

TO: Planning and Environment Commission

SUBJECT: 2022 General Plan Annual Progress Report

INTRODUCTION

The 2022 General Plan Annual Progress Report (“Progress Report”) is submitted to the Planning and Environment Commission for its review and recommendation to the City Council, after which it will be submitted to the Department of Housing and Community Development (“HCD”) and to the Governor’s Office of Planning and Research (“OPR”) as required Government Code Section 65400.

The City of Lakewood’s (“City”) General Plan was adopted on November 12, 1996, and includes the Policy Document, the Technical Background Report, and the Master Environmental Impact Report (“MEIR”). A Master Environmental Assessment (“MEA”) was prepared in 2007 to address changed conditions since the time the MEIR was adopted.

The Progress Report is required to discuss the progress made towards allowing for the development of housing as specified by the Regional Housing Needs Assessment (“RHNA”) as well as the overall implementation of the General Plan. Lakewood prepared its Progress Reports for review and approval by the City Council each year prior to forwarding those reports to OPR and HCD.

A significant change during the past year is that Lakewood’s Housing Element was adopted on August 9, 2022 and certified by the HCD on September 16, 2022 as being in full compliance with State Housing Element Law (Government Code Article 10.6). This Annual Progress Report focuses primarily on the Housing Element update. New state laws pertaining to housing elements, combined with a large RHNA target, are reflected in the Housing Element update.

RECOMMENDATION

Staff recommends that the Planning and Environment Commission consider the attached Annual Progress Report, recommend to the City Council that it receive and file the Annual Progress Report, and that it direct staff to submit the same to OPR and HCD.



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The City of Lakewood

2022 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; and
- 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 (“City”) 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 20 years into the future. A General Plans contain elements, which are similar to chapters one might find in a book. Each element addresses a certain component commonly found through all cities.

General plans consist of eight state-mandated elements. Lakewood’s General Plan also includes three optional elements. Lakewood’s General Plan elements are as follows:

- | | | |
|----------------|---|----------------------------|
| - Land Use | - Open Space | - Air Quality (2) |
| - Circulation | - Noise | - Economic Development (2) |
| - Housing (1) | - Safety | |
| - Conservation | - Recreation and Community Services (2) | |

(1) The Lakewood City Council adopted the current Housing Element on August 9, 2022 and the Department of Housing and Community Development certified the Housing Element on September 16, 2022. The current General Plan does not include the recently mandated Environmental Justice element but staff has begun the process of preparing this new element.

(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, 2022 through December 31, 2022.

STATUS OF THE GENERAL PLAN AND PROGRESS IN ITS IMPLEMENTATION

The implementation status of each General Plan element is highlighted below.

Land Use Element

The focus of the Land Use Element is to preserve and enhance Lakewood's desirable residential character while providing a commercial component for the convenience and enjoyment of residents. 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. Beginning in 2023, the City will begin amending certain land use designations in support of the recently adopted Housing Element.

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. Over the next few years, the City will begin updates to the Circulation Element.

Housing Element

The recently adopted 2021-2029 Housing Element update is discussed in detail in the "Progress in Meeting Our Share of Regional Housing Needs" section of this Progress Report.

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 by implementing various recycling programs and through public education campaigns.

Open Space Element

Various amenities make Lakewood a desirable place to live. These amenities include its outstanding park system, equestrian center, walking trails and the Centre at Sycamore Plaza. These amenities continue to be used for a variety of social, recreational, and business activities.

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 for analysis to determine compliance with the City's Municipal Code.

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.

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. With the Housing Element adopted, the City has begun the process of updating the Safety Element. As part of that process, the City is updating its Hazard Mitigation Plan.

Hazard Mitigation Plan

Congress passed the Disaster Mitigation Act of 2000 (DMA 2000) on October 30, 2000 to provide assistance to local and state governments in reducing repetitive disaster damage. The Federal government sought to reduce the amount of assistance that it was paying out to the same communities for the same recurring disaster events. While these disasters typically occur in areas prone to periodic flooding, the Federal government recognizes that there are different types of natural disasters that may reoccur and negatively affect communities. Accordingly, DMA 2000 requires every local, county, and state government in the nation to prepare a Hazard Mitigation Plan to identify and mitigate caused by a natural disaster.

