



March 1, 2012

Housing Policy Department  
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State of California  
Department of Housing and Community Development  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

Subject: City of **Lakewood** - General Plan Annual Progress Report

To Whom It May Concern:

In compliance California Government Code, a copy of Lakewood's General Plan Annual Progress Report has been enclosed with this correspondence. A separate copy of this report has been transmitted to the Governor's Office of Planning and Research/State Clearinghouse.

If you have any other questions or need further assistance, please do not hesitate to contact Paul Kuykendall at (562) 866-9771, extension 2344.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sonia Dias Southwell", with a long horizontal line extending to the right.

Sonia Dias Southwell, AICP  
Director of Community Development

# Lakewood

# The City of Lakewood

## 2011 General Plan Annual Progress Report

### INTRODUCTION

Government Code Section 65400(b) requires local planning agencies to provide an annual progress report to the legislative body on the status of the General Plan and the progress of its implementation. The purpose of the annual progress report is to:

- Provide enough information to allow local legislative bodies to assess how the General Plan is being implemented in accordance with adopted goals, policies, and implementation measures.
- Provide enough information to identify necessary course adjustments or modifications to the General Plan as a means to improve local implementation.
- Provide a clear correlation between land use decisions which have been made during the 12-month reporting period and the goals, policies, and implementation measures contained in the General Plan.
- Provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing (as defined in §65584 and §65583(c)(3)).

In November 1996, the Lakewood City Council adopted the update to the City of Lakewood Comprehensive General Plan. A general plan is a State-mandated document which a city uses to plan the framework for its physical, social and economic development for about 30 years into the future. The City of Lakewood General Plan is comprised of seven State-mandated elements and three optional elements. Lakewood's General Plan elements are as follows:

- |                |                                      |                         |
|----------------|--------------------------------------|-------------------------|
| - Land Use     | - Open Space                         | - Air Quality*          |
| - Circulation  | - Noise                              | - Economic Development* |
| - Housing      | - Safety                             |                         |
| - Conservation | - Recreation and Community Services* | *optional elements      |

Lakewood's Housing element was adopted by the City Council on February 23<sup>rd</sup>, 2010 and was certified by the Department of Housing and Community Development on March 22, 2010. Section 65400, et seq. of State law requires that an annual report be presented to the local legislative body, the Governor's Office of Planning and Research, and the Department of Housing and Community Development. Furthermore, Government Code Section 65400 requires that the annual progress report "be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments." This report is for the review period from January 1, 2011 to December 31, 2011.

## IMPLEMENTATION STATUS OF THE ELEMENTS

### **Land Use Element**

Lakewood is primarily a “bedroom community” with much of its land devoted to residential uses and only a very small percentage of land area devoted to land zoned for commercial, industrial, and other land uses. Lakewood is approximately 99% built-out. Development activity in Lakewood’s residential, commercial, and industrial areas is discussed in greater detail below.

### Residential Development

A goal of the Land Use Element is to preserve and enhance Lakewood’s desirable residential character. Over the past few years residential building activity has been significantly depressed due to the economic climate. A nationwide recession and the overall outlook on the housing market have been major factors attributed to the slowdown in residential construction. As shown in Table 1, there was one single-family residence constructed during 2011 and a 16-unit condominium development on 216<sup>th</sup> Street was also completed during this review period. A two-unit apartment project is under construction at 20823-25 Roseton Avenue. This project is part of the Lakewood Redevelopment Agency’s Scattered Lot Acquisition Program and will provide one market rate unit and one affordable unit after completion. However, as redevelopment agencies are being eliminated from in California, the disposition and development of four other properties under the Scattered Lot Acquisition Program is now halted because the developer for those properties decided to withdraw their proposal due to the inability to obtain further redevelopment grants. The project would have yielded over 32 affordable housing units.

Table 1: New Residential Units Completed in 2011

| Project Address                      | Units Constructed | Units Demolished | Net Gain of Units | Type of Project         |
|--------------------------------------|-------------------|------------------|-------------------|-------------------------|
| 4224 Sebren Avenue                   | 1                 | 1                | 0                 | Single-family residence |
| 11730-11748 216 <sup>th</sup> Street | 16                | 0                | 16                | Condominiums            |
| Total Net Dwelling Units:            |                   |                  | +16               |                         |

The City issued a Request for Proposals and a developer was selected, for the development of a three-unit affordable housing project. The project site was acquired by the City using Neighborhood Stabilization Program funds from the Department of Housing and Urban Development (HUD). This project is expected to be completed by the end of 2012.

The quality of Lakewood’s housing stock is an important factor that homebuyers consider when purchasing in Lakewood as demonstrated by the City’s consistently low vacancy rates. Being generally located in the middle of a large metropolitan area, Lakewood’s home prices are partially influenced by the cost of housing in the region. Following the recession of the 1990’s, median home prices continued to rise along with home prices throughout the region, County, and State. In 1996, the year of the General Plan update, the median home price in Lakewood was approximately \$159,000 and continued to rise until it peaked in July 2006 at approximately \$550,000. In 2009, Lakewood’s median home price had decreased to \$367,500. In January 2010 Lakewood’s median home price increased slightly to \$390,000 but dipped to \$352,500 in 2011.

