. SCAG has deemed there to be no change for the proportions of households by income groups through 2005.

TABLE 17
INCOME GROUP GOALS (1998-2005)

| Income Category | 2005 Goal |
|------------------------|------------------|
| Very Low | 4% |
| Low | 4% |
| Moderate | 9% |
| Above Moderate | 83% |

Source: 2000 SCAG RHNA

CONSTRUCTION NEEDS

Construction need is determined from SCAG household growth estimates, vacancy need and replacement need. Over the next five years, Cerritos has been given a construction need of 340 housing units. Of these, over 50 percent are needed for Above-moderate (greater than 120 percent of AMI) households.

TABLE 18
CONSTRUCTION NEED (1998-2005)

| Income Category | Construction Need |
|------------------------|--------------------------|
| Very Low | 54 |
| Low | 41 |
| Moderate | 71 |
| Above Moderate | 174 |
| TOTAL | 340 |

Source: 2000 SCAG RHNA

SPECIAL NEEDS

ELDERLY

The elderly community is a significant portion of the population that needs special consideration in regards to housing. The elderly may face financial difficulties due to limited income after retirement or may have no housing options in their community once they decide living in a large home requires too much upkeep. In these instances the lack of senior housing availability may force them to leave their community in which they

may have been living all their lives. The purpose of this section is to identify the characteristics of the housing community and to determine what the City of Cerritos' senior housing needs are. While some City programs define the elderly as 62 years of age and older, this demographic portion defines the elderly as persons over the age of 65 years. From a practical standpoint 65 years of age is the retirement age and the age U.S. Census Bureau uses to determine elderly persons statistics.

According to the U.S. Census Bureau, between 1980 and 1990 the elderly population in Cerritos grew by 1,561 persons or 109.9 percent and reached 2,982 elderly persons. This senior growth rate is almost double that of Los Angeles County in the same time period. Over the last decade the elderly population has continued to grow at a rapid rate, and is currently estimated to have 4,297 elderly persons. The elderly population represents 7.4 percent of Cerritos' total population. The significant growth of the elderly population over the last twenty years suggests the demand for senior housing is at an all time high.

**TABLE 19
POPULATION TRENDS – 65 YEARS AND OVER – CITY OF CERRITOS**

| Year | Total Population | Numeric Change | Percent Change | Annual Percent Change |
|-------------|-------------------------|-----------------------|-----------------------|------------------------------|
| 1980 | 1,421 | | | |
| 1990 | 2,982 | 1,561 | 109.9% | 11.0% |
| 2000 | 4,297 | 1,315 | 44.1% | 4.4% |
| 2005 | 4,743 | 446 | 10.4% | 2.1% |

Source: 1980-1990 Census, Anysite/Datum Populus.com

In 1990, 8.3 percent of the total households in Cerritos were senior households. Furthermore, 9.0 percent of the City's homeowner population is comprised of elderly persons. Of the total number of senior households, 78.5 percent of them were households headed by persons between the age of 65 and 74 and the other 21.5 percent of senior households were headed by persons over 75 years of age.

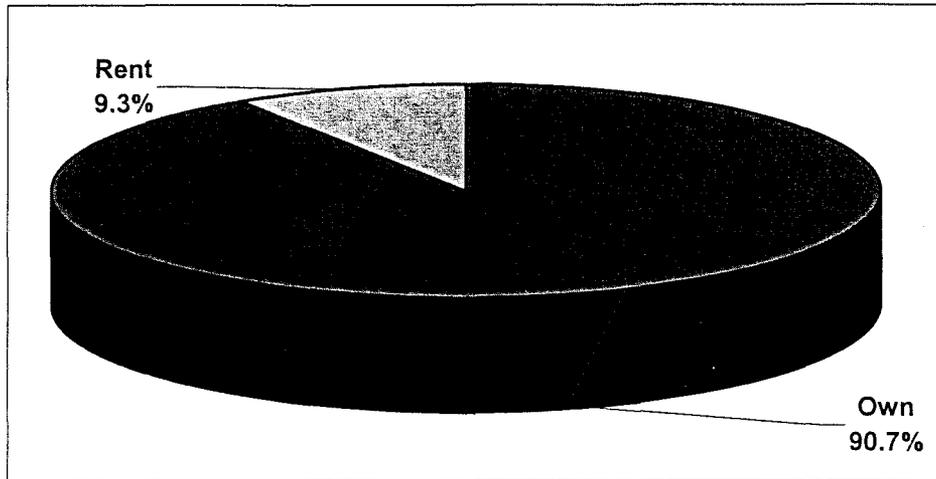
**TABLE 20
AGE OF HOUSEHOLDER BY TENURE – 1990**

| Age of Householder | Owner Occupied | Renter Occupied | Total Households | Percent Distribution |
|---------------------------|-----------------------|------------------------|-------------------------|-----------------------------|
| 15 to 24 | 78 | 83 | 161 | 1.1% |
| 25 to 34 | 1,103 | 731 | 1,834 | 12.2% |
| 35 to 44 | 3,637 | 800 | 4,437 | 29.5% |
| 45 to 54 | 4,481 | 614 | 5,095 | 33.9% |
| 55 to 64 | 2,107 | 145 | 2,252 | 15.0% |
| 65 to 74 | 926 | 53 | 979 | 6.5% |
| 75 years + | 205 | 63 | 268 | 1.8% |
| Total | 12,537 | 2,489 | 15,026 | 100.0% |

Source: 1990 Census

Nearly all senior households (90.7 percent) were homeowners in 1990, which is much higher than the County, State or Nation. The lack of senior renter households can be attributed to the lack of senior housing options in the City in 1990.

**CHART 8
SENIOR HOUSEHOLDS BY TENURE – 1990**



In 1990, 77.7 percent of seniors in the City of Cerritos did not have mobility or self-care limitations. This portion of the senior population is the most appropriate for independent living housing. Also, 14.5 percent of seniors in Cerritos had either self-care or mobility and self-care limitations. These seniors may require some sort of housing units that offer congregate, assisted living or residential care.

**TABLE 21
SENIORS BY LIMITATION TYPE – 1990**

| Senior Limitation Type | Percent |
|-------------------------------------|---------|
| Mobility Limitation Only | 7.8% |
| Self-Care Limitation Only | 4.8% |
| Mobility and Self-Care Limitation | 9.7% |
| No Mobility or Self-Care Limitation | 77.7% |

Source: 1990 Census

The majority of the elderly population (91.0 percent) lives in family households, which is very similar to the proportion of senior homeowner households. A family household is defined as a householder living with one or more persons related by birth, marriage or adoption. Almost ten percent of senior persons in Cerritos live in non-family households, which are defined as persons living alone or with non-relatives only. In 1990 there were no seniors living in group quarters, which are seniors that are institutionalized in skilled nursing facilities.

**TABLE 22
SENIOR HOUSEHOLDS STATUS – 1990**

| Household Status | Number | Percent |
|--------------------------|--------------|---------------|
| In Family Households | 2,704 | 91.0% |
| In Non-Family Households | 269 | 9.0% |
| In Group Quarters | 0 | 0.0% |
| TOTAL | 2,973 | 100.0% |

Source: 1990 Census

Over the last ten years the proportion of senior households with lower incomes (less than \$24,999) has dropped from 30.0 percent to 7.5 percent. Consequently, the senior households in the upper income categories (\$50,000 plus) has increased rapidly from 31.4 percent to 80.8 percent, which has allowed for little constraint on housing options for this segment of the senior population.

**TABLE 23
SENIOR HOUSEHOLDS BY INCOME**

| Income Range | 1990 | | 2000 | | Change | |
|-------------------|--------------|---------------|--------------|---------------|------------|--------------|
| | Number | Percent | Number | Percent | Number | Percent |
| Less than \$9,999 | 135 | 10.8% | 54 | 3.8% | -81 | -60.0% |
| \$10,000-\$24,999 | 239 | 19.2% | 53 | 3.7% | -186 | -77.8% |
| \$25,000-\$49,999 | 483 | 38.7% | 168 | 11.8% | -315 | -65.2% |
| \$50,000-\$74,999 | 246 | 19.7% | 247 | 17.3% | 1 | 0.4% |
| \$75,000 + | 146 | 11.7% | 906 | 63.5% | 760 | 520.5% |
| TOTAL | 1,247 | 100.0% | 1,426 | 100.0% | 179 | 14.4% |

Source: 1990 Census; AnySite/Datum Populus.com

The Los Angeles – Long Beach MSA 2000 AMI for seniors is \$41,700 (adjusted for a 2 person household). Based on the 2000 HUD AMI and senior household income tables 80.7 percent of the Cerritos senior households are classified as having Above Moderate Incomes. Only 11.4 percent of senior households are classified as having Very Low or Low Incomes. The high number of Above Moderate Incomes indicates that a much larger proportion of the Cerritos senior population have higher incomes when compared to the rest of the Los Angeles – Long Beach PMSA.

**TABLE 24
SENIOR HOUSEHOLDS BY INCOME GROUP – 2000**

| Classification | Income Range | Percent |
|----------------|--------------------|---------|
| Very Low | \$20,850 or less | 6.5% |
| Low | \$20,851-\$33,350 | 4.9% |
| Moderate | \$33,351-\$50,000 | 7.9% |
| Above Moderate | More than \$50,000 | 80.7% |
| HUD AMI | \$41,700 | |

Source: 2000 HUD Income Guidelines for the Los Angeles-Long Beach PMSA for two person household

An important statistic to measure the affordability of housing in the City of Cerritos is "overpayment". Overpayment is defined as monthly shelter costs in excess of 30 percent of a household's gross income. In 1990, 56.3 percent of senior renters were overpaying for housing in Cerritos and 22.8 percent of senior owners were in overpayment situations. Comparatively, in Los Angeles County the percentage of senior renters overpaying for housing is much lower at 27.1 percent. The number of senior owners overpaying for housing in the County is 17.0 percent, which is relatively similar to Cerritos.

The fact that more than half of the senior renters are overpaying for housing, indicates the senior renter population would benefit from low income senior housing.

TABLE 25
SENIOR HOUSEHOLDS BY SHELTER PAYMENT – 1990

| Percent of Income to Shelter | Senior Renters | | Senior Owners | |
|------------------------------|----------------|---------------|---------------|---------------|
| | Number | Percent | Number | Percent |
| Less than 20% | 19 | 19.8% | 675 | 62.4% |
| 20 to 24% | 6 | 6.3% | 76 | 7.0% |
| 25 to 29% | 17 | 17.7% | 85 | 7.9% |
| 30 – 34% | 7 | 7.3% | 46 | 4.3% |
| Greater than 35% | 47 | 49.0% | 200 | 18.5% |
| TOTAL | 96 | 100.0% | 1,082 | 100.0% |

Source: 1990 Census

Currently, there is one senior housing community in the City of Cerritos, called Emerald Villas. This community opened in 2000 and consists of 48 very low, 48 low and 30 moderate units which are all owner occupied. In order to provide residents with affordable housing, the City allocated five million dollars of the Redevelopment Agency's 20% set-aside funds for the construction of the project.

