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.

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,

Sonia Dias Southwell, AICP
Director of Community Development

# The City of Lakewood
# 2015 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
- Circulation
- Housing (1)
- Conservation
- Open Space
- Noise
- Safety
- Recreation and Community Services (2)
- Air Quality (2)
- Economic Development (2)

(1) Lakewood's current Housing element was adopted by the City Council on August 13, 2013 and was certified by the Department of Housing and Community Development on October 9, 2013.
(2) Optional general plan element.

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 of January 1, 2015 through December 31, 2015.

## IMPLEMENTATION STATUS OF THE ELEMENTS

### Land Use Element

Lakewood is primarily a "bedroom community" with most of its land devoted to residential uses and only a very small percentage of land area 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 several years residential building activity was significantly reduced due to the nation's depressed economy. Until recently, the overall negative outlook on the housing market has been a major factor attributed to the decline in residential construction. In 2015 there has been a small increase in residential development.

Following the elimination of redevelopment agencies in California, the disposition and development of four properties under Lakewood's Scattered Lot Acquisition Program are now controlled by the Lakewood Housing Successor Agency. Requests for development proposals will be released at a future date. Combined, these properties could yield a minimum of 32 homes that are within the economic means of a broader segment of the population.

There were 52 new residential units added to Lakewood's housing inventory, all of which were part of the "Canvas" 72-unit condominium development being constructed by Lyon Homes. There are several other multi-family residential projects in the planning phase or now under construction, which will result in new dwelling units. Table 1 below describes the type and location of each of these projects.

Table 1: Residential Units Planned or Under Construction during 2015

| Project Address | Units to be Constructed | Units to be Demolished | Net Gain of Units | Type of Project |
|---|---|---|---|---|
| 20937 Bloomfield Avenue | 22 | 0 | +22 | 22-Unit Apartments |
| 20721-20741 Elaine Avenue | 21 | 1 | +20 | 21-Unit Condominiums |
| 20712 Seine Avenue | 16 | 3 | +13 | 16-Unit Apartments |
| 3014 South Street (1) | 72 | 0 | +72 | 72-Unit Condominiums |
| 11656-58 215th Street | 1 | 0 | +1 | New 2nd Unit |
| 11609 216th Street | 3 | 0 | +3 | 3-Unit Condo Project |
| Total of currently planned housing units | | | 131 | |

(1) "Canvas" by Lyon Homes is being constructed in phases.

The better condition of Lakewood's housing stock and quality of life are important factors that homebuyers take into consideration 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 when the General Plan was updated and continued to rise until its peak in July 2006 at $550,000. By 2011 Lakewood's median home price had dropped to a low of $352,500. As of December 2015 the median home price in Lakewood had risen to $490,000.

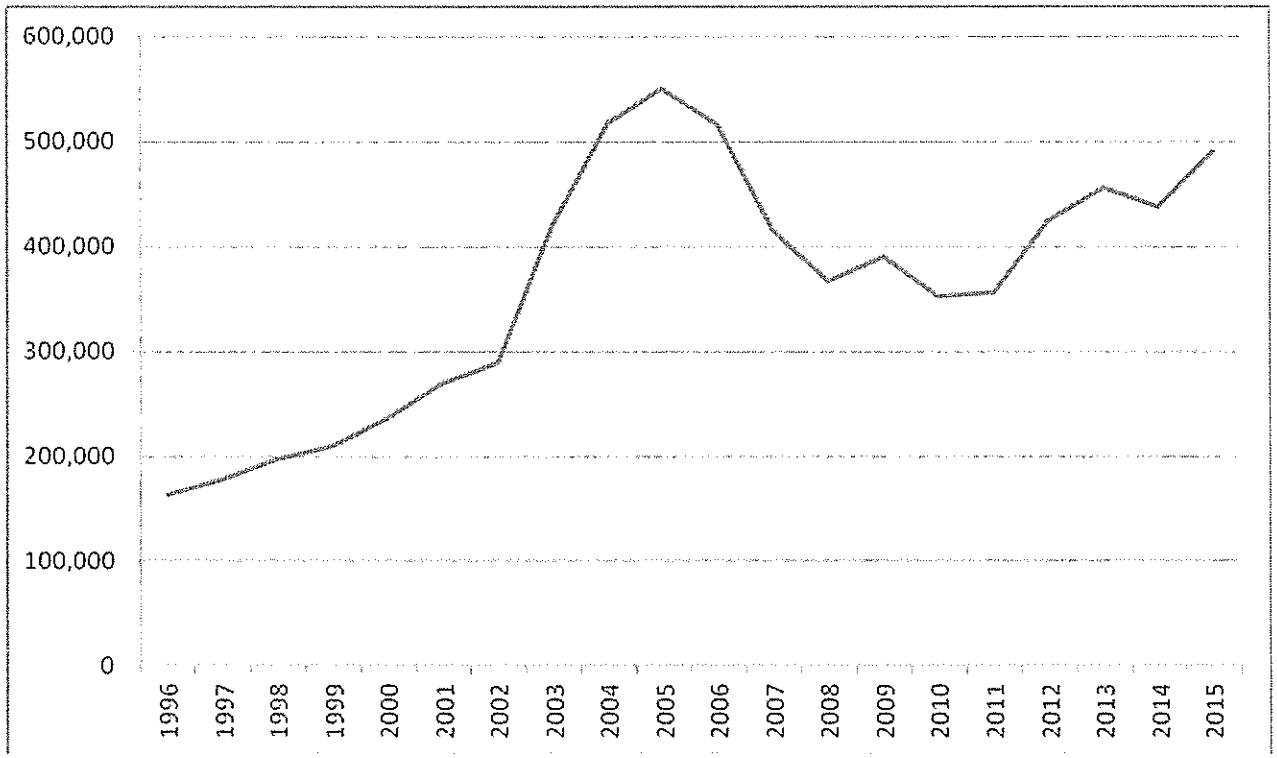
As noted above, Lakewood's residential vacancy rate has generally remained stable at 3.4% over the past three years, while the median price for a single-family home has shown continuous positive growth since 2011. Table 2 and Chart 1 below illustrate Lakewood's vacancy rates and median home prices:

Table 2: Vacancy Rates and Median Home Prices in Lakewood as of December 2015

| Year | Vacancy Rate (1) | Median Home Price (2) |
|---|---|---|
| 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 |
| January 2012 | 3.38 | 356,250 |
| January 2013 | 3.4 | 425,000 |
| January 2014 | 3.4 | 456,000 (4) |
| December 2014 | 3.4 | 438,000 (5) |
| December 2015 | 3.4 | 490,000 (5) |

Sources: (1) State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2015*. Sacramento, California, May 2015. Years previous to current year are DOF historical data. (2) California Association of Realtors. (3) Average provided by GRC Associates study, October 21, 2002. (4) DQ News, December 2014. (5) CoreLogic (Dataquick merged with Corelogic) http://www.corelogic.com/downloadable-docs/dq-news/ca-home-sale-activity-by-city-december-2015.pdf

Chart 1: Lakewood's Median Home Prices




Sources: (1) State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2015*. Sacramento, California, May 2015. Years previous to current year are DOF historical data. (2) California Association of Realtors. (3) Average provided by GRC Associates study, October 21, 2002. (4) DQ News, December 2014. (5) CoreLogic (Dataquick merged with Corelogic) http://www.corelogic.com/downloadable-docs/dq-news/ca-home-sale-activity-by-city-december-2015.pdf

Residential property owners continue to make home improvements and build room additions. While the recession significantly reduced building activity in recent years, there has been an increase of residential building permits over the past three years.

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 | 1,305 |
| 2008-2009 | 927 |

| | |
|---|---|
| 2009-2010 | 926 |
| 2011-2012 | 980 |
| 2012-2013 | 873 |
| 2013-2014 | 987 |
| 2014-2015 | 1,191 |

Source: City of Lakewood Community Development Department

Commercial and Industrial Development

A goal of the Land Use Element is to preserve Lakewood's residential character. A critical component necessary to maintain this theme is to provide 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 have been approved and which are now in plan check, under construction, or which have been completed. Table 4 below is a list of commercial and industrial-related projects consisting of tenant improvements that are generally greater than 5,000 square feet or which are new buildings or building additions.

In 2015 a new AT&T Wireless Store and a Stonefire Grill restaurant were both converted from former banks. Orchard Supply Hardware took over a former theater building and the property owner completed significant improvements to the remainder of the site. Hobby Lobby submitted tenant improvement plans to convert a former grocery store into a hobby and craft store. Express, H&M, and Rue 21 are clothing retailers that have submitted tenant improvement plans for spaces in Lakewood Center mall. These activities are in support of the economic goals contained within the Land Use Element by encouraging the expansion and reuse of commercial and manufacturing activities in Lakewood.