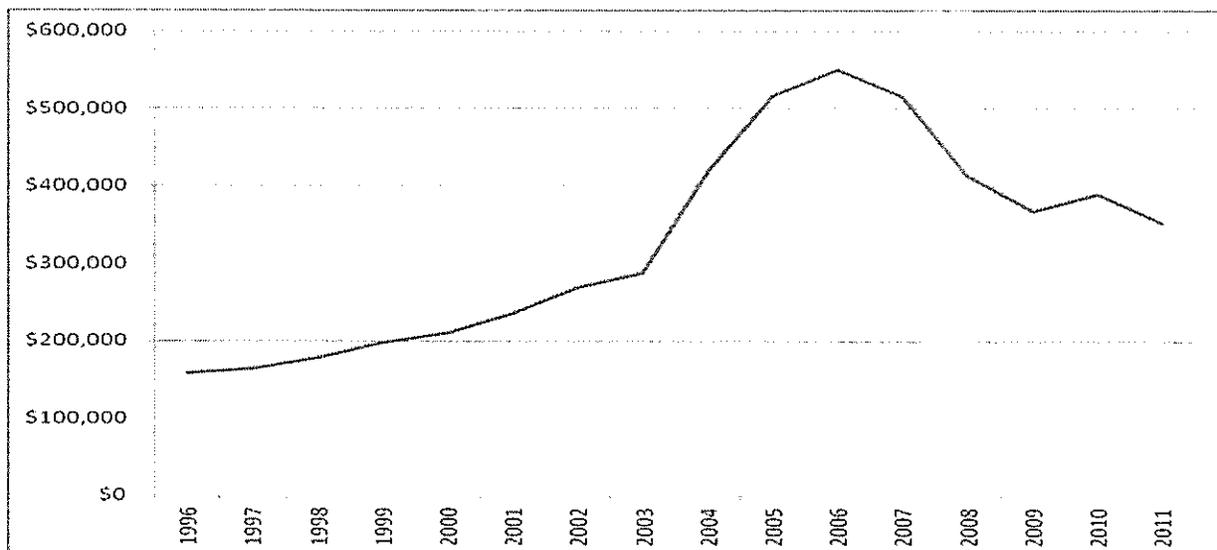
As noted above, Lakewood’s vacancy rate has remained stable since the General Plan was updated. Despite the increase in foreclosures, the vacancy rate has remained the same as new owners have been able to rapidly purchase distressed properties. Table 2 and Chart 1 below illustrate Lakewood’s vacancy rates and median home prices:

Table 2: Vacancy Rates and Median Home Prices in Lakewood

| Year          | Vacancy Rate (1) | Median Home Price (2) |
|---------------|------------------|-----------------------|
| January 1996  | 2.59%            | \$159,000             |
| January 1997  | 2.58             | 164,000               |
| January 1998  | 2.58             | 178,500               |
| January 1999  | 2.58             | 197,900               |
| January 2000  | 2.59             | 210,000               |
| January 2001  | 1.67             | 236,500               |
| January 2002  | 1.67             | 268,957 (3)           |
| February 2003 | 1.67             | 288,500               |
| May 2004      | 1.67             | 420,000               |
| July 2005     | 1.67             | 517,000               |
| February 2006 | 1.67             | 550,000               |
| February 2007 | 1.67             | 515,000               |
| January 2008  | 1.67             | 414,500               |
| January 2009  | 1.67             | 367,500               |
| January 2010  | 1.67             | 390,000               |
| January 2011  | 1.67             | 352,500               |

Sources: (1) State of California, Department of Finance, *E-5 City/County Population and Housing Estimates, For Cities, Counties and the State, 2001-2010, with 2000 Benchmark*. Sacramento, California, May 2010. (2) California Association of Realtors. (3) Average provided by GRC Associates study, October 21, 2002.

Chart 1: Lakewood’s Median Home Prices



Source: California Association of Realtors, <http://www.car.org/economics/marketdata/housingdata/>.

Through 2006, the increase in median home prices combined with low interest rates had been an incentive for property owners to make improvements to their homes. Since that time the recession significantly reduced building activity as owners avoided major home improvement expenditures, and the number of building permits issued for residential projects has reached its lowest point since 1995.

Table 3: Residential Building Permits Issued by Fiscal Year

| Fiscal Year | Number of Building Permits Issued |
|-------------|-----------------------------------|
| 1995-1996   | 1,267                             |
| 1996-1997   | 1,180                             |
| 1997-1998   | 1,255                             |
| 1998-1999   | 1,248                             |
| 1999-2000   | 1,195                             |
| 2000-2001   | 1,265                             |
| 2001-2002   | 1,400                             |
| 2002-2003   | 1,664                             |
| 2003-2004   | 1,735                             |
| 2004-2005   | 1,904                             |
| 2005-2006   | 1,783                             |
| 2006-2007   | 1,462                             |
| 2007-2008   | 1,308                             |
| 2008-2009   | 901                               |
| 2009-2010   | 885                               |

Source: City of Lakewood Community Development Department

#### Development in the Commercial and Industrial districts

The Land Use Element seeks to preserve Lakewood’s residential character. A critical component necessary in maintaining this theme is providing a commercial component for the convenience and enjoyment of residents. Commercial activity supplies the economic resources needed to provide critical services. Thus, economic development and commercial land investment activities continue to be a high priority in Lakewood. Despite the recession, there are several commercial projects that are have been approved by the City’s Development Review Board (DRB), are under construction, or which have been completed. Table 4 below shows how Lakewood is working towards its economic goals within the Land Use Element and how commercial properties continued to experience expansion and reuse.