Another senior housing community is under construction, called Pioneer Villas. This community is anticipated to open in the spring of 2001. This project will contain 98 one and two bedroom condominiums, with 37 percent of the unit's set-aside for seniors who fall within the Very Low Income category and 46 percent of the unit's set-aside for seniors in the Low Income category. In addition, the City will be constructing a senior congregate complex in conjunction with the Cerritos College that will contain 155 units, called the Chancellor Village. Of the 155 units, it is planned to set-aside 46 units for seniors in the Very Low Income category and 37 units for seniors in the Low Income category. Pioneer Villas will be subsidized with approximately 5 million dollars while Chancellor Village will be subsidized by an additional 8 million dollars from the Redevelopment Agency's 20% set-aside funds.

These projects work toward satisfying the growing need for senior affordable and market rate housing that has developed due to an ageing population.

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 various housing needs in terms of access to housing, employment, social and medical services.

For this section, disabled persons will be defined as persons with mobility or self-care limitations. According to the 1990 Census, 4.5 percent of persons between the ages of 16 and 64 years had a mobility or self care limitation, while 22.3 percent of the senior population (65 years and over) had a mobility or self care limitation. Comparatively in Los Angeles County, 6.1 percent of persons between the ages of 16 and 64 years had a mobility or self care limitation and 21.2 percent of the senior population (65 years and over) had a mobility or self care limitation in 1990. In total, persons 16 and older with mobility or self care limitations represented 4.4 percent of the City of Cerritos total population.

**TABLE 26
DISABLED PERSONS BY AGE AND MOBILITY
OR SELF CARE LIMITATION-CITY OF CERRITOS (1990)**

| Mobility or Self Care Limitation Status | 16-64 Years | | 65 Years and Over | |
|--|-------------|---------|-------------------|---------|
| | Number | Percent | Number | Percent |
| With a Mobility or Self Care Limitation | 1,689 | 4.5% | 664 | 22.3% |
| No Mobility or Self Care Limitation | 35,850 | 95.5% | 2,309 | 77.7% |
| TOTAL | 37,539 | 100.0% | 2,973 | 100.0% |

Source: 1990 Census

According to the 1990 Census, 43.4 percent of the disabled persons in Cerritos have a work disability and could possibly need some form of housing assistance. Though, as the disabled persons age increases it is more likely that they will have a work disability. Nearly half of the disabled population with a work disability is over 65 years of age, whose housing needs can be addressed with disabled accessible senior housing.

TABLE 27
DISABLED PERSONS BY AGE AND
WORK DISABILITY STATUS-CITY OF CERRITOS (1990)

| Work Disability Status | 16-64 Years | | 65 Years and Over | |
|-------------------------|-------------|---------|-------------------|---------|
| | Number | Percent | Number | Percent |
| -With a Work Disability | 526 | 32.8% | 491 | 66.1% |
| -No Work Disability | 1,075 | 67.2% | 252 | 33.9% |
| TOTAL | 1,601 | 100.0% | 743 | 100.0% |

Source: 1990 Census

The 1994-1995 National Survey of Income and Program Participation (SIPP) found 52.4 percent of disabled persons between the age of 21 and 64 were employed. Based on this proportion, an estimated 250 of the 526 disabled persons between the age of 21 and 64 may need some form of housing assistance.

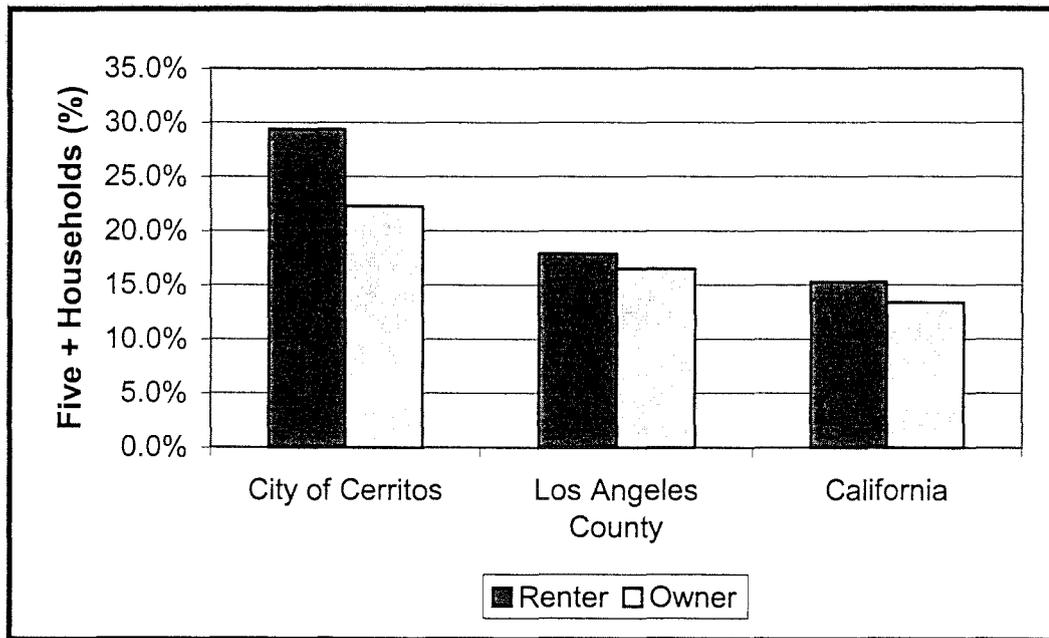
The City of Cerritos abides by all laws from the Americans with Disabilities Act (ADA). The City acknowledges the need for the disabled to have affordable housing, accessibility to housing and transportation services. At this time the City of Cerritos provides disabled persons public transportation in the form of both fixed route and demand response services. In addition, the City of Cerritos is currently investigating the feasibility of retrofitting an existing community park (Liberty Park) for disabled persons. According to the proposed design concept, the park may provide new equipment for both persons with or without disabilities. Cerritos will continue to explore and encourage ADA retrofitting and related activities.

LARGE FAMILIES

Large families are considered to be a special need group because in many housing markets there are not an adequate amount of large bedroom units to meet large families requirements. For the purpose of this section large families are defined as households with 5 or more people.

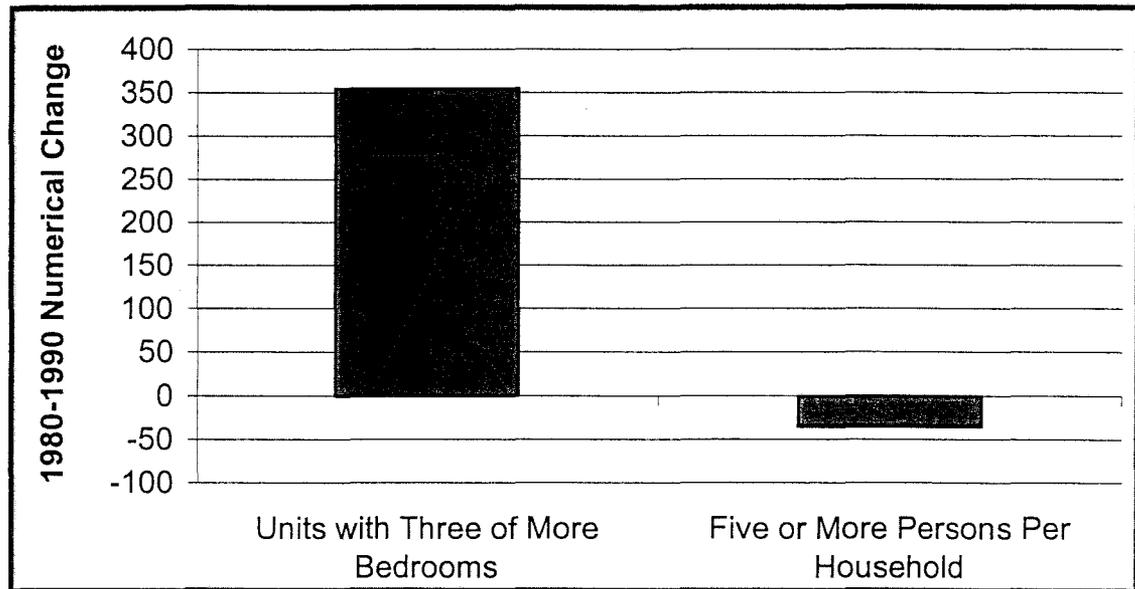
According to the 1990 Census, over 20 percent of renter and owner households in Cerritos were large families. Comparably, Los Angeles County and the State have smaller proportions of large family households. For example, in Los Angeles County 17.9 percent of their renter households had 5 or more persons, while Cerritos had 29.4 percent.

CHART 9
LARGE FAMILY COMPARISON – 1990



Since 1980, the proportion of large family households has been decreasing. For example, in 1980 23.7 percent of households in Cerritos were large family households, and currently it is estimated the City's proportion of large family households have dropped to 21.5 percent.

**CHART 10
LARGE FAMILY COMPARISON**



The Census defines overcrowding as “a housing unit that has more than one person per room”. A room is defined as living rooms, dining rooms, kitchens and bedrooms.

Between 1980 and 1990, the number of overcrowded housing units increased by 39.7 percent in owner households and 262.7 percent in renter households. The majority of overcrowded housing units were owner occupied, however renter occupied housing units had a much higher proportion of overcrowding. For example, 8.3 percent of owner occupied housing units were overcrowded, while the percentage of overcrowding in renter occupied units was 18.4 percent.

**TABLE 28
OVERCROWDING**

| City of Cerritos | 1980 | | 1990 | | Change | |
|-------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Owner Households | 745 | 5.8% | 1,041 | 8.3% | 296 | 39.7% |
| Renter Households | 126 | 6.9% | 457 | 18.4% | 331 | 262.7% |

Source: 1980, 1990 Census

In 1990, the majority of owner and renter households lived in two, three and four bedroom units. In owner occupied households 75.2 percent of the units had three or four

bedrooms and 60.5 percent of the renter households had the same bedroom types. This suggests the City of Cerritos has adequate housing stock to meet its large family needs.

**TABLE 29
HOUSEHOLDS BY TENURE BY BEDROOM TYPE – 1990**

| Bedroom Type | Owner Households | | Renter Households | |
|--------------|------------------|---------|-------------------|---------|
| | Number | Percent | Number | Percent |
| 0 BR* | 15 | 0.1% | 55 | 2.2% |
| 1 BR | 601 | 4.8% | 426 | 17.1% |
| 2 BR | 1,513 | 12.1% | 476 | 19.1% |
| 3 BR | 4,438 | 35.4% | 900 | 36.2% |
| 4 BR | 4,994 | 39.8% | 604 | 24.3% |
| 5+ BR | 976 | 7.8% | 28 | 1.1% |
| TOTAL | 12,537 | 100% | 2,489 | 100% |

Source: 1990 Census *Studios

Often many large households have lower incomes, which can result in the overcrowding of smaller housing units. In 1990 there were 2,801 owner occupied households with 5 or more persons and 731 were renter occupied households with 5 or more persons. Since there were 4,994 four or more bedroom owner occupied units, there is most likely sufficient housing for large owner occupied households. While it may appear there is enough housing stock for large renter households, they may not have enough income to rent large homes and there is a shortage of large bedroom apartment rentals in the City.