On August 9, 2016, the Council adopted Resolution 2016-57 approving the City of Lakewood Hazard Mitigation Plan. On April 24, 2018, the City Council adopted Resolution 2018-15 approving the update to the Lakewood Hazard Mitigation Plan. The Hazard Mitigation Plan was certified by FEMA on May 10, 2018. FEMA’s approval of the HMP is valid for five years. The next update is expected to be completed in 2023. Due to the technical nature of Lakewood’s Hazard Mitigation Plan, preparation and approval of the Plan required specialized assistance from a consultant. The City has applied for a grant from FEMA for preparation of the HMP. Staff will begin the process of selecting a consultant to update the Hazard Mitigation Plan if the grant application is approved by FEMA in mid-2023.

Environmental Justice Element

Staff has begun the process of preparing this new element.

Recreation and Community Services Element

The Recreation and Community Services Element is an optional element which 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 various programs designed to address the needs of seniors, families and persons with special needs.

Economic Development Element

The Economic Development Element is an optional element, which addresses Lakewood's future economic growth through reuse of existing, developed sites and with a limited amount of vacant commercial land. This Element also underscores the social, fiscal, and aesthetic impacts caused by blight, deterioration, and obsolete commercial uses.

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 is an optional element and 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.

PROGRESS IN MEETING OUR SHARE OF REGIONAL HOUSING NEEDS

The focus of the Housing Element is to identify and make provisions for existing and projected housing needs. The Housing Element is an official policy statement in 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 the housing supply.

Regional Housing Needs Assessment (RHNA).

The current (6th) RHNA planning cycle for this region covers an eight-year period from October 1, 2021 to October 2029. State law requires that cities provide a fair share of sites to allow for and to facilitate production of the regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, each city must identify "adequate sites," that are appropriately zoned, sized, and that are free of any constraints that would inhibit residential development within the planning cycle. Lakewood is in the Southern California Association of Governments (SCAG) region, which received a regional allocation of 1,341,827 housing units. SCAG distribution of these housing units among all jurisdictions through a process known as the Regional Housing Needs Assessment (RHNA). SCAG adopted its final allocations on March 4, 2021. Lakewood's share of the RHNA for the 2021 to 2029 planning period (6th Cycle) is 3,922 total units. Lakewood's allocation covers four income categories: Very Low; Low; Moderate; and Above Moderate. The table below shows Lakewood's RHNA by income category.

Table 1: Lakewood's RHNA 6th Cycle Allocation Plan: 2021-2029

| Very Low Income | Low Income | Moderate Income | Above Moderate Income | Total |
|------------------------|-------------------|------------------------|------------------------------|--------------|
| 1,296 | 637 | 653 | 1,336 | 3,922 |
| 33.0% | 16.2% | 16.6% | 34.1% | 100% |

Source: Lakewood 2021-2029 Housing Element

No Net Loss Buffer

State law (SB 166) requires cities to continuously maintain adequate capacity in their site inventories to meet their RHNA for all income levels. For sites developed below the density projected in the Housing Element, or at a different income than projected, the City must review the inventory of sites and identify adequate sites available to accommodate the remaining balance of the RHNA. If the City does not have any additional capacity within the existing zoning, it must identify and rezone for new sites that will accommodate the remaining need. To avoid having to rezone land, the Housing Element includes a buffer of 15 percent above the RHNA in each income category. Therefore, the City will provide adequate capacity for 4,510 units as shown in the table below.

Table 2: Lakewood's RHNA with Buffer

| | Very Low Income | Low Income | Moderate Income | Above Moderate Income | Total |
|---------------|------------------------|-------------------|------------------------|------------------------------|--------------|
| RHNA | 1,296 | 637 | 653 | 1,336 | 3,922 |
| 15% Buffer | 194 | 96 | 98 | 200 | 588 |
| RHNA + Buffer | 1,490 | 733 | 751 | 1,536 | 4,510 |

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 2022 specifies that the median income for a four-person household in Los Angeles County is \$80,000, which 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 (15, 30, 50, 80, and 120%) 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 HCD Tables shown below into the different income categories.