Table 4: Selected Commercial and Industrial-Related Activity in 2015

| Project Name | Site Address | Project Size* | Project Status |
|---|---|---|---|
| **Commercial Activity** | | | |
| YMCA expansion and remodel | 5835 Carson Street | 20,035 sq. ft. – BA | Project Complete |
| Stonefire Grill | 4325 Del Amo Boulevard | 8,000 sq. ft. – BA | Project Complete |
| AT&T Wireless store | 5252 Lakewood Boulevard | 4,539 sq. ft. – BA | Project Complete |
| Orchard Supply Hardware | 6440 South Street | 41,390 sq. ft. – TI | Project Complete |
| Beverages & More | 4645 Candlewood Street | 4,700 sq. ft. – TI | In Plan Check |
| Rue 21 | 500 LCM #6 | 6,964 sq. ft. – TI | Under Construction |
| H&M | 500 LCM #48 | 20,271 sq. ft. – TI | In Plan Check |
| Hobby Lobby | 4001 Hardwick Street | 48,857 sq. ft. – TI | In Plan Check |
| Express | 500 LCM #27 | 7,157 sq. ft. – TI | Under Construction |
| **Industrial-Related Activity** | | | |
| TFC Manufacturing | 4001 Watson Plaza Drive | 57,600 sq. ft. – TI | Project Complete |

*BA = Building Addition, NB = New Building, TI = Tenant Improvement.

Land Use and Flood Zones

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

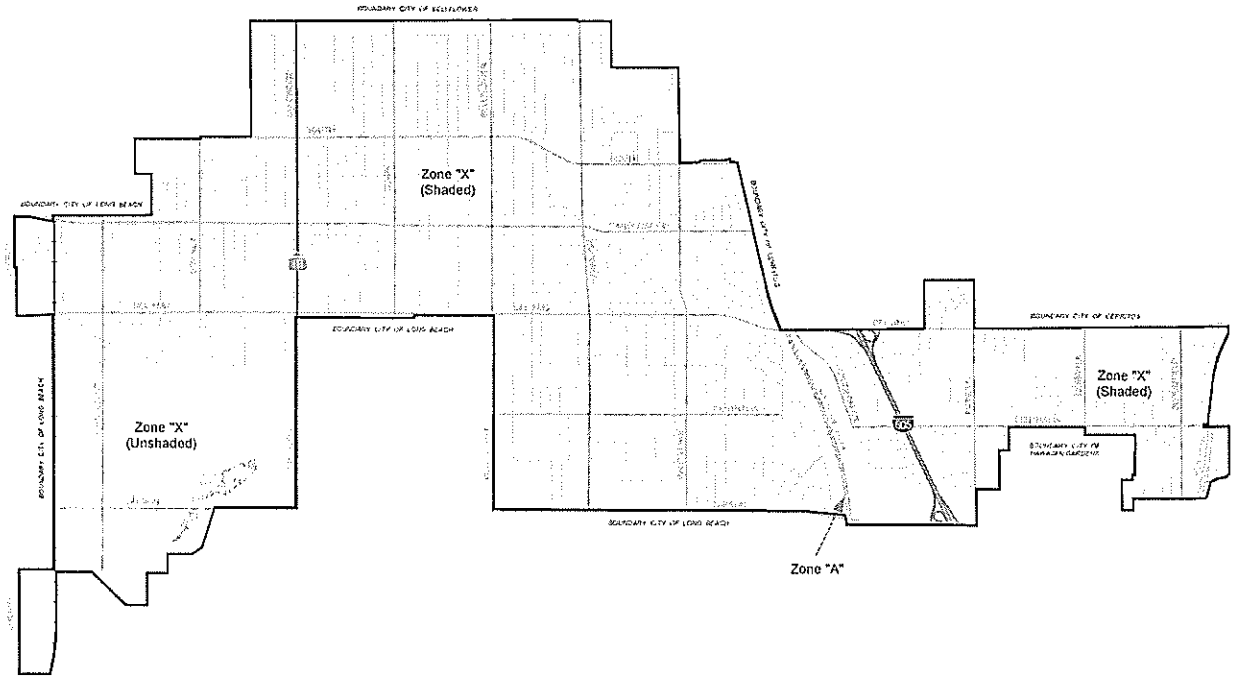
Agency (FEMA) or the State Department of Water resources (DWR). Lakewood refers to the Flood Insurance Rate Maps (FIRMs) from FEMA. The flood risk for Lakewood is generally low because nearly the entire City is included in FEMA Flood Zone X which includes areas protected from the 100-year flood by levees 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 within Flood Zone A. This same area is zoned as O-S (Open Space) by the City and residential development is prohibited within this area in any case. 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 within Flood Zone X as shown in Figure 1 below. 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. 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). According to the National Flood Insurance Program, there were no repetitive loss claims for Lakewood during 2015.