**TABLE 30
HOUSEHOLDS BY TENURE BY SIZE – 1990**

| Household Size | Owner Households | | Renter Households | |
|----------------|------------------|---------|-------------------|---------|
| | Number | Percent | Number | Percent |
| 1 Person | 881 | 7.0% | 232 | 9.3% |
| 2 Person | 2,769 | 22.1% | 516 | 20.7% |
| 3 Person | 2,625 | 20.9% | 412 | 16.6% |
| 4 Person | 3,461 | 27.6% | 598 | 24.0% |
| 5 Person | 1,700 | 13.6% | 398 | 16.0% |
| 6 Person | 686 | 5.5% | 119 | 4.8% |
| 7+ Person | 415 | 3.3% | 214 | 8.6% |
| TOTAL | 12,537 | 100% | 2,489 | 100% |

Source: 1990 Census

SINGLE-PARENT HOUSEHOLDS

Single parent households have special housing needs due to the added burden of day care, the need for health care and affordable housing. These households are considered in need of assistance, due to lower incomes limiting access to housing in an area. This puts these households at a greater risk of housing overpayment and homelessness.

According to the 1990 Census, a single parent headed 13.7 percent of households in Cerritos, 76.5 percent of households were headed by married couples and 9.8 percent of households were classified as Non-Family Households. Also, out of the households in Cerritos, 4.0 percent were single female-headed households with children.

In 1990, 1.2 percent or 162 single-parent households were below the poverty level.

**TABLE 31
HOUSEHOLD TYPE AND PRESENCE AND AGE OF CHILDREN-1990**

| Household Type | Number | Percentage |
|---|---------------|---------------|
| Married-Couple Family Households | 11,515 | 76.5% |
| With Children | 6,692 | 44.4% |
| With No Children | 4,823 | 32.0% |
| Single Parent Family Households | 2,071 | 13.7% |
| Male Householder With Children | 236 | 1.5% |
| Male Householder With No Children | 422 | 2.8% |
| Female Householder With Children | 598 | 4.0% |
| Female Householder With No Children | 815 | 5.4% |
| Non-Family Households | 1,474 | 9.8% |
| TOTAL | 15,060 | 100.0% |

Source: 1990 Census

The City of Cerritos acknowledges the special needs single-parent households have and will continue exploring methods of meeting those needs.

FARMWORKERS

According to the 1997 Census of Agriculture, the amount of farms in Los Angeles County has decreased from 2,035 in 1987 to 1,226 farms in 1997. This trend is predicted to continue as more and more agricultural land is utilized for other uses. Furthermore, 65.0 percent of the farms were 1 to 9 acres, which require less farm workers than larger farms.

Currently, Cerritos has very little land zoned Agriculture (A). Due to the lack of significant farmland, the needs of farm workers in the City are considered to be minor and can be dealt with through current housing strategies.

HOMELESS

According to the 1990 Census, there were 7,541 homeless persons in emergency shelters in Los Angeles County. In 1997, the Los Angeles Homeless Services Authority conducted a homeless study throughout Los Angeles County that found 74,900 homeless persons in the County. The County was split into eight areas, with the City of Cerritos being located in Service Planning Area 7 (SPA7). Within SPA7 there are 22 cities and 5

unincorporated areas. The study found 9,737 homeless persons in this specific planning area, however it did not specify the amount of homeless persons in each city or unincorporated area.

The 1990 Census indicated there was no homeless persons found in the City of Cerritos. According to the Rio Hondo Emergency Homeless Shelter, which is located in the neighboring city of Norwalk, within the last two years, there was one family whom identified themselves as residents of the City of Cerritos and was currently homeless. Additionally, Su Casa Shelter, which serves persons of domestic violence, indicated that over the last year and three months years 153 clients were identified as residents of Cerritos. Of these, 33 clients were either homeless or on the verge of homelessness. (See Attachment 2 for contact list). Via conversations with City personnel and the Sheriffs Department it is their opinion that there is a negligible amount of homeless persons in the City, due to minimal complaints or notifications of homeless persons in the area. According to the Cerritos Sheriff's Department there has been less than five homeless persons identified in the City in the last year. The City does recognize the surrounding area's homeless need and therefore donates \$50,000 annually to the Rio Hondo Emergency Homeless Shelter and \$20,000 to the Su Casa Shelter for battered women.

In addition to the funding donated to the Rio Hondo and Su Casa shelters, the City of Cerritos allows for 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. Currently, there are 16 Community Care Facilities in the City with a total occupancy of 81 persons.

2.2 INVENTORY OF RESOURCES

This section analyzes Cerritos housing characteristics, housing conditions, housing costs, vacancy trends and available land in order to evaluate the present and future supply of housing in the City.

EXISTING HOUSING CHARACTERISTICS

Relatively, the proportion of housing units by type have remained stable between 1980 and 2000. The vast majority of housing units in the City are single family, which has remained over 93 percent of the housing stock over the last twenty years. The number of multi-family units increased by 14.3 percent between 1980 and 2000. The only category to increase proportionately and numerically has been the 2-4 units, which increased from 317 units in 1980 to 458 units in 2000.

**TABLE 32
HOUSING UNITS BY TYPE**

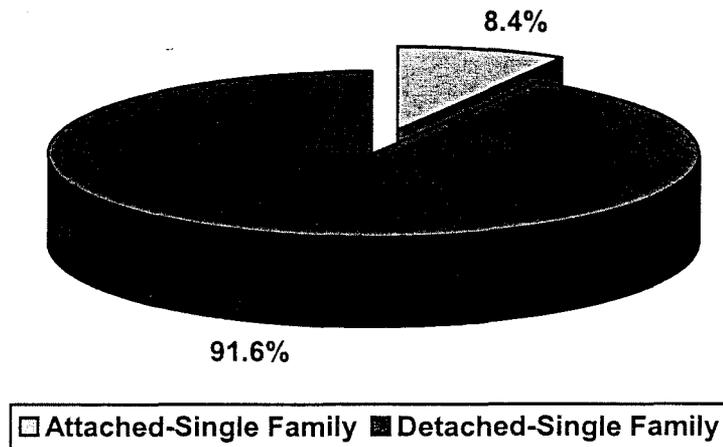
| Housing Type | 1980 | | 1990 | | 2000 | |
|---------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Single Family | 14,124 | 94.7% | 14,366 | 93.5% | 14,513 | 93.5% |
| 2-4 Units | 317 | 2.1% | 458 | 3.0% | 458 | 3.0% |
| 5+ Units | 470 | 3.2% | 537 | 3.5% | 537 | 3.5% |
| Mobile Homes | 6 | 0.04% | 4 | 0.03% | 4 | 0.03% |
| TOTAL | 14,917 | 100.0% | 15,365 | 100.0% | 15,512 | 100.0% |

Source: US Census, DOF

According to the 1990 Census, the City has 1,289 condominiums, of which 27.3 percent were renter occupied and 72.7 percent were owner occupied. Condominiums are an important section of the housing stock, because these units are an affordable alternative to higher priced single family homes.

The Department of Finance (DOF) estimates that 8.4 percent of the single family homes in Cerritos are attached. Examples of attached single family homes are condominiums and town-homes.

**CHART 11
DETACHED AND ATTACHED SINGLE FAMILY UNITS**



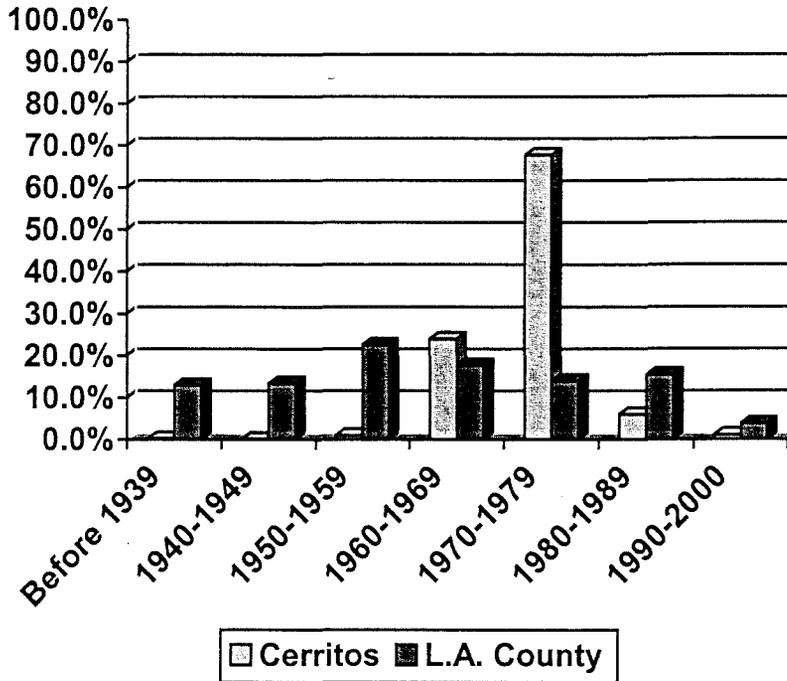
HOUSING CONDITIONS

According to the California Statewide Housing Plan Update, 14 percent of the Los Angeles-Long Beach MSA's housing stock was substandard in 1995. More specifically 18.5 percent of the rental stock and 8.0 percent of the owner stock was substandard. Currently, it is projected that the MSA's percentage of substandard housing has not changed significantly.

Cerritos did not see any significant growth of its housing stock until the 1960's when the number of housing units grew by over 2,000 percent. The City boomed in the 1970's which is when 67.7 percent of the current housing stock was built. Since the 1980's the volume of growth has decreased dramatically as the City approaches build out. The housing stock growth between 1990 and 2000 only represents 1.1 percent of the total housing units in the City. Comparably, Los Angeles housing stock growth has been relatively stable until 1990, where in the last decade the growth has decreased dramatically.

One of the main Census indicators for substandard housing is units by age. Units built before 1939 are considered likely to be substandard in some form, excluding diligent maintenance. In Cerritos only 0.2 percent of the housing stock was built before 1939 and only 1.1 percent of the stock was built between 1940 and 1959. This shows Cerritos housing stock is young, and only a small percentage of housing units are likely to be substandard due to age.

**CHART 12
HOUSING UNITS BY YEAR BUILT**



A Laurin Associates survey conducted in September 2000, indicated that all multi-family apartment complexes are in good condition. While the apartments are approximately thirty years old they are well maintained by their property managers.

The majority of renters and owners inhabit housing units that were built between 1970 and 1979. Merely 3.4 percent of renters and 0.8 percent of owners live in units built before 1959.

**TABLE 33
HOUSING UNITS BY AGE BY TENURE - 1990**

| Year Built | Renter Occupied | | Owner Occupied | |
|-----------------|-----------------|---------------|----------------|---------------|
| | Number | Percent | Number | Percent |
| 1939 or Earlier | 4 | 0.2% | 21 | 0.2% |
| 1940-1949 | 12 | 0.5% | 10 | 0.1% |
| 1950-1959 | 68 | 2.7% | 59 | 0.5% |
| 1960-1969 | 561 | 22.5% | 3,131 | 25.0% |
| 1970-1979 | 1,751 | 70.3% | 8,542 | 68.2% |
| 1980-1990 | 93 | 3.7% | 763 | 6.1% |
| TOTAL | 2,489 | 100.0% | 12,526 | 100.0% |

Source: 1990 Census

Given ownership stock and the small number of units built before 1950 the percentage of substandard housing units is likely to be small. However, as a large portion of the stock approaches 20 to 30 years, the need for maintenance such as re-roofing, new paint, patching and siding will become more prevalent.

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 1990 Census has four different categories for vacancy: (1) for rent; (2) for sale only; (3) for seasonal, recreational or occasional use; and, (4) all other vacant.

The "all other vacant" category is defined as everything that has not already been classified. For example, if an owner was keeping a unit vacant for personal reasons or a unit held for occupancy by a manager or caretaker, they would be characterized in the "all other vacant" category.