Table 4: Selected Commercial Development Activity in 2011

| Project Name     | Site Address           | 2010 Project Status |
|------------------|------------------------|---------------------|
| Carwood West     | NWC Woodruff/Carson    | Project Complete    |
| Chick-fil-A      | 4895 Candlewood Street | Project Complete    |
| CVS              | 6510 South Street      | Project Complete    |
| Red Robin        | 112 Lakewood Center    | Project Complete    |
| Sports Authority | 4950 Faculty Avenue    | Project Complete    |
| Taco Bell        | 2430 Carson Street     | Project Complete    |
| WinCo            | 3400 South Street      | Project Complete    |

|                                        |                         |                    |
|----------------------------------------|-------------------------|--------------------|
| Chase Bank                             | 4229 Woodruff Avenue    | Approved by DRB    |
| Five Guys Burgers and Fries            | 4625 Candlewood Street  | Approved by DRB    |
| The Plaza at Gordon Ranch (new center) | 11124 Del Amo Boulevard | In Plan Check      |
| 24 Hour Fitness                        | 4801 Del Amo Boulevard  | Under Construction |

Government Code Section 65302 requires cities and counties to amend the safety and conservation elements of their general plan to include analysis and policies regarding flood hazard and flood management information upon the next revision of the housing element. The next cycle for which Lakewood must update its housing element will be in 2013, so the City will begin work to update the safety and conservation elements of its general plan. Lakewood has already completed much of the work related to such amendments as the City recently approved its FEMA-mandated Hazard Mitigation Plan (HMP). Chapter 7 of the HMP includes a detailed analysis on various flooding scenarios in Lakewood. The HMP also includes a mission statement and mitigation actions specific to flood hazards.

Government Code Section 65302 requires an annual review of the land use element for those areas subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the State Department of Water resources (DWR). Lakewood refers to the Flood Insurance Rate Maps (FIRMs) from FEMA as shown in Figure 1 below.

The flood risk for Lakewood is generally low because the entire City is included in FEMA Flood Zone X which includes areas protected from the 100-year flood by levees and other flood control structures, and areas where the 100-year flood depth is less than one foot. A small portion of Lakewood, located entirely within the banks of the San Gabriel River, is designed as Zone A; an area subject to inundation in the 1% annual chance flood. The area within the banks of the San Gabriel River is zoned as O-S (Open Space) and residential development is prohibited in this area. FEMA's flood zone classification has two subcategories for Zone X:

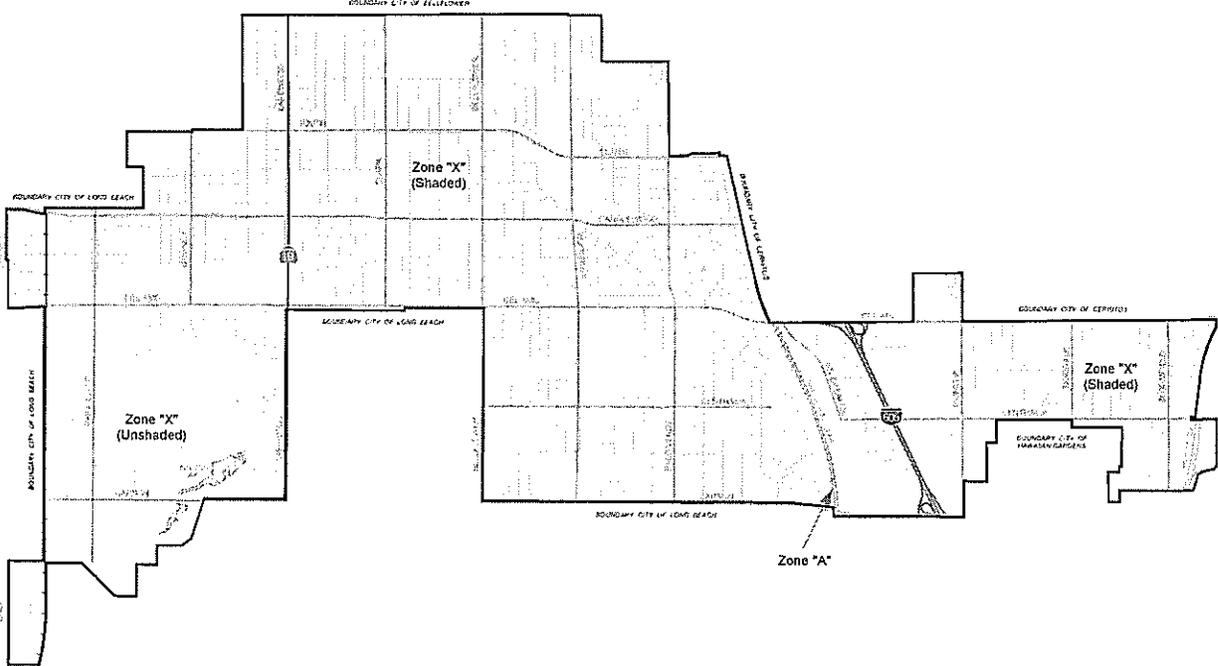
1. Zone X (shaded area on FIRM): Areas of 0.2% annual chance flood; areas of 1% annual flood with average depths less than one foot or with drainage areas less than one square mile; and areas protected by levees from 1% annual flood.
2. Zone X (unshaded area on FIRM): Areas determined to be outside the 0.2% annual flood.