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, Lakewood continues to make improvements to its system of streets and roadways as it carries out the goals of the Circulation Element. There are 200 miles of streets in the City. As of February 2013, all streets, including residential, had been resurfaced over a 12-year period. Replacement of damaged curb, gutter, and sidewalk was also completed as part of these repaving projects. In 2015, 0.8 miles of a major arterial was repaved.

## 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 current Housing Element was adopted on August 13, 2013 and was certified by Housing and Community Development (HCD) on October 9, 2013. To help accommodate regional population growth, the Southern California Association of Governments (SCAG) periodically assigns a Regional Housing Needs Assessment (RHNA) figure to each local jurisdiction. Lakewood's share of the RHNA is 403 dwelling units.

Following the implementation of SB 375, the planning cycle for housing elements throughout California was restructured. The current RHNA planning cycle for this region covers an eight-year period from October 1, 2013 to September 30, 2021. The current Housing Element has demonstrated that there is sufficient capacity to accommodate 403 dwelling units as assigned by the RHNA process. No general plan amendments are required during this RHNA planning cycle with respect to density or residential land uses in order to accommodate the new RHNA number. The Land Use Element section of this report contains information relating to the number of dwelling units that were completed during this reporting period. The tables below shows 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 are 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 three persons). HCD State Income Limits for 2015 (http://www.hcd.ca.gov/housing-policy-development/housing-resource-center/reports/state/inc2k15.pdf) specifies that the median income for a four-person household in Los Angeles County is $64,800. This figure is based on federal income limits published by the U.S. Department of Housing and Urban Development (HUD).

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 by HCD 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 5A-5C below into the different income categories.

Table 5A: Lakewood's 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% |
| **Total** | **403** | **100%** |

Source: Lakewood 2013-2021 Housing Element

Table 5B: Affordable Housing Costs - Rental

| Income category (figured for a four-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% | $25,600.00 | $7,680.00 | $640.00 |
| Very Low Income | 50% | $42,700.00 | $12,810.00 | $1,067.50 |
| Lower Income | 60% | $68,300.00 | $20,490.00 | $1,707.50 |
| Moderate Income | 110% | $77,750.00 | $23,325.00 | $1,943.75 |
| Category Median (unadjusted) | | $64,800.00 | | |

Table 5C: Affordable Housing Costs - Ownership

| Income category (figured for a four-person household) | % of median income for each category | Adjusted annual income | 30% of income used for mortgage (annual) | 30% of income used for mortgage (monthly) |
|---|---|---|---|---|
| Extremely Low | 30% | $25,600.00 | $7,680.00 | $640.00 |
| Very Low Income | 50% | $42,700.00 | $12,810.00 | $1,067.50 |
| Lower Income (1) | 70% | $68,300.00 | $20,490.00 | $1,707.50 |
| Moderate Income (2) | 110% | $77,750.00 | $27,212.50 | $2,267.71 |
| Category Median (unadjusted) | | $64,800.00 | | |

Table 5C Notes

(1) Lower income exceeding median income is an anomaly just for Los Angeles County due to HUD historical high cost adjustments to median incomes. Household lower income figures are derived based on very-low income figures not adjusted by HUD to account for any exceptions.

(2) The moderate income category is calculated at 35% of adjusted annual income in Table 5C.

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

The 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 Report 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 planning period for the current Housing Element is from October 15, 2013 to October 2021. During the 2015 planning period there were 52 condominium units completed, all of which are part of the "Canvas" project on South Street and are shown on Tables A, A1, A2, A3, and B below. As noted in Table 1 above, there are several multi-family residential projects in the planning phase or now under construction in Lakewood that could yield 120 new dwelling units.

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 those dwelling units where the local jurisdiction has included a program it 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. Blank spaces are intentional as they are part of the source spreadsheet. It should be noted that Table B reflects housing production during the October 15, 2013 to October 2021 housing element cycle and shows the initial RHNA allocation of 403 dwelling units.