According to the 1990 Census the total vacancy rate was 2.4 percent in Cerritos. This is much lower than Los Angeles County (5.5 percent) and the State (7.7 percent). The largest type of vacant category in the City was 'for sale' with 40.5 percent of the total, followed by "for rent" and "all other vacant".

**TABLE 34
VACANCY BY TYPE OF UNIT**

| Type | Number | Percent |
|---|------------|---------------|
| For Rent | 99 | 29.3% |
| For Sale Only | 137 | 40.5% |
| For Seasonal, Recreational, or Occasional Use | 6 | 1.8% |
| Other | 96 | 28.4% |
| TOTAL | 338 | 100.0% |

Source: 1990 Census

According to the California State DOF Population Research Unit, the current vacancy rate for the City is 2.2 percent, which is slightly less than the 1990 Census estimation. This suggests the vacancy rates have not changed significantly over the last ten years.

An apartment survey in the City of Cerritos was conducted in September 2000, and all apartments were sampled. The overall vacancy rate was 0.4 percent, which suggests a very tight market.

HOUSING COSTS AND AFFORDABILITY

Affordability of housing directly affects housing availability. To allow all aspects of the population to have adequate housing, a variety of housing types should be made available. The following table describes the ideal monthly payment for households in the four major income groups. The majority of people in Cerritos can afford a monthly payment of \$1,563 or more.

TABLE 35
INCOME GROUPS BY AFFORDABILITY (2000)

2000 HUD Median Income: \$52,100

| Income Category | Income Range | Percent | Ideal Monthly Payment |
|-----------------|-----------------------|---------|-----------------------|
| Very Low | Less than \$26,050 | 10.7% | Less than \$651 |
| Low | \$26,051-\$41,680 | 9.4% | \$651 to \$1,042 |
| Moderate | \$41,681-\$62,520 | 14.4% | \$1,403 to \$1,563 |
| Above Moderate | Greater than \$62,520 | 65.5% | Greater than \$1,563 |

Source: Estimated number of households by income applied to HUD AMI

SINGLE-FAMILY SALES

In the Los Angeles region prices of single-family homes tripled between 1970 and 1979 and continued to increase through the 1980's. In the early 1990's the market slumped, but has more recently recovered and home prices are rising again. The strong real estate market can be contributed to a growing, healthy labor market, relatively low mortgage rates and a stable and in some cases shrinking home sales inventory.

This year the average single-family home sales price in Cerritos is \$276,286, which is an increase of \$14,377 or 5.5 percent from 1999. The monthly payment for a single-family home price of \$276,286 is approximately \$1,641 - \$1,975.

All of the eight bordering cities indicate that single-family sales prices have increased from 1999 to 2000. La Palma saw the highest rate increase of 10.6 percent, while the City of Santa Fe Springs had the lowest rate increase of 2.3 percent. Cerritos has the second highest average single-family home sales prices, following only La Palma, which has an average single-family home sales price of \$294,000.

**TABLE 36
AVERAGE SINGLE-FAMILY SALES PRICES**

| City | 1999 | 2000* |
|------------------|-----------|-----------|
| Cerritos | \$261,909 | \$276,286 |
| Artesia | \$162,108 | \$166,214 |
| Bellflower | \$166,605 | \$179,214 |
| Buena Park | \$178,705 | \$196,214 |
| Lakewood | \$183,185 | \$190,965 |
| La Mirada | \$194,636 | \$212,571 |
| La Palma | \$265,718 | \$294,000 |
| Norwalk | \$149,040 | \$156,621 |
| Santa Fe Springs | \$161,345 | \$165,071 |

Source: Data Quick
*Up to August 2000

CONDOMINIUM SALES

According to Dataquick, the average price of condominiums in the City of Cerritos fell from \$189,870 to \$124,760 or 34.3 percent. The decrease of the average price of condominiums in the City can be attributed to the strong number of sales at the price restricted senior condominiums (Emerald Villas) in 2000. As a result, the decrease in the average sales price is not a true indicator of fluctuations in the market. Comparatively, only Artesia saw their average price of condominiums fall from 1999, while all the other bordering cities saw increases (except for La Mirada, which has had no condominium sales this year).

Currently, the prices of condominiums in Cerritos are moderately affordable, ranking the lowest in the area. Condominiums have a niche in the housing between renting and owning single family homes. With sales prices between \$120,000 and \$180,000, Moderate and Low-income groups can afford to own a condominium in Cerritos.

**TABLE 37
AVERAGE CONDOMINIUM SALES PRICES**

| City | 1999 | 2000* |
|------------------|-----------|-----------|
| Cerritos | \$189,870 | \$124,760 |
| Artesia | \$182,930 | \$173,727 |
| Bellflower | \$156,733 | \$180,594 |
| Buena Park | \$136,500 | \$193,136 |
| Lakewood | \$126,270 | \$142,765 |
| La Palma | \$154,056 | \$170,667 |
| Norwalk | \$125,863 | \$132,109 |
| Santa Fe Springs | \$142,879 | \$219,000 |

Source: Data Quick *Up to August 2000

RENTAL UNITS

According to the 1990 Census, Cerritos had a higher median rent than any of its bordering cities. The second highest median rent was in La Palma, followed closely by Lakewood. A reason for Cerritos' higher median rent in 1990 can be partly attributed to the City's higher proportion of home rentals to apartment rentals.

**TABLE 38
MEDIAN RENTS**

| City | Median Rent |
|------------------|-------------|
| Cerritos | \$1,001 |
| Artesia | \$700 |
| Bellflower | \$630 |
| Buena Park | \$727 |
| Lakewood | \$802 |
| La Mirada | \$791 |
| La Palma | \$810 |
| Norwalk | \$706 |
| Santa Fe Springs | \$629 |

Source: 1990 Census

According to a citywide apartment survey, rental rates for apartments range from \$795 for a studio to \$1,520 for a luxury two-bedroom/two bathroom apartment. The majority of the bedroom sizes are one and two bedrooms, and there are a small number of studios and three bedrooms. No four bedroom apartments were found in the survey. According to property managers the rents have increased from 8 to 10 percent in the last year.

**TABLE 39
AVERAGE RENTS - 2000**

| Bedroom Size | Number of Units | Average Rent | Rent Range |
|--------------|-----------------|--------------|-------------------|
| Studios | 16 | \$795 | \$795 |
| 1BR | 217 | \$973 | \$775 - \$1,015 |
| 2BR | 200 | \$1,215 | \$950 - \$1,520 |
| 3BR | 20 | \$1,138 | \$1,065 - \$1,200 |

Source: Laurin Associates Survey, September 2000

AFFORDABILITY

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

According to the 1990 Census, all renters earning less than \$19,999 annually (241 persons) were overpaying for rent. Overall one third of all renters were in overpayment situations, while slightly less than one-fifth of all owners were cost burdened in Cerritos.

**TABLE 40
HOUSEHOLDS BY INCOME BY OVERPAYMENT – 1990**

| Income Range | Renter Overpayment | Owner Overpayment |
|-----------------------|--------------------|-------------------|
| Less than \$19,999 | 100.0% | 74.8% |
| \$20,000 - \$34,999 | 68.1% | 53.9% |
| \$35,000 - \$49,999 | 32.5% | 44.5% |
| Greater than \$50,000 | 0.0% | 13.3% |
| TOTAL | 33.0% | 26.2% |

Source: 1990 Census

The County and State renter overpayment proportions are slightly higher than Cerritos, while the County and State have a lower percentage of owners paying more than 35.0 percent of their annual income.

**TABLE 41
REGIONAL COMPARISON OF HOUSEHOLDS
BY INCOME BY OVERPAYMENT**

| Income Range | Los Angeles County | | California | |
|-------------------|--------------------|-------------------|--------------------|-------------------|
| | Renter Overpayment | Owner Overpayment | Renter Overpayment | Owner Overpayment |
| < \$19,999 | 80.7% | 45.0% | 77.7% | 43.5% |
| \$20,000-\$34,999 | 31.9% | 35.5% | 26.5% | 31.7% |
| \$35,000-\$49,999 | 6.8% | 41.7% | 6.8% | 23.0% |
| > \$50,000 | 0.02% | 11.8% | 0.2% | 10.7% |
| TOTAL | 39.4% | 24.7% | 38.0% | 21.3% |

Source: 1990 Census

NEIGHBORHOODS AND COMMUNITY RESOURCES

Identifying and preserving existing neighborhood and community resources is important to long-term planning, when considering that Cerritos is almost built-out and that over a quarter of the housing stock was built before 1970. The City has developed two neighborhood improvement plans and made available resources for individual households, including:

- Los Cerritos Redevelopment Plan:** A long-term redevelopment vision for the western portion of Cerritos from the San Gabriel River to the City border with Artesia, that resulted from focused public input and background data. The Redevelopment Plan includes 940 acres of land in the City. The Plan's main goals are the removal of substandard housing and conditions in the area, the

development of various land types in a coordinated manner, the development of public services and facilities that can best service the area, and developing a more effective circulation corridor.

- **Los Coyotes Redevelopment Plan:** A redevelopment plan that targets sections of north and central Cerritos. Some of the goals of this Plan are to eliminate negative conditions through public improvements, encouraging redevelopment, strengthening the community, and developing a more effective circulation corridor. The redevelopment area consists of 1,615 acres.
- **City Wide Pride Beatification Program:** A plan to promote pride in the appearance of Cerritos. The City recognizes and awards individual property owners who have maintained their homes or businesses in an exceptional manner.
- **The Residential Assistance Program:** A program that offers senior and disabled residents \$300 grants for improving their property.

AT-RISK HOUSING

California Housing Element Law requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a ten-year period, and be divided into two periods, coinciding with updates of the Housing Element. There are three general cases that can result in the conversion of public assisted units:

- **Prepayment of HUD mortgages: Section 221(d)(3), Section 202 and Section 236** – Section 221(d)(3) is a privately owned project where the US Department of Housing and Urban Development (HUD) provides either below market interest rate loans or market rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low-income elderly tenants. Section 202 provides assistance for the development of units for physically handicapped, developmentally disabled and chronically mentally ill residents.
- **Opt-outs and expirations of project based Section 8 contracts** – Section 8 is a federally funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD by pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increase as the market rents exceed the contract rents.

- **Other** – Expiration of the low-income use period of various financing sources, such as Low-Income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CHFA), Community Development Block Grant (CDBG) and HOME funds and redevelopment funds. Generally, bond financing properties expire according to a qualified project period or when the bonds mature. Density bonus units expire in either 10 or 30 years, depending on the level of incentives.

INVENTORY OF AFFORDABLE HOUSING UNITS

All assisted complexes in the City of Cerritos, were or are being built with the Redevelopment Agency's 20 percent set-aside funds. A total of 126 assisted housing units exist in the City, and there are upwards of 198 assisted units planned for opening in the next year.

The only type of possible “at-risk” conversion in the City is a restriction expiration of the low-income use period. None of the three properties were found to have their assistance potentially expire within the next ten years and therefore there are no units in the City that are “at-risk”. The Officer/Fireman/Teacher Next Door Homeowners Assistance Program is currently being developed.