Nearly all of Lakewood is designated by FEMA as Zone X (shaded area on FIRM) or Zone X (unshaded area on FIRM). The 1% annual chance flood, which is also known as the 100-year flood, means that there is a 1% chance each year of a flood of this severity or greater.

Statistically, a 1% annual chance flood has about a 26% chance of occurring in a 30 year time period. The 0.2% annual flood, which is also known as the 500-year flood, means that there is a 0.2% chance each year of a flood of this severity or greater. Statistically, a 0.2% annual chance flood has nearly a 6% chance of occurring in a 30-year time period. The Zone X (shaded area) area includes almost the entire City, except for a small area in the southwest corner of the City, which is designated as Zone X (unshaded area) and the area within the banks of the San Gabriel River (Zone A). The Zone X (unshaded area) area is in the vicinity of the Lakewood Golf Course and covers approximately two-

thirds of the area south of Del Amo Boulevard and west of the portion of Long Beach which extends into Lakewood as far as Del Amo Boulevard.

Figure 1: FEMA Floodplain Designations for Lakewood



**Circulation Element**

The focus of the Circulation Element is to promote the efficient movement of people and goods. Accordingly, the City continues to make improvements to its system of streets and roadways as it carries out the goals of the Circulation Element. In 2011, the City had resurfaced five miles of residential streets. This benchmark means that 95.8% of all residential streets in the City have been resurfaced over the past 11 years. Replacement of damaged curb, gutter, and sidewalk was also completed as part of these repaving projects.

Lakewood’s standard roadway width for Local Streets is 60 feet. The Municipal Code establishes the criteria for roadway dedications. During 2011, there was one road dedication, which was in the M-F-R zone. Table 5 shows the property where this road dedication occurred.

Table 5: 2010 Road Dedications

| Road Dedication No. | Lot Location         | Width of Road Dedication |
|---------------------|----------------------|--------------------------|
| 2011-1              | 20840 Roseton Avenue | Five Feet (5’)           |

## Housing Element

The purpose of the Housing Element is to identify and make provisions for existing and projected housing needs. The Housing Element is an official policy statement with regards to the types and quantities of housing to be provided, it analyzes existing housing conditions in light of the constraints that are faced by the housing market, and it identifies opportunities for improving and expanding Lakewood's housing supply.

Lakewood's 2008-2014 Housing Element was adopted on February 23, 2010 and was certified by the State Office of Housing and Community Development (HCD) in March 2010. To help accommodate regional population growth the current Southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA) established Lakewood's share of the RHNA, which is 673 dwelling units.

When HCD approved Lakewood's Housing Element on March 22, 2010, it required that certain programs be included in the Housing Element and that the Lakewood Municipal Code (LMC) be amended to allow for the implementation of the programs contained in the Housing Element. One of the programs required an increase in maximum allowable density on those parcels designated by the General Plan for Medium/High Density Residential uses and which are greater than 25,000 square feet in area. This Program requires an amendment to the Land Use element of the General Plan (General Plan Amendment No. 2012-1) and a Code amendment (Proposed Ordinance No. 2012-1) to increase the density from 27 units per acre to 30 units per acre and to increase minimum density requirements on these. On January 24, 2012 the City Council approved General Plan Amendment No. 2012-1 and Ordinance No. 2012-1.

Following the implementation of SB 375, the planning cycle for housing elements in California has been restructured. The next RHNA planning cycle for this region will cover the period of October 1, 2013 to September 30, 2021. Lakewood's Draft RHNA share for the next cycle will be 403 dwelling units, which is 270 fewer units than the previous cycle. Given that Lakewood was able to accommodate 673 dwelling units under the previous RHNA cycle, it anticipated that no general plan amendments will be necessary during the upcoming planning period with respect to density or residential land uses, in order to accommodate this new RHNA number.

The Land Use Element portion of this report contains information relating to the number of dwelling units that are in the planning or construction process during this reporting period. The tables below show the distribution of the units based on income category for Lakewood's RHNA allocation.

To identify how much of a household's income may be used towards rent or mortgage, households were categorized based on their percentage of median household income. According to the 2010 U.S. Census, Lakewood's median household size is 2.58, rounded up to 3 persons and the median household income is \$77,380 (source: U.S. Census Bureau, 2006-2010 American Community Survey, Table B19013 - 5 Year Data). The 2000 Census noted Lakewood's median household size as 2.95 persons. Next, the income threshold of each income category is defined as a percentage of the Category Median (30, 50, 60, 70, and 110%) and adjusted to reflect the annual income of that income category. The adjusted income is then multiplied by .3 to determine the percentage of income available for rent or mortgage, and then divided by 12 months to determine the maximum amount available for monthly rent

or mortgage. This information is then used to classify new residential projects described in Tables 6A-6C below into the different income categories.