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 1/1/2015 - 12/31/2015

### Table A

### Annual Building Activity Report Summary - New Construction
### Very Low-, Low-, and Mixed-Income Multifamily Projects

| Housing Development Information | | | | | | | | | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | | | | 5 | 5a | 6 | 7 | 8 |
| Project Identifier (may be APN No., project name or address) | Unit Category | Tenure R=Renter O=Owner | Affordability by Household Incomes | | | | Total Units per Project | Est. # Infill Units* | Assistance Programs for Each Development See Instructions | Deed Restricted Units See Instructions | Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions. |
| | | | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | | | | | |
| None | | | | | | | | | 0 | 0 | 0 |
| | | | | | | | | | | | |
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| | | | | | | | | | | | |
| (9) Total of Moderate and Above Moderate from Table A3 ► | | | | | 0 | 52 | 52 | 52 | | | |
| (10) Total by income Table A/A3 ► ► | | | | | | 52 | 52 | 52 | | | |
| (11) Total Extremely Low-Income Units* | | | 0 | | | | | | | | |

* Note: These fields are voluntary

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

**Jurisdiction** City of Lakewood

**Reporting Period** 1/1/2015 - 12/31/2015

### 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 it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type | Affordability by Household Incomes | | | | (4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1 |
|---|---|---|---|---|---|
| | Extremely Low-Income* | Very Low-Income | Low-Income | TOTAL UNITS | |
| (1) Rehabilitation Activity | 0 | 0 | 0 | 0 | n/a |
| (2) Preservation of Units At-Risk | 0 | 0 | 0 | 0 | n/a |
| (3) Acquisition of Units | 0 | 0 | 0 | 0 | n/a |
| (5) Total Units by Income | 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** 1/1/2015 - 12/31/2015

### Table A3
### Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

| | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of infill units* |
|---|---|---|---|---|---|---|---|
| No. of Units Permitted for Moderate | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| No. of Units Permitted for Above Moderate | 0 | 0 | 52 | 0 | 0 | 52 | 52 |

* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** City of Lakewood

**Reporting Period** 1/1/2015 12/31/2015

### Table B

### Regional Housing Needs Allocation Progress

**Permitted Units Issued by Affordability**

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | | Oct. 15, 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | October, 2021 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Income Level | | RHNA Allocation 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 | 107 | 0 | 0 | 0 | | | | | | | | 107 |
| | Non-deed restricted | | 0 | 0 | 0 | | | | | | | | |
| Low | Deed Restricted | 63 | 0 | 0 | 0 | | | | | | | | 63 |
| | Non-deed restricted | | 0 | 0 | 0 | | | | | | | | |
| Moderate | Deed Restricted | 67 | 0 | 0 | 0 | | | | | | | | 67 |
| | Non-deed restricted | | 0 | 0 | 0 | | | | | | | | |
| Above Moderate | | 166 | 0 | 0 | 52 | | | | | | | 52 | 114 |
| Total RHNA by COG. Enter allocation number: | | 403 | | | 52 | | | | | | | 52 | 351 |
| Total Units ► ► ► | | | | | | | | | | | | | |
| Remaining Need for RHNA Period ► ► ► ► ► | | | | | | | | | | | | | |

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

| | | |
|---|---|---|
| **Jurisdiction** | City of Lakewood | |
| **Reporting Period** | 1/1/2015 | 12/31/2015 |

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Table C**

### Program Implementation Status

| Program Description (By Housing Element Program Names) | Housing Programs Progress Report - Government Code Section 65583. 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. | | |
|---|---|---|---|
| **Name of Program** | **Objective** | **Timeframe in H.E.** | **Status of Program Implementation** |
| Housing Preservation and Improvement | 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, and 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 (reclaimed) 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 water usage for only the Department of Water Resources service area. Since adoption of the General Plan, recycled water usage ranges from 352 to 580 acre-feet each year. During the same period domestic water usage saw a net reduction of 699 acre-feet from 9,157 to 8,458 acre-feet. The reduction in water use throughout the City's service area is due to a combination of causes, including reductions in response to recurring drought conditions and regulations.

In FY 2014/15, the State of California entered its fourth consecutive drought year and the Governor proclaimed a state of emergency and called for a 20 percent reduction in water use as compared to 2013 water use levels. The City of Lakewood responded by declaring a Phase 2 water shortage. Both residents and business responded by reducing their water use by 10.12% and daily residential water use dipped below 100 gallons per-person-per-day as compared to the previous year. Also, the City of Lakewood is one of the few Los Angeles County cities that has set aside funding for turf removal and low water use device rebates. This program funded $22,000 in rebates in FY 2014/15. Table 6 below shows the amount of water used.