**TABLE 42
INVENTORY OF PUBLIC ASSISTED COMPLEXES**

| | Emerald Villas | Pioneer Villas | Chancellor Village | Officer/Fireman/Teacher Next Door Homeowners Assistance Program |
|--------------------------------|------------------------|----------------------------|--|--|
| Address | Carmenita Road | Pioneer Blvd. & Eberle St. | Studebaker Rd. & 166 th St. | Various |
| Year Opened | January, 2000 | Spring 2001 | 2002 | N/A |
| Target Group | Seniors | Seniors | Seniors | Officers/Firemen/Teachers/City Employees |
| Target Level | Very Low-Moderate | Very Low-Market Rate | Very Low-Market Rate | Moderate |
| Subsidized Units | 126 units | 93 of 98 units | 105 of 155 units | N/A |
| Type of Assistance | RA Housing Set-aside | RA Housing Set-aside | RA Housing Set-aside | RA Housing Set-aside |
| Expiration Date | 04/09/2028 | 5/27/2029 | 4/13/2030 | N/A |
| Type of Conversion Risk | Restriction Expiration | Restriction Expiration | Restriction Expiration | Restriction Expiration |

PRESERVATION RESOURCES

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

STRATEGIES TO RETAIN AFFORDABLE UNITS

The following is a list of financial resources that the City could potentially utilize as part of their overall financial plan to deal with retaining affordable units in the future. The following programs are local, state and federal programs.

- **HOME Program** – The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. HOME funds are made available on an annual competitive basis through the State Department of Housing and Community Development (HCD) small cities program. Approximately \$500,000 is available to develop and support affordable rental housing and home ownership affordability. Activities include acquisition, rehabilitation, construction and rental assistance.
- **Los Angeles County Housing Authority (LACHA)** – The LACHA administers two programs; (1) Public Housing Program; and, (2) Section 8 Certificate and Voucher Program. The Public Housing Program manages over 60 public housing locations throughout the County. The Section 8 Certificate Program is a tenant-based rental subsidy administered by LACHA. Qualified families are selected and certified from a waiting list. The qualified family can utilize the Certificate for any "decent, safe and sanitary housing". The tenant's portion of the rent is based on 30 percent of the adjusted family gross income. LACHA subsidizes the difference between the tenant's portion and the rent. Basically the Section 8 Voucher Program is the same as the Certificate Program, except the tenant's housing choice is not restricted by the Fair Market Rents. As of September 2000, LACHA estimates there are 37 families in Cerritos using Section 8 vouchers.
- **Community Development Block Grant (CDBG) Funds** – The City Cerritos has on several occasions attempted to utilize CDBG funds to develop programs for Cerritos residents such as a School for the Performing Arts at Gahr High School offering eligible students from throughout Los Angeles County an opportunity to enroll in the program. However, the County of Los Angeles determined that the students in the Cerritos area did not meet the necessary income requirements and the program was not approved. Therefore, the City of Cerritos exchanged said funds with other municipalities for general funds at 60 cents on the dollar.

- **Community Reinvestment Act (CRA)** – Federal law requires that Banks, Savings and Loans, Thrifts, and their affiliated mortgaging subsidiaries, annually evaluate the credit needs for public projects in communities where they operate. Part of the City’s efforts in developing preservation programs will be to meet with local lenders to discuss future housing needs and applicability of the Community Reinvestment Act.
- **Low-Income Housing Tax Credit Program (LIHTC)** – The LIHTC Program provides for federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income projects, contributing to the preservation program. The program begins when developers and investors apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis at varying times. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.
- **The Affordable Housing Program (AHP) and the Community Investment Program** – These programs are facilitated by the Federal Home Loan System for the purposes of expanding the affordable housing supply. Local service is provided by the San Francisco Federal Home Loan Bank District. Subsidies are awarded on a competitive basis usually in the form of low-interest loans and must be used to finance the purchase, construction, and/or rehabilitation of rental housing. The developer of the City’s first affordable senior housing project (Emerald Villas) submitted an application in conjunction with the City of Cerritos to the San Francisco Federal Home Loan Bank and was awarded funds on two separate occasions.
- **Urban Predevelopment Loan Program** – This program is conducted through HCD and provides the funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to application with matching financing from local redevelopment agencies or federal programs.
- **Multi-family Housing Program** – The HCD Multifamily Housing Program is designed to allocate funds to provided additional funding exclusively for the acquisition, development and construction or rehabilitation of assisted rental housing developments. Applicant selection and fund distribution is based on a point system, where priority is given to projects currently subject to regulatory restrictions and may be terminated. To be eligible for the program other development funding sources have to be insufficient to cover project expenses exclusive of developer fees.
- **CALHOME Program** – This HCD program awards grants to local public agencies and nonprofit developers to assist households through deferred and forgivable payment loans. The purpose is to enable low and very-low households to become or remain homeowners.

- **California Self-Help Housing Program (CSHHP)** – HCD program provides grants and loans to local government agencies and non-profits that assist families to build or rehabilitate their homes with their own labor.
- **Downtown Rebound Planning Grants Program and Downtown Rebound Programs** – HCD programs finance through development loans, and planning grants, the revitalization of urban downtown areas through the conversion of commercial and industrial space into housing developments.
- **Redevelopment Agency Tax Increment Funds** – As required by State law, the Cerritos Redevelopment Agency sets aside 20 percent of the gross tax increment revenues received from the Redevelopment Areas into a low to moderate income housing fund for affordable housing activities. The annual estimates for the next five years are as follows:

1999 – 2000: \$3,740,000
 2001 – 2002: \$3,814,800
 2002 – 2003: \$3,891,096
 2003 – 2004: \$3,968,918
 2004 – 2005: \$4,048,296

Program allocation estimates include:

Density Bonus Program - \$30,000
Senior Housing Proposal - \$1,114,539
Simplified Residential Development Review Process - \$5,000
Reduced Development Fees Program - \$25,000
Land Use Element Review Program - \$305,000
Redevelopment Set-Aside Fund Transfer Program - 1 to 3 million
Reverse Annuity Mortgage Program - \$125,000
Homeless Shelter Program - \$62,000
Deferred Payment Loans - \$200,000
Rebate Program - \$80,000
Cerritos Code Enforcement - \$300,000
One-For-One Replacement Housing Program - \$5,000
Sub-Standard Property Abatement Program - \$10,000
First-Time Home Buyers Assistance Program - \$150,000

SUITABLE LANDS

Currently, the City of Cerritos is almost completely built-out. According to the City's Vacant and Under-utilized Land Survey there are only approximately 17 vacant acres in Cerritos appropriately zoned for residential uses. The available vacant land could provide 387 additional housing units in the City. The majority of the vacant land is located on three parcels zoned ADP-10, ADP-11 and OS. To maximize these parcels' housing unit potential, the City has designated the land for multi-family development. An affordable senior housing project was built on the ADP-10 parcel in 2000. The project consists of 126 units, the maximum number allowed under the ADP-10 zoning regulations. Currently, another affordable 98 unit senior housing project is being constructed on the ADP-11 parcel. The developer of the referenced OS parcel was awarded City Council approval to construct an affordable for-rent congregate care living facility totaling 155 units on the land.

As a result of the limited supply of vacant land in Cerritos, the City has identified under-utilized land that has the potential for redevelopment. Under-utilized land is defined as land not being used to its maximum potential. For instance, one unit on a 25,000 square-foot lot that is zoned for one unit per 6,500 square feet is an example of under-utilized land. The City has found 4.8 acres of under-utilized land that has potential for residential redevelopment. This land could potentially provide 32 additional housing units for Moderate and Above Moderate Income households.

The following table shows the total vacant and under-utilized land suitable for residential development. Due to the City being almost built-out, public services and facilities are available to all residential sites. See appendix for list of sites.

**TABLE 43
VACANT AND UNDER-UTILIZED LAND BY ZONING**

| Zoning Designation | Maximum Density | Acreage | Maximum Number of Units |
|----------------------------|------------------------|----------------|--------------------------------|
| VACANT LAND | | | |
| ADP-4 | 6.7 Units/Acre | 1.1 acres | 7 |
| ADP-10 | 21.2 Units/Acre | 5.9 acres | 126 |
| ADP-11 | 25 Units/Acre | 4.3 acres | 107 |
| OS | CUP* | 5.5 acres | 147 |
| UNDER-UTILIZED LAND | | | |
| ADP-4 | 6.7 Units/Acre | 4.8 acres | 32 |
| TOTAL UNITS: 419 | | | |

Source: City of Cerritos Vacant and Underdeveloped Land Survey, 1998

*CUP-147 unit senior housing project

To meet RHNA's fair housing allocations the City has allowed for planned and actual construction of housing projects since the RHNA allocations were released. The Emerald

Villas (ADP-10) was opened in January, 2000 and provides 48 units for seniors in the Very Low category, 48 units in the Low Income category and 30 units in the Moderate Income category. Pioneer Villas (ADP-11) is scheduled to open in January 2001 and will provide 36 units for seniors in the Very Low Income category, 45 units in the Low Income category, 12 units in the Moderate Income category and 5 units in the Above Moderate Income category. Chancellor Village (OS) is a planned senior housing project that will provide 46 units for seniors in the Very Low Income category, 37 units in the Low Income category, 22 units in the Moderate Income category and 50 units in the Above Moderate Income category. The three planned or recently constructed affordable housing projects will provide more Very Low and Low Income units than the RHNA allocations required. For example, RHNA's construction need (by 2005) for Very Low Income units in the City is 54 units. The three affordable housing projects will provide 130 Very Low Income units that are more than double the amount RHNA requested. In addition to the planned units, the City is considering the development of an Officer/Fireman/Teacher/City Employees Next Door Program to construct additional housing units for persons in the Moderate Income categories on vacant and under-utilized land.

**TABLE 44
PLANNED USE OF VACANT AND UNDER-UTILIZED LAND
TO MEET RHNA NEEDS**

| Income Category | RHNA Construction Need | Zoning Type to Meet Need | Planned Number of Units |
|------------------------|-------------------------------|---------------------------------|--------------------------------|
| Very Low | 54 | ADP-10 | 48 |
| | | ADP-11 | 36 |
| | | OS* | 46 |
| Low | 41 | ADP-10 | 48 |
| | | ADP-11 | 45 |
| | | OS* | 37 |
| Moderate | 71 | ADP-10 | 30 |
| | | ADP-11 | 12 |
| | | OS* | 22 |
| Above Moderate | 174 | ADP-11 | 5 |
| | | OS* | 50 |

*In accordance with existing Municipal Code regulations, affordable housing projects may be permitted on land zoned OS only when said use is in association with a post secondary institution such as the Chancellor Village project located on the Cerritos Community College campus.

2.3 HOUSING CONSTRAINTS, EFFORTS AND OPPORTUNITIES

This section analyzes potential and existing governmental and non-governmental constraints on the private and public sectors effort to provide housing that meets the needs of all segments of the community.

GOVERNMENTAL CONSTRAINTS

FEDERAL, STATE AND LOCAL POLICY

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

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

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

ZONING

Zoning designations are established in the General Plan and more specifically the Land Use Element. Based on existing zoning designations, 1,975.8 acres or 34.9 percent of land in the City is designated for residential land uses.

**TABLE 45
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 |
| RS-5000 (Single Family Residential) | Minimum Lot Size 5000 Sq. Ft. |
| RS-6500 (Single Family Residential) | Minimum Lot Size 6500 Sq. Ft. |
| RM (Multifamily Residential) | Maximum 20 Units Per Acre |

Source: City of Cerritos

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

The RS-5000 and the RS-6500 zoning areas promote low-density, single family development. Maximum height, parking requirements (minimum of two parking spaces with enclosed garage) and setbacks are similar all for residential zones. The front yard setback minimum is 20 feet, the rear yard setback minimum is 10 feet and the side yard set back is 5 feet.