Table 6A: Lakewood’s Draft RHNA Allocation Plan: 2014-2021

| Category              | Number of Households | Percentage  |
|-----------------------|----------------------|-------------|
| Very Low Income       | 107                  | 26.6%       |
| Low Income            | 63                   | 15.6%       |
| Moderate Income       | 67                   | 16.6%       |
| Above Moderate Income | 166                  | 41.2%       |
| <b>Total</b>          | <b>403</b>           | <b>100%</b> |

Source: <http://rtpscscs.scag.ca.gov/Documents/rhna/draftRHNAcomponentsIncome.pdf>

Table 6B: Affordable Housing Costs - Rental

| Income category (figured for a three-person household) | % of median income for each category | Adjusted annual income | 30% of income used for rent (annual) | 30% of income used for rent (monthly) |
|--------------------------------------------------------|--------------------------------------|------------------------|--------------------------------------|---------------------------------------|
| Extremely Low                                          | 30%                                  | \$23,050.00            | \$6,915.00                           | \$576.25                              |
| Very Low Income                                        | 50%                                  | \$38,450.00            | \$11,535.00                          | \$961.25                              |
| Low Income                                             | 60%                                  | \$61,500.00            | \$18,450.00                          | \$1,537.50                            |
| Moderate Income                                        | 110%                                 | \$69,100.00            | \$20,730.00                          | \$1,727.50                            |
| Category Median (unadjusted)                           |                                      | \$57,600.00            |                                      |                                       |

Table 6C: Affordable Housing Costs - Ownership

| Income category (figured for a three-person household) | % of median income for each category | Adjusted annual income | 30% of income used for mortgage (annual) (1) | 30% of income used for mortgage (monthly) (1) |
|--------------------------------------------------------|--------------------------------------|------------------------|----------------------------------------------|-----------------------------------------------|
| Extremely Low                                          | 30%                                  | \$23,050.00            | \$8,067.50                                   | \$672.29                                      |
| Very Low Income                                        | 50%                                  | \$38,450.00            | \$13,457.50                                  | \$1,121.46                                    |
| Low Income                                             | 70%                                  | \$61,500.00            | \$21,525.00                                  | \$1,793.75                                    |
| Moderate Income                                        | 110%                                 | \$69,100.00            | \$24,185.00                                  | \$2,015.42                                    |
| Category Median (unadjusted)                           |                                      | \$77,380.00            | \$57,600.00                                  |                                               |

(1) The moderate income category is calculated at 35% of adjusted annual income in Table 6C.

In June 2007, Government Code Section 65400 was amended by establishing new regulations that require a greater detail in reporting on the Housing Element. The new rules require each city to report on its efforts towards meeting RHNA goals. HCD completed the rulemaking process and the final regulatory package has been approved by the State’s Office of Administrative Law and became effective on March 27, 2010.

The new reporting regulations require information on the Housing Element be prepared and submitted in a specific format as prescribed by HCD (see Tables A through C below). The Annual Progress Reports must include information such as comprehensive data for each new housing development including household income level, density, and whether government assistance or special programs were used in development of each project. The required information has been included in the following tables.

Table A – Annual Building Activity Report Summary – New Construction. This table summarizes the location, category, tenure, number of affordable dwelling units by household income, whether an assistance program provided funding for certain affordable units, and whether deed restrictions are in place for the preservation of those affordable units completed during the reporting year.

Table A2 - Annual Building Activity Report Summary – Units Rehabilitated, Preserved, and Acquired. This table tracks only those dwelling units where the local jurisdiction has included a program in its housing element to rehabilitate, preserve, or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.(c)(1). This typically applies to jurisdictions that will not have adequate zoning to fully accommodate their RHNA and does not apply to Lakewood.

Table A3 – Annual Building Activity Report Summary for Above Moderate-Income Units. This table summarizes the number of above moderate-income units completed during the reporting year but does not include those units reported on Table A.

Table B - Regional Housing Needs Allocation Progress. This table summarizes the progress made during each year of the RHNA period for the various income categories. Each year this table is updated with the previous year's development activity to show progress towards reaching the RHNA goal. During 2010 no permits were finalized, resulting in a blank space for total units. The blank space is intentional as it is part of the source spreadsheet.

Table C - Program Implementation Status. This table describes the implementation status of those programs which support Lakewood's Housing Element.



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction: City of Lakewood  
 Reporting Period: 1/1/2011 - 12/31/2011

Table A2

### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type                     | Affordability by Household Income |                 |            |   | TOTAL UNITS | (4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65553.1 |
|-----------------------------------|-----------------------------------|-----------------|------------|---|-------------|---------------------------------------------------------------------------------------------------------------------------------|
|                                   | Extremely Low-Income*             | Very Low-Income | Low-Income |   |             |                                                                                                                                 |
| (1) Rehabilitation Activity       | 0                                 | 0               | 0          | 0 | 0           | n/a                                                                                                                             |
| (2) Preservation of Units At-Risk | 0                                 | 0               | 0          | 0 | 0           | n/a                                                                                                                             |
| (3) Acquisition of Units          | 0                                 | 0               | 0          | 0 | 0           | n/a                                                                                                                             |
| (5) Total Units by Income         | 0                                 | 0               | 0          | 0 | 0           |                                                                                                                                 |

\* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202 )

Jurisdiction City of Lakewood  
 Reporting Period 1/1/2011 - 12/31/2011

Table A3

**Annual building Activity Report Summary for Above Moderate-Income Units**  
 (not including those units reported on Table A)

|                                              | 1.<br>Single Family | 2.<br>2 - 4 Units | 3.<br>5+ Units | 4.<br>Second Unit | 5.<br>Mobile Homes | 6.<br>Total | 7.<br>Number of<br>infill units* |
|----------------------------------------------|---------------------|-------------------|----------------|-------------------|--------------------|-------------|----------------------------------|
| No. of Units Permitted for<br>Moderate       | 0                   | 0                 | 0              | 0                 | 0                  | 0           | 0                                |
| No. of Units Permitted for<br>Above Moderate | 0                   | 0                 | 0              | 0                 | 0                  | 0           | 0                                |