Table 3: 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) |
|--|---|-------------------------------|---|--|
| Acutely Low | 15% | \$13,650.00 | \$4,095.00 | \$341.25 |
| Extremely Low | 30% | \$35,750.00 | \$10,725.00 | \$893.75 |
| Very Low Income | 50% | \$59,550.00 | \$17,865.00 | \$1,488.75 |
| Low Income | 80% | \$95,300.00 | \$28,590.00 | \$2,382.50 |
| Moderate Income | 120% | \$109,300.00 | \$32,790.00 | \$2,732.50 |
| Category Median (unadjusted) | | \$91,100.00 | | |

Table 4: 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) |
|---|---|---------------------------------------|---|--|
| Acutely Low | 15% | \$13,650.00 | \$4,095.00 | \$341.25 |
| Extremely Low | 30% | \$35,750.00 | \$10,725.00 | \$893.75 |
| Very Low Income | 50% | \$59,550.00 | \$17,865.00 | \$1,488.75 |
| Low Income (1) | 80% | \$95,300.00 | \$28,590.00 | \$2,382.50 |
| Moderate Income (2) | 120% | \$109,300.00 | \$38,255.00 | \$3,187.92 |
| Category Median (unadjusted) | | \$91,100.00 | | |

Table 4 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) For the moderate-income category, 35% of annual income is used towards mortgage instead of 30%.

RHNA Production in 2022

The General Plan Annual Progress Report describes the number and type of dwelling units produced during the calendar year and the City receives RHNA credit for all of those dwelling units. Permits for 67 units were issued during the reporting year and are credited towards the 6th RHNA cycle. ADUs and JADUs comprised 58 of those units, eight (8) are “SB9” or second dwelling units, and one unit is a multi-family unit. Lakewood’s Housing Element estimates that 260 ADUs could be constructed over the eight-year 6th RHNA Cycle.¹ This equates to an average of 32.5 ADUs per year.

Pursuant to HCD instruction and Lakewood’s Housing Element, ADU affordability is calculated using SCAG’s Regional Accessory Dwelling Unit Affordability Analysis. The Affordability Analysis divides all ADUs and JADUs submitted within a given year into four different categories of affordability as shown in Table 6 below. A single, common characteristic was identified to consistently sort the units by affordability level. For the purposes of RHNA, floor area is the common characteristic among ADUs and JADUs as it is a known quantity and the amount of floor area reflects construction costs, which in turn may reflect the amount of rent charged for each unit. For example, of the ADUs and JADUs applications submitted, 23.5% of the units with the smallest floor areas are treated as affordable to Extremely Low and Very Low Income households, while 29.8% of the units with the largest floor areas are treated as affordable to Above Moderate income households.

Table 6: SCAG’s Regional Accessory Dwelling Unit Affordability Analysis Income Allocation

| Income Category | Percentage |
|----------------------------|-------------------|
| Extremely Low and Very Low | 23.5% |
| Low Income | 44.6% |
| Moderate Income | 2.1% |
| Above Moderate Income | 29.8% |
| Total | 100% |

¹ City of Lakewood 2021-2029 Housing Element, page 83.

During the reporting year, permits were issued for 58 ADUs and JADUs, which are credited towards Lakewood’s 6th RHNA Cycle allocation. This level of production demonstrates that ADUs and JADUs were constructed at almost twice the 32.5 ADU annual production as anticipated in the 2021-2029 Housing Element. As shown in Table 7 below, eight of the units constructed were “SB9” or second dwelling units. Since SB9 became effective after adoption of Lakewood’s Housing Element, units authorized by SB9 are not anticipated by the Housing Element. However, such units do count towards the City’s RHNA allocation under the “Single-Family Attached” and “Single-Family Detached” categories in Table A-2.