The RM district permits single family and multifamily development. Single family units in this area have the same requirements as the RS-6500 district. Multifamily complexes require a front yard setback of 25 feet, a rear yard setback of 24-25 feet and a side yard setback of 24-25 feet. Multifamily development in this district can have a maximum of 20 units per acre barring approval from the City and must be located on at least 3-acres of land. Since there are very limited vacant parcels or under-utilized land that meets the 3-acre land requirement, the minimum 3-acre provision may be considered a possible constraint against the development of multifamily housing units in Cerritos. Therefore, the City should continue to explore and develop policies that would waive this requirement for affordable multifamily housing projects in the future. In order to accommodate the development of the Emerald Villas and Pioneer Villas Affordable

Senior Housing Projects, an Area Development Plan (ADP) was developed for each project in lieu of traditional RM zoning regulations.

**TABLE 46
DEVELOPMENT STANDARDS BY ZONING DESIGNATION**

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

Source: City of Cerritos

In addition, Cerritos has eight residential planned areas, with various densities ranging from low to medium. ADP-10 and ADP-11 are set aside for senior housing, exclusively. The purpose of the area development plan districts is to promote appropriate land use and to encourage the highest possible quality of design and environment within each district.

Cerritos has a small amount of available vacant residential land, therefore future residential development will rely on the redevelopment of under-utilized land and the conversion of nonresidential sites to residential uses.

Meeting the requirements of the development standards can constrain housing developments, but are considered necessary to protect the best interests of the people of Cerritos and to maintain the unique quality of life in the City.

LOCAL ENTITLEMENT PROCESSING AND FEES

High fees related to project approval and time delays caused by the approval process are two ways local governments may constrain housing development. 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 Community Development Department varies depending on the size and complexity of the project. For example, a new single family development that is on a piece of land zoned correctly and meets the requirements of that zoning district will go through the entitlement process much faster than a parcel that needs to be rezoned and that requires an environmental assessment. Typically, from the time a developer completes an application, the Planning Commission schedules it for review, including the initial design review, within 3 to 4 weeks for projects that usually do not require environmental assessments. If the project needs a

Negative Declaration or Mitigated Negative Declaration the process can take from 4 to 6 weeks. For projects that require an Environmental Impact Report the processing can take from 5 to 6 weeks or longer. If approved the design review process is brought to City Council for final review and approval 3 to 4 weeks after the Planning Commission meeting. The City encourages the simultaneous review of certain procedures to expedite the entitlement process for the developer.

The design review process involves 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 heard before the Planning Commission. The Planning Commission acts as the governing body that possesses the power and authority to recommend design modifications and subsequently either the approval or denial of a proposed project. Aside from the minor precise plan applications (room additions measuring less than 850 square feet) all items heard before the Planning Commission are also heard before the City Council. The Council also has the power to suggest design modifications and at times may decide to overturn the Planning Commission's decision.

Building permit and contract fees are the means in which a City defrays the cost of their Community Development Department and ensures the project has access to adequate public works needed to support the development. For example, a new 1,800 square foot single family home would require approximately \$1,350 in contract fees and \$1,820 in building fees. A new 6-unit multifamily complex (6,700 square feet) would require approximately \$2,970 in contract fees and \$3,750 in building fees. The building and contract fees can increase the cost of a project for the developer, which the majority of the additional cost is passed on to the prospective homebuyer or renter. The City of Cerritos has not increased its building permit fees since the 1980's and as a result currently possesses some of the lowest fees in the Southern California region.

**TABLE 47
RESIDENTIAL FILING FEE SCHEDULE**

| Service | Fees |
|--|--|
| Amendment to the Development Code and Map/Amendment to the General Plan Not involving notification to property owners or residences | \$50.00 |
| Involving notification to property owners or residences | \$300.00 |
| Variance | \$200.00 |
| Conditional Use Permit | \$200.00 |
| Temporary Use Permit | \$50.00 |
| Precise Plan Single Family Residential Development | \$50.00, plus \$10.00 a lot to a maximum of \$1,000.00 |
| Multifamily Developments | Based on Acreage, maximum of \$1,000.00 |
| Tentative Map, Subdivision and Parcel Map | \$50.00, plus \$10.00 a lot to a maximum of \$500.00 |
| Environmental Impact Reports Reports involving a public hearing | \$100.00 \$0.00 |
| Projects which are categorically exempt Cost attributed by unique review | \$7.00/hour staff time & cost to city of using outside personnel |
| Public Hearings | All costs related to |

Source: City of Cerritos

There are two impact fees that developers are charged when constructing housing in Cerritos. One is the ABC School District fee, which is currently \$1.93 per square foot for new housing construction. The school fee can be one of the largest fees the developer pays, however is necessary to cushion the impact of more children in the School District. The second impact fee is a sanitation fee, which is issued through the Los Angeles County Sanitation. There are four sanitation districts (District 2, 3, 18 and 19) in Cerritos and each has various fees. The sanitation fee for new single family home construction is \$1,390 in District 2 and 18, \$1,290 in District 3, and \$1,340 in District 19. The sanitation fee for new multifamily construction is \$834 per unit in District 2 and 18, \$774 per unit in District 3, and \$804 per unit in District 19.

CONSTRAINT REMOVAL EFFORTS

The City of Cerritos has made efforts to reduce the constraints caused by city 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 offset these costs, the City sometimes will waive them outright. For example, a recently built senior housing community and two more planned senior

communities had or will have all City imposed fees waived in an attempt to keep unit prices and rents affordable.

Furthermore, the City encourages the simultaneous review of applications for a project in order to lessen time and cost constraints.

The City also promotes the most efficient use of land in the Planned Unit zoning designations that can reduce costs. For example, these zoning designations allow design flexibility through various housing types.

NON-GOVERNMENTAL CONSTRAINTS

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

LAND AVAILABILITY

One of the major constraints to new housing development in Cerritos is the lack of vacant land. Currently, there is only 808,235 sq. ft. of vacant land in the City, which represents 3.3 percent of the City's total land area. Only 21.4 percent of the vacant land is zoned for residential uses. With the City being landlocked with its neighboring cities, there is little chance of annexing land in the future.

Future residential development may need to rely on the redevelopment of under-utilized land and the conversion of nonresidential sites to residential uses.

COST OF LAND

A major constraint for housing development is the cost of land. The cost of land has direct effect on the cost of a new home or the rent for a new apartment complex.

According to Metroscan, between 1998 and 2000, three single-family vacant land parcels were sold for an average price of \$334,333. In the last two years there has been no multifamily vacant land sales. The lack of land transactions illustrates that Cerritos is almost built-out. Over time available vacant residential land will become scarcer, which suggests the price of land will continue to increase as the demand for land continues to outpace the availability. Residential intensification and conversion will become more prominent in the City as the amount of vacant land decreases.

COST OF CONSTRUCTION

The costs of labor and materials are the main components of housing costs. Residential construction costs can vary greatly depending on the quality and size of the home being constructed and the materials being used.

In 2000, construction costs for a single family home are between \$62.17 and \$89.70 per square foot and between \$59.07 and \$75.90 per square foot for a wood frame apartment. The cost of constructing a single family home has increased by more than 25 percent over the last ten years. Construction costs account for between 35 to 45 percent of the total housing costs, which directly affect the price of housing and the ability of owners to rehabilitate substandard dwelling units.

**TABLE 48
SINGLE-FAMILY CONSTRUCTION COSTS PER SQUARE-FOOT**

| Housing Type | 1990 | 1994 | 1996 | 2000 |
|-------------------------|-------------|-------------|-------------|-------------|
| Average-Wood Frame | \$47.66 | \$51.04 | \$55.17 | \$62.17 |
| Good Quality-Wood Frame | \$67.49 | \$73.23 | \$75.76 | \$85.50 |
| Average-Masonry | \$55.46 | \$57.15 | \$62.04 | \$70.03 |
| Good Quality-Masonry | \$71.16 | \$73.32 | \$79.33 | \$89.70 |

Source: Building Standards

AVAILABILITY OF FINANCING

A major constraint that affects housing costs is financing. After decades of slight fluctuations in the prime rate, the 1980's saw a rise in interest rates that peaked at approximately 18.8 percent in 1982. As the decade closed and the economy weakened, the prevailing interest rate was around ten percent. The 1990's has seen interest rates drop dramatically, fluctuating between six and eight percent. Through 2000, the rates on a 30-year fixed rate mortgage have varied between seven and nine percent, roughly. The substantial drop in the cost of fixed rate mortgages and the widespread use of adjustable rate mortgages have dramatically decreased the effects of financing on the purchase of a home.

Interest rates affect the cost of housing and the monthly payments a homebuyer pays. A developer's cost of borrowing money is incorporated into the final sales price of a home or the price of rent for a unit. Also, interest rates greatly effect how much a homebuyer pays per month and the quality of the investment associated with owning a home. For example, a 30-year loan of \$276,286 financed at six percent translates into a monthly payment of \$1,641, while a similar loan at ten percent increases the payment to \$2,333 per month.

**TABLE 49
EFFECTS ON INTEREST RATES ON HOUSING AFFORDABILITY**

| Interest Rate | Selling Price | Net Monthly Payment* | Income Required |
|----------------------|----------------------|-----------------------------|------------------------|
| 6.0% | \$276,286 | \$1,641 | \$65,634 |
| 7.0% | \$276,286 | \$1,805 | \$72,173 |
| 8.0% | \$276,286 | \$1,975 | \$78,982 |
| 9.0% | \$276,286 | \$2,151 | \$86,030 |
| 10.0% | \$276,286 | \$2,333 | \$93,286 |
| 11.0% | \$276,286 | \$2,518 | \$100,721 |

*Monthly Payment assumes 10% down, TI=\$150 Payments

OPPORTUNITIES FOR ENERGY CONSERVATION

Conservation and development are the two approaches to creating energy conservation opportunities in residences.

CONSERVATION

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

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

The California Energy Commission revised the standards for new residential buildings in 1981. These "second generation" standards were then delayed until 1983 when AB 163 was passed which provided options for complying with the standards.

Although the energy regulations establish a uniform standard of energy efficiency, they do not insure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads and overall energy consumption. While it is not suggested that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24.

Land use policies also affect the consumption of energy for transportation. The historic pattern of growth and development in Southern California (urban sprawl) has made necessary an intricate network of freeways and surface streets. As the region becomes more decentralized, residences and places of employment are scattered over large areas and mass public transit (trains, subways, etc.) 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 large parcels of land, which are practically non-existent in Cerritos.

DEVELOPMENT

Solar energy is a viable alternate energy source for the City of Cerritos. There are two basic types of solar systems; (1) active; and, (2) passive. In passive solar systems, the structure itself is designed to collect the sun's energy, then store and circulate the resulting heat. Building location, properly placed windows, overhanging eaves and landscaping can all be designed to keep a house cool. Cerritos' residential zoning regulations promote passive solar systems to the greatest extent possible and states 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. The City requires all new residential subdivisions to have at least fifty percent of the housing units equipped with solar water heating systems.

Since the majority of the housing stock in the City was built before 1980, most residences have not benefited from 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, landscaping, maximizing orientation and lowering appliance consumption that will conserve energy.