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction: City of Lakewood  
 Reporting Period: 1/1/2011 - 12/31/2011

Table B

## Regional Housing Needs Allocation Progress

### Permitted Units Issued by Affordability

| Income Level                                | RHNA Allocation by Income Level | 2007   | 2008   | 2009   | 2010   | 2011   | 2011   | 2012   | 2013   | 2014   | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|---------------------------------------------|---------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|--------------------------------------|
|                                             |                                 | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 |                                 |                                      |
| Very Low                                    | Deed Restricted                 | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0                               | 172                                  |
|                                             | Non-deed restricted             | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0                               |                                      |
|                                             | Total                           | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0                               |                                      |
| Low                                         | Deed Restricted                 | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0                               | 108                                  |
|                                             | Non-deed restricted             | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0                               |                                      |
|                                             | Total                           | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0                               |                                      |
| Moderate                                    | Deed Restricted                 | 1      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 1                               | 96                                   |
|                                             | Non-deed restricted             | 0      | 2      | 0      | 0      | 16     | 0      | 0      | 0      | 0      | 16                              |                                      |
|                                             | Total                           | 1      | 2      | 0      | 0      | 16     | 0      | 0      | 0      | 0      | 17                              |                                      |
| Above Moderate                              |                                 | 9      | 27     | 1      | 0      | 0      | 0      | 0      | 0      | 0      | 36                              | 242                                  |
| Total RHNA by COG. Enter allocation number. |                                 | 9      | 29     | 1      |        | 16     |        |        |        |        | 55                              | 618                                  |
| Total Units                                 |                                 |        |        |        |        |        |        |        |        |        |                                 | 618                                  |
| Remaining Need for RHNA Period              |                                 |        |        |        |        |        |        |        |        |        |                                 |                                      |

Note: Units serving extremely low-income households are included in the very low-income permitted units total.

**Table C**  
**Program Implementation Status**

| Program Description<br>(By Housing Element Program Names)                                                                                                                                                                                                                                  | Name of Program                                                                                                     | Objective | Deadline<br>in H.E. | Status of Program Implementation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----------|---------------------|----------------------------------|
| <p align="center">Housing Programs Progress Report - Government Code Section 65583.<br/>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p> |                                                                                                                     |           |                     |                                  |
| Housing Preservation and Improvement Programs                                                                                                                                                                                                                                              | These programs address affordability, conditions, quantity, and accessibility for preserving and improving housing. | Annual    | Ongoing.            |                                  |
| Housing Production Program                                                                                                                                                                                                                                                                 | Programs that encourage and promote housing production.                                                             | Annual    | Ongoing.            |                                  |
| Housing Assistance Program                                                                                                                                                                                                                                                                 | Provides affordable housing through assistance programs to offset impacts from inability to construct housing.      | Annual    | Ongoing.            |                                  |
| Units At-Risk Preservation Programs                                                                                                                                                                                                                                                        | Preserves low income use of existing at-risk units.                                                                 | Annual    | Ongoing.            |                                  |
| Special Housing Needs                                                                                                                                                                                                                                                                      | Provides for fair housing and short term urgent housing.                                                            | Annual    | Ongoing.            |                                  |
| Housing Information                                                                                                                                                                                                                                                                        | Inform and promote use of Lakewood housing programs.                                                                | Annual    | Ongoing.            |                                  |

## Conservation Element

The Conservation Element focuses on the protection and management of local resources, including water for domestic use. The Conservation Element also addresses solid waste reduction and recycling. The City continues to reduce its solid waste stream in compliance with Assembly Bill 939. This is being accomplished through various recycling programs and public education.

Lakewood purchases recycled water from the City of Cerritos, which in turn receives its supplies from the Los Angeles County Sanitation District Los Coyotes Reclamation Plant. That facility de-chlorinates and pumps the recycled water into the recycled water distribution system owned by Cerritos. The recycled water is used for landscape irrigation at various parks and facilities in Lakewood. The City's Department of Water Resources primarily serves the western part of the City while the Golden State Water Company serves the eastern part of the City.

The data in this report reflects only the Department of Water Resources. Over the past several years there has been a reduction in domestic water use. The drop in water use throughout the City's service area is due to a combination of causes. The last several years the state has called for conservation due to drought conditions. In addition, the former governor has called for all water retail agencies to reduce per capita water use 20 percent by 2020. In an effort to meet this goal the City has implemented several programs to encourage water conservation, a public education program and the water conserving device rebate program are the cornerstone of the plan to meet the required reduction. The Lakewood community responded to the City's request to conserve. Since most water use for Lakewood's residential community is outside (approximately 70 percent), the weather plays a significant factor in water demand. The 18+ inches of rainfall locally allowed residents to let mother-nature water their landscape. Table 8 below shows the amount of water used.