Table 7: Housing Production – 6th Cycle, 2022 Reporting Year

| SCAG Income Level | Unit Count | Percentage |
|---|------------|-------------|
| ADUs and JADUs | | |
| Extremely & Very Low Income | 17 | 29.3% |
| Low Income | 21 | 36.2% |
| Moderate Income | 2 | 3.4% |
| Above Moderate | 18 | 31.0% |
| Total ADUs/JADUs Permitted: | 58 | 100% |
| SB9 and Apartment Units | | |
| Extremely & Very Low Income | 2 | 22.2% |
| Low Income | 4 | 44.4% |
| Moderate Income | 3 | 33.3% |
| Above Moderate | 0 | 0.0% |
| Total SB9 and M-F-R Units Permitted: | 9 | 100% |
| Total Units Entitled: | 67 | |

HCD reporting regulations require information on unit production be prepared and submitted in a specific format as prescribed by HCD (see HCD Tables A through J described below).

Table A – Housing Development Applications Submitted.

This table only includes data on housing units and developments for which an application was submitted (and deemed complete) between January 1 and December 31 of the reporting year. An “application” is a project submitted and accepted for approval submitted to building plan check. This application may include units where an application for a discretionary entitlement is required or where only a ministerial process is required (e.g., zoned by right). All units received a ministerial approval during the reporting year. Table A is shown below.

Table A2, Tabs 1-4 - Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units.

This table requires information for very low, low, moderate, and above moderate-income housing affordability categories and for mixed-income projects. This table includes data on net new housing units and developments that have received any one of the following during the reporting year: an entitlement (plan check approval), a building permit or a certificate of occupancy or other form of readiness that was issued (final approval on a building permit). Table A2 is shown below.

Table B - Regional Housing Needs Allocation Progress – Permitted Units Issued By Affordability.

Table B is a summary of prior permitting activity in the current planning cycle, including permitting activity for the calendar year reported. Table B also includes data reported to HCD from prior Annual Progress Reports. Entitlements for 67 units were approved during the reporting year and are counted towards the 6th RHNA cycle. Table B is shown below.

Table C - Sites Identified or Rezoned to Accommodate Shortfall Housing Need.

The City has very little remaining capacity for housing under its existing zoning. The City has a shortfall of sites for nearly all of its RHNA. This in turn, necessitates specific rezoning programs and development standards pursuant to Government Code 65583.2. These programs are included in the Housing Element. For example, under existing zoning, the City has realistic capacity for 286 lower-income units, creating a lower-income shortfall of 1,647 units. Housing Element Program A-1 states that the City will increase multi-family densities to 30 du/ac-50 du/ac (depending on parcel size) for at least 83.5 acres to ensure that the total RHNA shortfall of 3,540 units is met. However, the rezoning has not happened yet so there are no specific properties to report under Table C. Accordingly, Table C is not included in this report.

Table D - Program Implementation Status pursuant to Government Code Section 65583.

This table describes the implementation status of those programs included in Lakewood's Housing Element. Table D is shown below.

Table E - Commercial Development Bonus Approved pursuant to GC Section 65915.7.

This table does not apply to Lakewood. It applies to cities where an applicant was granted approval of a commercial development and had entered into an agreement with that city for partnered housing to contribute affordable housing through a joint project or two separate projects encompassing affordable housing in exchange for a commercial development bonus. Table E is not included in this report.

Table F - Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code Section 65583.1.(c)(2).

This table does not apply to Lakewood. This table is used to report dwelling units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved consistent with the standards set forth in Government Code. Table F is not included in this report.

Table F2 – Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code Section 65400.2.

This table does not apply to Lakewood. This table reports multifamily units converted to deed restricted moderate income housing pursuant to Government Code section 65400.2 to receive RHNA credit. Table F2 is not included in this report.

Table G – Locally Owned Land in Housing Sites Inventory that have been sold, leased, etc.

This table does not apply to Lakewood. The table is for city-owned sites included in the housing element's sites inventory and were sold, leased, or otherwise disposed of during the reporting year. There were no such sites disposed of during the reporting year. Table G is not included in this report.

Table H - Surplus Government Property

Government Code Section 54230 requires cities and counties to create an inventory of surplus lands defined in subdivision (b) of Section 54221, and all lands in excess of its foreseeable needs. There were no properties owned by the city that were either identified or declared as surplus during the reporting year. Therefore, Table H is not included in this report.

