

**City of Cypress
2008-2014 Housing Element**

**RESIDENTIAL UNIT POTENTIAL:
VACANT SITES, UNDERUTILIZED SITES, PROJECTS, COMMITTED ASSISTANCE, POTENTIAL REZONING**

	<u>Very Low/Low Income dus</u>	<u>Moderate Income dus</u>	<u>Above Mod Income dus</u>	<u>Total Units</u>	<u>Comments</u>
PERMITS AND PROJECTS					
CofOs 1/1/2006-12/31/2007		7	130	137	Apartment rents affordable to moderate
Permits Issued 2007		3	12	15	
Approved/Entitled Projects					
5442 Camp St			4	4	
6151 Ball Rd			28	28	Zero Lot Line
9542 Walker St			5	5	
5597 Sprague			5	5	
5422 Crescent			8	8	
5712 Danny St			4	4	
5541 Bishop			7	7	Both SFA and SFD
8705 La Salle			3	3	
4852 Lincoln		3	13	16	3 moderate income inclusionary units; plus \$80,000 in-lieu fee
Subtotal	0	3	77	80	
Total Permits and Projects	0	13	219	232	
COMMITTED ASSISTANCE					
Tara Village (80 units - 40 very low/40 low) - count up to 25% of each income category	14			14	25% VLI - 24; LI - 19 Only counting 14 units that are now low that will become very low income
AVAILABLE SITES					
Vacant sites					
Edison Site			16	16	RS-6000; 5042 Orange Ave
Subtotal	0	0	16	16	
Underutilized Sites					
RS-6000			4	4	
RM-15 Sites			50	50	34 additional units on lots w/ 1-2 units (20%)
PC Lincoln Ave - 15 du/ac			5		
RM-20 Sites		99			13 additional units on lots w/ 1-2 units (20%)
PC Lincoln Ave - 20 du/ac		135		135	
Subtotal	0	234	59	293	
Amending to 30 units/acre Density Sites					
PC Lincoln - R30	143				Exclusively residential
PC Lincoln Ave - RM @ 30 du/ac	473				Mixed use
Subtotal	616	0	0	616	
Total Available Sites by Income Plus Permits and Projects	630	234	75	939	
TOTAL UNITS	630	247	294	1171	
Cypress 2008-2014 RHNA	177	89	185	451	VLI - 98; LI - 79 - 50% is 89 units
Difference	453	158	109	720	