Table 8: Annual Water Usage

| Fiscal Year | Recycled Water<br>(Acre feet) | % Change From<br>Previous Year | Domestic Water<br>(Acre feet) | % Change From<br>Previous Year |
|-------------|-------------------------------|--------------------------------|-------------------------------|--------------------------------|
| 1995-1996   | 399                           | -                              | 9,157                         | -                              |
| 1996-1997   | 496                           | 24.31%                         | 9,446                         | 3.15%                          |
| 1997-1998   | 367                           | -26.01%                        | 8,613                         | -8.81%                         |
| 1998-1999   | 421                           | 14.71%                         | 8,913                         | 3.48%                          |
| 1999-2000   | 477                           | 13.3%                          | 9,167                         | 2.85%                          |
| 2000-2001   | 404                           | -15.3%                         | 8,758                         | -4.46%                         |
| 2001-2002   | 444                           | 9.9%                           | 9,239                         | 5.49%                          |
| 2002-2003   | 441                           | -0.68%                         | 9,024                         | -2.33%                         |
| 2003-2004   | 422                           | -4.34%                         | 9,494                         | 5.21%                          |
| 2004-2005   | 352                           | -16.45%                        | 8,869                         | -6.58%                         |
| 2005-2006   | 374                           | 6.04%                          | 9,234                         | 4.11%                          |
| 2006-2007   | 463                           | 24.01%                         | 9,965                         | 7.92%                          |
| 2007-2008   | 457                           | 1.4%                           | 9,472                         | -4.95%                         |
| 2008-2009   | 401                           | -12.35%                        | 8,679                         | -8.37%                         |
| 2009-2010   | 444                           | 10.7%                          | 8,158                         | -6.38%                         |
| 2010-2011   | 439                           | -1.35%                         | 7,752                         | -4.98%                         |

Source: City of Lakewood Department of Water Resources

The Lakewood Department of Water Resources budgeted \$25,000 for the implementation of a water conservation rebate program. The intent of the program is to encourage the installation of water saving irrigation devices by residential customers in the city's service area (Golden State Water Company funds a rebate program through MWD, which is available to GSWC customers in Lakewood). City of Lakewood single family residential customers are eligible to receive credit on their water bill for the installation of approved outdoor water conservations devices. Residents can apply for rebates for sprinkler heads, drip irrigation devices, water saving irrigation timers and limited turf removal.

As part of the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) requires local agencies to reduce pollutant levels in storm water runoff through the implementation of policies and programs. While the implementation of the mandated Standard Urban Stormwater runoff Mitigation Plan (SUSMP) may create constraints due to costs associated with implementation, it does not appear to have a significant impact on development as demonstrated by the level of building activity of the type that is subject to these regulations. Street sweeping takes place weekly and the City continues to make oil-recycling kits available to its residents. The City also accepts old and used batteries for recycling, which diverts batteries from landfills. Lakewood also advises residents of special recycling event opportunities, such as e-waste and household hazardous material roundups.

### **Open Space Element**

Among the amenities that make Lakewood a desirable place to live is its outstanding park system, equestrian center (located adjacent to a regional trail system), and the Centre at Sycamore Plaza, which is used for social and business events. Privately owned open space areas continue to be preserved through zoning mechanisms. The City has begun design work on Phase 3 of the West San Gabriel River Parkway project. This project calls for the development of a 7.5 acre open space area, adjacent to the west side of the San Gabriel River. Phase 3 provides for improvements along the River from Del Amo Boulevard at the south end, to Candlewood Street right-of-way at the north end. The Candlewood Street parcel is from Knoxville Avenue at the west end to the River on the east end.

The open space project will include the planting of California native/grant-approved plants, trees, turf and irrigation, as well as establishing walking trails that will connect to existing open space areas. Related signage and fencing will be a part of this project. The trailheads may be extended to Candlewood Street at the north end and into Mae Boyar Park at the south end. The project site is zoned O-S (Open Space) and is designated in the General Plan Land Use Element as Open Space.

### **Noise Element**

The Noise Element identifies and sets thresholds for various noise sources in the community. The City responds to noise complaints on a case-by-case basis. In reviewing new construction and business license applications, consideration is also given to potential noise impacts that may impact nearby uses. If there is the potential for noise impacts, then appropriate mitigation measures are imposed. In some cases, periodic monitoring is necessary to ensure compliance with required mitigation measures. The Community Development Department uses a sound meter that is capable of storing data for future retrieval or for downloading into a computer.

## **Safety Element**

The Safety Element discusses the protection of the community from risks, both man-made and natural. Safety issues facing Lakewood include seismic activity, both direct (shaking and liquefaction) and indirect (fires and ruptured gas lines). Other issues include providing a sufficient law enforcement presence and fire response times. On January 11, 2002, the Federal Emergency Management Agency (FEMA) issued a Letter of Map Revision that restored the flood zone designation for Lakewood to flood zone "X" thus relieving previous flood insurance mandates. With flood control improvements along the Los Angeles River and insurance requirements lifted, Lakewood residents found relief from the threat of flooding as well as a savings in insurance premiums.

Lakewood's 2009 Hazard Mitigation Plan (HMP) was adopted by the City Council on August 9, 2011 and was approved by FEMA on August 9, 2011. The HMP identifies natural hazards facing Lakewood, analyzes levels of risk, and proposes action items that may be implemented in order to reduce or eliminate threats to City facilities. The HMP identifies earthquakes and, to a lesser extent, flooding and windstorms, as the likely natural hazards capable of causing economic losses, and it proposes action items designed to reduce damage and losses. Lakewood is now eligible for pre- and post-disaster funding grant opportunities. In the future, the HMP may be tied to the Safety Element which will allow the HMP to be updated approximately every five years in a manner similar to the Housing Element.