SECTION 3.0

THE CITY OF CERRITOS HOUSING PROGRAM

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. Secondly, the section 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.

3.1 STATE POLICIES

The 2000 Draft California Consolidated Plan provided a five-year housing strategy that outlined four objectives regarding the use of federal monies towards housing needs in the state. The four broad based objectives were:

- **Meet the housing needs of low income renter households, including provide homeownership opportunities for first-time homebuyers;**
- **Meet the housing needs of low income homeowner households;**
- **Meet the housing and supportive housing and accessibility need of the homeless and other special needs groups, including prevention of homelessness; and,**
- **Remove impediments to Fair Housing.**

Within the five year strategy itself more detailed strategies were outlined that addressed housing as a statewide concern. The first strategy was 'the preservation of existing housing and neighborhoods', which included the rehabilitation of existing homes, code enforcement and preservation of government-assisted housing projects. The second strategy was 'the reduction of housing costs' through such actions as housing development on surplus and under-utilized land, self-help construction and rehabilitation programs and eliminating duplicate environmental review procedures.

In 1999, the State issued the California Statewide Housing Plan Update. Key issues included: (1) the need for higher levels of housing construction to meet the State's housing needs; (2) renter and owner overpayment for housing; (3) the increase of overcrowding in portions of the State; (4) large portions of the affordable housing stock is 'at-risk' of being converted to market rate; and, (5) the housing needs of the homeless and temporary farm workers are not being met.

3.2 SCAG POLICIES

The Southern California Association of Governments (SCAG) is responsible for the development of regional housing policies for the six-county Southern California region. SCAG publishes a policy document called the Regional Comprehensive Plan and Guide (RCPG), which is designed as a guide for local governments that addresses regional issues and ways to satisfy state and federal requirements. The Housing Chapter of the RCPG outlines some housing goals and strategies that include:

- **Decent and affordable housing choices for all people** (housing choices should be relative to incomes in the local labor force, affordable housing for young and minority households);
- **Adequate supply and availability of housing** (reduce major components of new housing cost, financing and the need for funding, density as lower cost housing option);
- **Housing stock maintenance and preservation;** and,
- **Promote a mix of housing opportunities region-wide** (social equity and equal housing opportunity).

3.3 LOS ANGELES COUNTY HOUSING POLICIES

Los Angeles County adopted their Consolidated Plan in 1995. This document contains four goals to improve housing in the County, with each goal followed by a variety of strategies. These goals and strategies are important because they address the overall housing market of which Cerritos is a part. These goals and strategies include:

- **Housing production and acquisition** (Strategies: expanding the available supply of affordable housing, strengthening relationships with the non-profit housing development sector, increasing home ownership opportunities, expanding the supply of affordable housing through neighborhood revitalization efforts, and expanding the available supply of housing for the homeless and those persons with identified special needs);
- **Housing preservation and improvement** (Strategies: preserving existing housing units through rehabilitation, rehabilitation of affordable rental complexes, ensuring affordability of "at-risk" units, preventing neighborhood deterioration through code enforcement);
- **Housing assistance** (Strategies: utilize rent subsidy programs, continue assistance from the prevention of homelessness to a transition into home ownership, providing coordination of special needs assistance and providing emergency housing and financial assistance to special needs groups); and,
- **Minimize barriers to affordable housing** (Strategies: develop procedures that do not unduly constrain affordable housing development, encourage housing development with wide ranges of price to service all aspects of the County population, ensure housing is available to all persons, identify a number of action areas that will be investigated).

3.4 CERRITOS HOUSING ISSUES

The following is a summary of housing issues in Cerritos, pertinent to the establishment of the housing program:

- The City has been successful with many programs from the last element and Cerritos should continue these programs. Programs include: Density Bonus, Senior Housing Program, Reduced Development Fees, Homeless Shelter Program, City Wide Pride Program, Grant Program, Cerritos Code Enforcement Program and Substandard Property Abatement Program.
- The City had many programs within the last element that were appropriate toward the state housing goal, but were not effective. These programs can be improved through more effective actions. Programs that need improvement include: Shared Housing Program, Equal Housing Program, Simplified Residential Development Review Process, Deferred Rehabilitation Loans, Senior and Disabled Citizen Labor Assistance Program, One-for-One Replacement Housing Program (at-risk) and First-time Home Buyers Assistance Program.
- Population and household growth in the last decade has stabilized as Cerritos approaches build-out. Population growth has been more rapid than household growth, which suggests the average household size is increasing.
- Cerritos unemployment rate has consistently been low and the number of persons in the labor force has remained stable.
- Only 1.3 percent of the housing stock was built before 1959, which indicates Cerritos housing stock is young, and only a small percentage of housing units are likely substandard, due to age. Also, large portions of the housing stock are 20-30 years old and could need maintenance over the next five years.
- There are no units "at-risk" of converting to market rate over the next twenty years, but the City should have a definite approach to housing units at-risk.
- Cerritos plays an important regional role in providing housing opportunities to families and other households seeking ownership. Consequently, the City should make strong commitments toward the improvement of first-time home buyer opportunities.
- As the City continues to approach build-out, providing adequate housing sites will present a major challenge. Future residential development will rely heavily on innovative actions.

3.5 CERRITOS HOUSING GOALS AND POLICIES

The goals and policies of the Housing Element provide the direction for the City's programs or actions. The goals and policies and subsequent programs or actions are formulated to address the existing and future housing needs of all segments of the community according to the state, regional and county framework, in concert with the City's housing needs, resources and constraints.

GOALS

The goals of the Cerritos Housing Element are as follows:

- Goal 1:** Encourage the provision of a wide range of housing types;
- Goal 2:** Promote the minimization of constraints on housing development;
- Goal 3:** Preserve and enhance the quality of the existing housing stock; and,
- Goal 4:** Provide opportunities for home ownership.

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

POLICIES

- Policy 1:** Facilitate the development of housing for all household types, including special needs.
- Policy 2:** Provide incentives to affordable housing developers in the form of financial contributions, density bonus, land contributions, development standard flexibility and fee waivers.
- Policy 3:** Assist developers in the identification of suitable residential sites.
- Policy 4:** Support the development and enforcement of federal and state anti-discrimination laws.
- Policy 5:** Minimize permit and development review costs for affordable housing.
- Policy 6:** Promote flexibility in development standards for innovative developments.
- Policy 7:** Coordinate and cooperate with State, regional and local governments and agencies toward the attainment of the State housing goal.
- Policy 8:** Encourage the maintenance and repair of existing housing.
- Policy 9:** Maintain and expand residential grant program for low-income households and special needs groups.

- Policy 10:** Require the preservation of affordable housing, when possible.
- Policy 11:** Support neighborhood associations in the pursuit of City Wide Pride.
- Policy 12:** Encourage the conservation of natural resources and the reduction of energy conservation through the promotion of alternative energy sources.
- Policy 13:** Investigate the need for a lead-based paint and asbestos hazards reduction program and establish program, if needed.
- Policy 14:** Improve housing assistance for low and moderate income households to obtain homeownership.
- Policy 15:** Utilize public and private funds to assist first-time homebuyers.
- Policy 16:** Foster relationships with public and private agencies to increase first-time homebuyer opportunities.

ACTIONS

1. Density Bonus Program

Action: Continue the City's Density Bonus Program that grants a density bonus of 25 percent, along with other regulatory concessions to ensure lower development costs, for developers that allocate at least 20 percent of the units in a housing project to lower income households, or 10 percent for very low income households, or at least 50 percent for "qualifying residents" (e.g. senior citizens). The Program ensures affordability of all lower income density bonus units for a minimum 30-year period.

Objective: Encourage the continued development of affordable housing.

Source of Funds: Redevelopment Agency 20 percent set-aside funds

Responsible Agency: Department of Community Development/Redevelopment Agency

Schedule: On-going

2. Single Family Housing Addition Program

Action: Create a program that will use Redevelopment Agency 20 percent set-aside funds to 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.

Objective: Reduction in overcrowded conditions in single family homes occupied by Very Low, Low and Moderate Income households.

Source of Funds: Redevelopment Agency 20 percent set-aside funds

Responsible Agency: Department of Community Development/Redevelopment Agency

Schedule: 2003

3. Large Family Housing Study

Action: Investigate the various housing needs of large families in the community.

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.

Source of Funds: Redevelopment Agency 20 percent set-aside funds

Responsible Agency: Department of Community Development/Redevelopment Agency

Time Frame: 2003

4. Shared Housing Program

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

Objective: Allow seniors the option of shared housing to reduce individual housing costs to an affordable level.

Source of Funding: Redevelopment Agency 20 percent set-aside funds or General Fund monies for program establishment. Once program is implemented there is no cost to the City.

Responsible Agency: Department of Community Development/Redevelopment Agency

Schedule: 2002

5. Officer/Fireman/Teacher/City Employees Next Door Homeowners Assistance Program

Action: Investigate potential sites and legalities of a program that would offer single-family homes at a discount to sheriffs or firemen assigned to the City of Cerritos, peace officers or firemen assigned to adjacent jurisdictions, ABC Unified School District teachers, and City of Cerritos employees. Eligible participants must 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.

Objective: Place 10 officers, firemen, teachers, or City employees into single-family homes through program.

Source of Funding: Redevelopment Agency 20 percent set-aside funds

Responsible Agency: Community Development Department/Redevelopment Agency

Schedule: 2005

6. Equal Housing Program

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 discrimination complaints. The City will make available literature on the Program at the Cerritos City Hall, Chamber of Commerce, Library, website and other areas that the community gathers information.

Objective: Allow persons in the City a more approachable channel for discrimination issues.

Source of Funding: Redevelopment Agency 20 percent set-aside funds

Responsible Agency: Department of Community Development/Redevelopment Agency/Fair Housing Council of Los Angeles County

Schedule: 2001

7. Homeless Shelter Program

Action: Continued annual contribution to local homeless shelters in the region. Specifically, the continued \$50,000 contribution to the Rio Hondo shelter for the homeless and the \$20,000 contribution to the Su Casa Crisis and Support Center/Transitional Housing for battered women.

Annual review of contributions to determine if an adjustment to funding is necessary.

Objective: Continued support of homeless special needs

Source of Funding: Redevelopment Agency 20 percent set-aside funds.

Responsible Agency: Department of Community Development/Redevelopment Agency

Schedule: On-going

8. Senior and Disabled Citizen Labor Assistance Program

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.

Objective: Establish the program by coordinating the provision of volunteer labor to interested seniors and disabled persons.

Source of Funding: Redevelopment Agency 20 percent set-aside funds.

Responsible Agency: Department of Community Development/Redevelopment Agency

Schedule: 2002

9. Simplified Residential Development Review Process

Action: The City will produce a formal review of the development process in order to further encourage the development of affordable housing through fast-tracking, streamlining or consolidation.

Objective: Lessen governmental constraint for the development of housing.

Source of Funding: General Fund

Responsible Agency: Department of Community Development

Schedule: 2003

10. Review of Residential Development Fees

Action: Review residential development fees to encourage the continued development of housing and to insure the development fees remain one of the lowest in the region.

Objective: Lessen government constraint for the development of housing.

Source of Funding: General Fund

Responsible Agency: Department of Community Development

Schedule: 2003

11. Land Use Element Review Program

Action: As part of the General Plan Update, the Land Use Element will be reviewed by 2002 to determine if any non-residential zoned land can be converted to residential uses and to evaluate possibilities of higher residential land densities in an effort to investigate ways of maximizing land use and identify possible new or under-utilized sites appropriate for multifamily development.