Table I - Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)

Table I lists housing developments of no more than two units (duplex) in a single-family zone, and/or the subdivision of a parcel zoned for residential use, into two approximately equal parcels (lot split). During the reporting year there were 22 applications submitted for second dwelling units in a single-family zone. There were no residential lot split applications submitted during the reporting year. Table I is shown below.

Table J – Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915.

This table does not apply to Lakewood. This table reports student housing projects for which a density bonus was granted. Table J is not included in this report.

Local Early Action Planning (LEAP) Reporting

This table report the amount awarded, reimbursement requested, and status of tasks, which make up a jurisdiction's LEAP grant application. The LEAP table reporting follows Table J.

| | | |
|-----------------|-----------|-------------------------|
| Jurisdiction | Lakewood | |
| Reporting Year | 2022 | (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle | 10/15/2021 - 10/15/2029 |

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulae

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Cells in grey contain auto-calculation formulas

[illegible]

TABLE A2, TAB 1

[illegible]

TABLE A2, TAB 2

| Table A2 | | | | | | | | | |
|---|----------------|-------------------|---------------------------------------|-----------------------|----------------------|-----------------------|------------------|------------------|------------------|
| Annual Building Activity Report Summary - New Construction, Renovation, and Completed Units | | | | | | | | | |
| Project Identifier | | | Classification by Functional Category | | | | | Summary Metrics | |
| | | | 1 | | | | | 2 | 3 |
| Contract ID# | Block Address | Project Name/Type | 1-10 Residential Units | 1-10 Commercial Units | 1-10 Mixed-Use Units | 1-10 Industrial Units | 1-10 Other Units | 1-10 Total Units | 1-10 Total Units |
| 10000001 | 1000 Main St | 1000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000002 | 2000 Main St | 2000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000003 | 3000 Main St | 3000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000004 | 4000 Main St | 4000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000005 | 5000 Main St | 5000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000006 | 6000 Main St | 6000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000007 | 7000 Main St | 7000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000008 | 8000 Main St | 8000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000009 | 9000 Main St | 9000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000010 | 10000 Main St | 10000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000011 | 11000 Main St | 11000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000012 | 12000 Main St | 12000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000013 | 13000 Main St | 13000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000014 | 14000 Main St | 14000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000015 | 15000 Main St | 15000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000016 | 16000 Main St | 16000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000017 | 17000 Main St | 17000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000018 | 18000 Main St | 18000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000019 | 19000 Main St | 19000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000020 | 20000 Main St | 20000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000021 | 21000 Main St | 21000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000022 | 22000 Main St | 22000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000023 | 23000 Main St | 23000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000024 | 24000 Main St | 24000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000025 | 25000 Main St | 25000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000026 | 26000 Main St | 26000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000027 | 27000 Main St | 27000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000028 | 28000 Main St | 28000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000029 | 29000 Main St | 29000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000030 | 30000 Main St | 30000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000031 | 31000 Main St | 31000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000032 | 32000 Main St | 32000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000033 | 33000 Main St | 33000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000034 | 34000 Main St | 34000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000035 | 35000 Main St | 35000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000036 | 36000 Main St | 36000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000037 | 37000 Main St | 37000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000038 | 38000 Main St | 38000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000039 | 39000 Main St | 39000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000040 | 40000 Main St | 40000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000041 | 41000 Main St | 41000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000042 | 42000 Main St | 42000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000043 | 43000 Main St | 43000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000044 | 44000 Main St | 44000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000045 | 45000 Main St | 45000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000046 | 46000 Main St | 46000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000047 | 47000 Main St | 47000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000048 | 48000 Main St | 48000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000049 | 49000 Main St | 49000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000050 | 50000 Main St | 50000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000051 | 51000 Main St | 51000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000052 | 52000 Main St | 52000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000053 | 53000 Main St | 53000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000054 | 54000 Main St | 54000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000055 | 55000 Main St | 55000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000056 | 56000 Main St | 56000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000057 | 57000 Main St | 57000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000058 | 58000 Main St | 58000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000059 | 59000 Main St | 59000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000060 | 60000 Main St | 60000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000061 | 61000 Main St | 61000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000062 | 62000 Main St | 62000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000063 | 63000 Main St | 63000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000064 | 64000 Main St | 64000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000065 | 65000 Main St | 65000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000066 | 66000 Main St | 66000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000067 | 67000 Main St | 67000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000068 | 68000 Main St | 68000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000069 | 69000 Main St | 69000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000070 | 70000 Main St | 70000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000071 | 71000 Main St | 71000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000072 | 72000 Main St | 72000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000073 | 73000 Main St | 73000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000074 | 74000 Main St | 74000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000075 | 75000 Main St | 75000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000076 | 76000 Main St | 76000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000077 | 77000 Main St | 77000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000078 | 78000 Main St | 78000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000079 | 79000 Main St | 79000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000080 | 80000 Main St | 80000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000081 | 81000 Main St | 81000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000082 | 82000 Main St | 82000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000083 | 83000 Main St | 83000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000084 | 84000 Main St | 84000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000085 | 85000 Main St | 85000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000086 | 86000 Main St | 86000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000087 | 87000 Main St | 87000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000088 | 88000 Main St | 88000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000089 | 89000 Main St | 89000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000090 | 90000 Main St | 90000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000091 | 91000 Main St | 91000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000092 | 92000 Main St | 92000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000093 | 93000 Main St | 93000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000094 | 94000 Main St | 94000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000095 | 95000 Main St | 95000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000096 | 96000 Main St | 96000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000097 | 97000 Main St | 97000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000098 | 98000 Main St | 98000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000099 | 99000 Main St | 99000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 10000100 | 100000 Main St | 100000 Main St | 1 | 0 | 0 | 0 | 0 | 1 | 1 |