Table 6: Annual Water Usage

| Fiscal Year | Recycled Water (Acre feet) | % Change From Previous Year | Domestic Water (Acre feet) | % Change From 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% |
| 2011-2012 | 473 | 7.85% | 8,061 | 3.98% |
| 2012-2013 | 524 | 10.78% | 8,219 | 1.96% |
| 2013-2014 | 580 | 10.77% | 8,458 | 2.91% |
| 2014-2015 | 491 | -18.13 | 7,681 | -10.12% |

Source: City of Lakewood Department of Water Resources

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 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 collection events. Government Code Section 65302 requires cities to amend the conservation elements of their general plan upon the next revision of the housing element. The next cycle for which the City will update its housing element will be in 2021. The update to the Conservation Element will occur at that time.

**Open Space Element**

Among the amenities that make Lakewood a desirable place to live are its outstanding park system, equestrian center, and the Centre at Sycamore Plaza, which is used for social and business events. Listed below are notable Open Space projects started or completed in 2015.

Del Valle Park

The Veterans Memorial Plaza at Del Valle Park was renovated and expanded, including the restoration of the park's Douglas F3D-2 jet plane. Residents purchased over 2,300 engraved bricks that were placed around the memorial to remember veterans in their family and commemorate their family's connection to Lakewood. Lakewood won a "Project of the Year" award from the American Public Works Association, Southern California Chapter, for the Veterans Memorial Plaza project.

West Gabriel River Parkway Nature Trail

The city also completed the final phase of the West Gabriel River Parkway Nature Trail utilizing state and county grants. The fully completed trail now runs from Candlewood Street to Carson Street adjacent to the river channel. The project called for improvements to 7.5 acres of open space area, and included the planting of California native/grant-approved plants, trees, turf and irrigation. New signage and fencing was also part of the project.

**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 affect 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 for enforcement purposes. The sound meter 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 Local 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. Lakewood is now starting the process of updating the HMP, which is expected to be completed in August 2016.

Government Code Section 65302 requires cities to amend the safety element 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 2021, so the City will begin work to update the Safety Element of the General Plan at that time. Lakewood has already completed much of the work related to the Safety Element amendment while preparing the City's FEMA-approved Local 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.

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 recreational activities, the Recreation and Community Services Department oversees programs designed to address the needs of seniors, families and persons with special needs. These programs are described below:

Community Family Guidance Center - The Community Family Guidance Center is a state-licensed, non-profit organization that provides a comprehensive range of mental health services for children, families and adults. Most services are also available for Spanish speaking clients.

Meals on Wheels - The Meals on Wheels program provides two meals each day to frail and vulnerable elderly residents to avoid premature or unnecessary institutionalization. The Meals on Wheels program is based at the Burns Community Service Center.

Pathways Volunteer Hospice - Pathways Volunteer Hospice provides in-home medical services to terminally ill low- and moderate-income residents.

Human Services Association - The Human Services Association provides support for senior citizen meals at two Lakewood locations and home-delivered meals to Lakewood residents. The Human Services Association operates out of the Burns Community Service Center located in Lakewood.

## 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. Despite the recession, the City did see an increase in tax revenues over the previous fiscal year. As the economy begins a slow rebound from the recession, revenues are expected to increase at a slightly higher rate. Table 7 below shows Lakewood's sales tax revenues since adoption of the General Plan in 1996.

Table 7: Annual Sales Tax Revenues

| Fiscal Year (1): | Sales Tax Revenues (in millions) (2): | % 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 | 5.50% |
| 2005-2006 | $11.7 | 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 | $11.4 | 6.54% |
| 2011-2012 | $11.9 | 4.39% |
| 2012-2013 | $12.9 | 8.40% |
| 2013-2014 | $13.3 | 3.10% |
| 2014-2015 | $13.2 | -0.57% |

Source: City of Lakewood Administrative Services Department.
(1) The fiscal year is from July 1 through June 30 of the following year.
(2) Includes "triple flip" from the State from 2004 to current year.

### Air Quality Element

A regional approach to solving air quality problems is necessary since air quality issues are not confined by the boundaries of any one jurisdiction. 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 prescribed 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 off-site sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction.

### General Plan Amendments

There was one General Plan amendment during 2015. On May 12, 2015, the City Council adopted Resolution No. 2015-10 approving General Plan Amendment No. 2015-1. This amendment changed the General Plan designation for the property located at 11609 216th Street from Open Space to Medium/High Density Residential. The amendment, and a zone change, was approved to allow construction of a three-unit detached condominium project.

## 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. 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.