Objective: Maximize housing development on existing land.

Source of Funding: General Fund

Responsible Agency: Department of Community Development

Schedule: 2002

12. Multifamily Housing Program

Action: After the Land Use Element is updated and a site database of vacant or under-utilized land has been created, the Redevelopment Agency will identified appropriate sites for multifamily development. The City will then discuss with the owners of the identified sites, the possibility of the City acquiring the sites for future multifamily development. The zoning requirement of multifamily development being on no less than 3-acres of land will not apply to this Program. Specifically, since multifamily developments such as the Emerald Villas and Pioneer Villas Affordable Senior Housing Projects require the creation of unique development guidelines, standard Multifamily Residential (RM) zoning requirements are not applicable resulting in the creation of an Area Development Plan (ADP). Proposed multifamily housing projects that may be considered in addition to the 126 unit Emerald Villas, 98 units Pioneer Villas, and 155 units Chancellor Village projects include a for-rent development for teachers and/or students on the Cerritos Community College Campus and a for-sale senior housing project at the southeast corner of Carmenita Road and 183rd Street.

Objective: Construct affordable rental housing in Cerritos.

Source of Funding: Redevelopment Agency 20 percent set-aside funds

Responsible Agency: Department of Community Development/Redevelopment Agency

Schedule: 2003

13. Housing Element Review Program

Action: The Housing Element will be reviewed annually to evaluate the effectiveness, appropriateness and progress of the Cerritos housing goals, programs and actions.

Objective: Implement an effective and efficient housing program that accommodates the housing needs of the population.

Source of Funding: General Fund

Responsible Agency: Department of Community Development

Schedule: On-going

14. Redevelopment Set-aside Fund Transfers

Action: Research feasibility and need of redevelopment set-aside fund transfers. Explore the possible benefits of AB 2041, which recognizes the difficulty cities may have building low and moderate income housing due to the availability and cost of land. The Assembly Bill would allow cities to establish a joint powers authority that would pool their low and moderate income housing funds to allow for affordable housing to be built in their surrounding area. Determine the likelihood the surrounding cities in the immediate area would participate.

Objective: Establish feasibility and need of redevelopment set-aside fund transfers.

Source of Funds: Redevelopment Agency 20 percent set-aside funds

Responsible Agency: Department of Community Development

Schedule: 2002

15. Regional Cooperation

Action: Work in conjunction with other municipalities and regional agencies in an effort to promote regional cooperation regarding housing needs.

Objective: Maximize regional cooperation in the region.

Source of Funds: General Fund

Responsible Agency: Department of Community Development

Schedule: 2001

16. Owner-occupied Housing Rehabilitation

Action: Investigate need for a low interest rehabilitation loan or grant program that would be utilized to allow citizens of Cerritos to make improvements to their homes or correct code violation on first-need criteria. If need is present, implement program with priority for senior and disabled persons that are within the Very Low, Low and Moderate Income Groups and homeowners that have been identified as violating City housing codes that are within the Very Low, Low and Moderate Income Groups.

Objective: Determine if program is needed in the community

Source of Funds: Redevelopment Agency 20 percent set-aside funds

Responsible Agency: Department of Community Development/Redevelopment Agency

Schedule: Need evaluation – 2002, Program implementation – 2004

17. City Wide Pride Program

Action: Continue to support and expand 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.

Objective: Maintenance of existing housing stock

Source of Funding: General Fund

Responsible Agency: Department of Community Development

Schedule: On-going

18. Rehabilitation Rebate Program

Action: Continue Rebate Program, while increasing the maximum grant amount from \$300 to \$2,500 in an effort to maintain the existing housing stock in the City. Priority status will be given to homeowners that have been identified as violating City housing codes that are within the Very Low, Low and Moderate Income Groups.

Objective: Annually provide \$37,500 in grant monies/15 grants to the community.

Source of Funding: Redevelopment Agency 20 percent set-aside funds

Responsible Agency: Department of Community Development/Redevelopment Agency

Schedule: 2002

19. Cerritos Code Enforcement Program

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

Objective: Improve quality and prevent deterioration of existing neighborhoods.

Source of Funding: General Fund

Responsible Agency: Department of Community Safety and Services

Schedule: On-going

20. Sub-standard Property Abatement Program

Action: Continuation of Program that allows for the removal of sub-standard properties and properties in continual violation of the Municipal Code which threaten the health, safety and welfare of the community.

Objective: The removal of unsafe properties that cannot be economically rehabilitated.

Source of Funding: General Funds

Responsible Agency: Department of Community Development/Building Department

Schedule: On-going

21. At-risk Preservation

Action: Preserve government assisted units at-risk of conversion to market rate uses.

Objective: Have program in place for eventual preservation of affordable units.

Source of Funding: Redevelopment Agency 20 percent set-aside funds

Responsible Agency: Department of Community Development

Schedule: 2005

22. Energy Conservation Program

Action: Implement a program that educates the public regarding energy conservation and promotes the use of alternative energy sources through financial reimbursement programs.

Objective: Encourage the use of alternative energy sources.

Source of Funding: General Fund

Responsible Agency: Department of Community Development

Schedule: 2005

23. Lead-based Paint and Asbestos Reduction Program

Action: Evaluate the need for a lead-based paint and asbestos reduction program. If need exists, implement a program that offers financial reimbursement programs to affected housing unit owners.

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

Source of Funding: General Fund

Responsible Agency: Department of Community Development/Building Department

Schedule: Need evaluation – 2002, Program implementation – 2005

24. First-Time Home Buyers Assistance Program

Action: Determine if there is a need for a First-Time Home Buyers Assistance Program. If need exists, investigate possible consulting firms to contract out that can coordinate and administer such a program. The program, if necessary, would target households that are in the Low and Moderate Income Groups.

Objective: To increase ownership opportunities for prospective first-time homebuyers through financial assistance.

Source of Funding: Redevelopment Agency 20 percent set-aside funds.

Responsible Agency: Department of Community Development/Redevelopment Agency

Schedule: Need evaluation – 2001, Program implantation – 2003

25. Downtown Rebound Planning Grant

Action: Apply for a Downtown Rebound Planning Grant.

Objective: To conduct a feasibility analysis and create an action plan regarding increasing housing through removing barriers and promoting infill housing, mixed-use developments and transit corridor development in Cerritos downtown area, with an emphasis on creating the maximum amount of affordable housing under the Downtown Rebound Planning Grant guidelines.

Source of Funding: State of California Department of Housing and Community Development

Responsible Agency: Department of Community Development/Redevelopment Agency

Schedule: Spring 2002

26. AB 1290 - Redevelopment Agency Implementation Plan

Action: The Redevelopment Agency Implementation Plan (AB 1290) will be reviewed on an annual basis to evaluate the effectiveness, appropriateness and progress of the Cerritos Redevelopment Agency.

Objective: To evaluate the effectiveness of the Implementation Plan.

Source of Funding: Redevelopment Agency

Responsible Agency: Department of Community Development/Redevelopment Agency

Schedule: Ongoing

3.6 QUANTIFIED OBJECTIVES SUMMARY

Based on the above objectives and past monitoring reports, the City should be able to construct, rehabilitate or preserve approximately 505 units between 1998 and 2005. Eighty-eight percent of the total production will be through new construction, while the remainder will be through rehabilitation. Through new construction between 1998 and 2001, the City of Cerritos has already been able to meet their 1998-2005 RHNA Very Low and Low housing need.

TABLE 50
QUANTIFIED OBJECTIVES SUMMARY (1998-2005)

| Income Group | New Construction | Rehabilitation | Preservation | TOTAL |
|---------------------|-------------------------|-----------------------|---------------------|--------------|
| Very-Low | 130 | 30 | 0 | 160 |
| Low | 130 | 30 | 0 | 160 |
| Moderate | 74 | 0 | 0 | 74 |
| Above-Moderate | 111 | 0 | 0 | 111 |
| TOTAL | 445 | 60 | 0 | 505 |

ATTACHMENTS

ATTACHMENT 1 - HOUSING ELEMENT 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*

*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 Ave.
Cypress, CA 90630*

*Los Angeles County
Regional Planning Department
Room 1390, Hall of Records
Los Angeles, CA 90012*

*Orange County
300 North Flower
Santa Ana, CA*

Non-profit Housing Organizations

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

*A Community of Friends
3345 Wilshire Blvd., Ste. 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 Ave.
Sun Valley, CA 91352*

*Community Rehabilitation Services, Inc.
4716 Cesar E. Chavez Ave.
Los Angeles, CA 90022*

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

*Foundation for Quality Housing Opportunities, Inc.
4640 Lankershim Blvd., #204
North Hollywood, CA 91602*

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

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

*Jamboree Housing Corporation
2081 Business Center Dr., #216
Irvine, CA 92612*

*Los Angeles Housing Partnership, Inc.
515 S. Figueroa St., Ste. 940
Los Angeles, CA 90071*

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

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

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

*Southern California Housing Development Corporation
8265 Aspen Street, Ste. 100
Rancho Cucamonga, CA 91730*

Various Service providers

*Cerritos Senior Center
12340 South St.
Cerritos, CA 90703*

*Su Casa Family Crisis and Support Center
P.O. Box 998
Artesia, CA*

*ABC Unified School District
Mr. Tahir Ahad
16700 Norwalk Blvd.
Cerritos, CA 90703*

*Greater Los Angeles County
Vector Control District*

12545 Florence Avenue
Santa Fe Springs, CA 90670-3919

Metro Water District
Mr. Mark Mendoza
P.O. Box 54153
Los Angeles, CA 90054

Southern California Edison
Rodger Haley, Regional Manager
2800 E. Willow St.
Long Beach, CA 90806

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

Cerritos Towne Center Chevron
Mr. James Mieras
17255 Bloomfield Ave.
Cerritos, CA 90703

Bellflower Unified School District
16703 S. Clark Ave.
Bellflower, CA 90706

County of Los Angeles
Sanitation District
P.O. Box 4998
Whittier, CA 90607

Consolidated Sewer Maintenance
County Engineer
P.O. Box 1460
Alhambra, CA 91802

California Department of Transportation
120 S. Spring Street
Los Angeles, CA 90012

Four Corners Pipe Line Company
5900 Cherry Ave.
Long Beach, CA 90805

Artesia Cemetery District
Joyce Yeuter, Secretary

*P.O. Box 728
Artesia, CA 90702-0728*

*Los Angeles County Fire Department
Fire Prevention Division, Water Access Section
5823 Rickenbacker Road*

*Cerritos Community College
11110 Alondra Blvd.
Norwalk, CA 90650*

*Water Replenishment
Bob Campbell
12621 E. 166th Street
Cerritos, CA. 90703*

*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
Gail Wade
13217 South Street
Cerritos, CA 90703*

ATTACHMENT 2 – HOMELESS INFORMATION CONTACT LIST

Su Casa Shelter
P.O. Box 998
Artesia, CA
(562) 402 7081

Rio Hondo Emergency Shelter
Norwalk, CA
(562) 863 8805

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

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

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

Cerritos Valley Help Center
11801 183rd Street
Artesia, CA
(562) 402 6338

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

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

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

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

Artesia-Cerritos Unified Methodist Church
18523 S. Arline Avenue
Artesia, CA
(562) 860 1309