The Recreation & Community Services Department (RCS) is responsible for the coordination of emergency preparedness, response and recovery activities of the City. City disaster response operations are coordinated in accordance with the City's Multi-hazard Functional Plan, which conforms to State of California's Standardized Emergency Management System (SEMS) guidelines. RCS provides training and support to City departments by training city employees in such emergency preparedness areas as SEMS, the ongoing training of the City's First Response Strike Team, the training of Lakewood residents in emergency response through the CERT Program and is an active member of the Disaster Management Board, Area E for regional disaster coordination.

## **Recreation and Community Services Element**

The Recreation and Community Services Element addresses the recreation and human services programs that are offered by the City. In addition to administering numerous recreational activities, the Recreation and Community Services Department also oversees programs designed to address the needs of seniors, families and persons with special needs.

## **Air Quality Element**

Since air quality issues are not confined by the boundaries of any one jurisdiction, a regional approach to solving air quality problems is necessary. Lakewood's Air Quality Element was derived from the Model Air Quality Element prepared jointly by 21 jurisdictions during 1992 and early 1993. Lakewood has been utilizing a variety of tools to address this issue. Reduction of construction related airborne pollutants continues to be enforced through mitigation measures assessed during the initial study process. These mitigation measures are placed on projects as part of the California Environmental Quality Act (CEQA) process. Typical CEQA mitigation measures include compliance with SCAQMD

regulations, including Rule 402 which specifies that there be no dust impacts offsite sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction.

### Economic Development Element

The Economic Development Element addresses Lakewood’s future economic growth in light of nearly non-existent vacant commercial land. The Element also underscores the social, fiscal, and aesthetic impacts caused by blight, deterioration, and obsolete commercial uses. Sales tax revenue is an indicator of an area’s economy, especially where changes over time may be analyzed.

| Project Name                           | Site Address            | 2011 Project Status |
|----------------------------------------|-------------------------|---------------------|
| 24 Hour Fitness                        | 4801 Del Amo Boulevard  | Under Construction  |
| Taco Bell                              | 2430 Carson Street      | Project Completed   |
| Red Robin                              | 112 Lakewood Center     | Project Completed   |
| St. George Plaza                       | 4905 Bellflower         | Approved by DRB     |
| Sports Authority                       | 4950 Faculty Avenue     | Project Completed   |
| The Plaza at Gordon Ranch (new center) | 11124 Del Amo Boulevard | In Plan Check       |
| WinCo                                  | 3400 South Street       | Project Completed   |
| Carwood West                           | NWC Woodruff/Carson     | Project Completed   |
| Chick-fil-A                            | 4895 Candlewood Street  | Project Completed   |
| CVS                                    | 6510 South Street       | Project Completed   |

Despite the recession, the City did see a small increase in tax revenues however this increase does not offset the losses of the previous two years. As the economy begins its slow rebound from the recession revenues are expected to increase at a slightly higher rate in 2009-10. Table 9 below shows Lakewood’s sales tax revenues since adoption of the General Plan in 1996.

Table 9: Annual Sales Tax Revenues

| Fiscal Year (1): | Sales Tax Revenues (in millions): | % Change From Previous Year: |
|------------------|-----------------------------------|------------------------------|
| 1996-1997        | \$6.74                            | -                            |
| 1997-1998        | \$6.98                            | 3.56%                        |
| 1998-1999        | \$7.48                            | 7.16%                        |
| 1999-2000        | \$8.36                            | 11.76%                       |
| 2000-2001        | \$9.34                            | 11.72%                       |
| 2001-2002        | \$9.56                            | 2.36%                        |
| 2002-2003        | \$10.36                           | 8.37%                        |
| 2003-2004        | \$10.9                            | 5.09%                        |
| 2004-2005        | \$11.5 (2)                        | 5.50%                        |
| 2005-2006        | \$11.7 (3)                        | 1.74%                        |
| 2006-2007        | \$11.5                            | -1.74%                       |
| 2007-2008        | \$10.7                            | -7.5%                        |
| 2008-2009        | \$11.1                            | 3.6%                         |
| 2009-2010        | \$10.7                            | -3.6%                        |
| 2010-2011        | \$8.4                             | -2.74%                       |

Source: City of Lakewood Administrative Services Department

(1) The fiscal year is from July 1 through June 30 of the following year.

(2) This included approximately \$2 million in “triple flip” from the State.

(3) This included approximately \$2.6 million in “triple flip” from the State.

### **General Plan Amendments**

There were no General Plan amendments during 2010.

### **CONCLUSION**

Lakewood will continue to face new opportunities and challenges over the next several years as a result of changes in the economy, the demand for housing, and addressing various other challenges. The elimination of the Lakewood Redevelopment Agency could make implementation of the General Plan more difficult, particularly in the development of affordable housing. From the time of its adoption in November 1996, implementation of the General Plan has continued to guide improvements to Lakewood’s residents and businesses. Implementation of the General Plan over the past year found that there have been no instances of conflicts and/or inadequacies with those goals, which would otherwise require significant revisions and/or amendments to the General Plan Policy Document.

State law necessitates certain amendments to the General Plan. In early 2012 the City will amend the General Plan to support higher density housing on certain properties designated for Medium/High Density Residential land uses. Also, Government Code Section 65302 requires cities to amend their safety and conservation elements of their general plan with respect to flood hazards. These amendments will coincide with the next update of the Housing Element. This process has already begun and the next Housing Element which is expected to be due in October 2013.