TABLE A2, TAB 3

| TABLE A2 | | | | | | | | | | | | |
|--|-----------------|--------------|--------------|----------------|---------------|---------------------|------------------|---------------|-----------------|------------------|-------------------|------------------|
| Annual Building Activity Report Summary - New Construction, Renovation, Remodels and Complete Units | | | | | | | | | | | | |
| As of 12/31/2023 | | | | | | | | | | | | |
| Certification of Accuracy | | | | | | | | | | | | |
| I, the undersigned, certify that the information provided in this report is true and correct to the best of my knowledge and belief. | | | | | | | | | | | | |
| Signature of Authorized Representative | | | | | | | | | | | | |
| Date | | | | | | | | | | | | |
| Project Identifier | | | | | | | | | | | | |
| Building ID# | Project Address | Project Name | Project Type | Project Status | Project Phase | Project Description | Project Location | Project Owner | Project Manager | Project Engineer | Project Architect | Project Designer |
| 1000000001 | 1000000001 | 1000000001 | 1000000001 | 1000000001 | 1000000001 | 1000000001 | 1000000001 | 1000000001 | 1000000001 | 1000000001 | 1000000001 | 1000000001 |
| 1000000002 | 1000000002 | 1000000002 | 1000000002 | 1000000002 | 1000000002 | 1000000002 | 1000000002 | 1000000002 | 1000000002 | 1000000002 | 1000000002 | 1000000002 |
| 1000000003 | 1000000003 | 1000000003 | 1000000003 | 1000000003 | 1000000003 | 1000000003 | 1000000003 | 1000000003 | 1000000003 | 1000000003 | 1000000003 | 1000000003 |
| 1000000004 | 1000000004 | 1000000004 | 1000000004 | 1000000004 | 1000000004 | 1000000004 | 1000000004 | 1000000004 | 1000000004 | 1000000004 | 1000000004 | 1000000004 |
| 1000000005 | 1000000005 | 1000000005 | 1000000005 | 1000000005 | 1000000005 | 1000000005 | 1000000005 | 1000000005 | 1000000005 | 1000000005 | 1000000005 | 1000000005 |
| 1000000006 | 1000000006 | 1000000006 | 1000000006 | 1000000006 | 1000000006 | 1000000006 | 1000000006 | 1000000006 | 1000000006 | 1000000006 | 1000000006 | 1000000006 |
| 1000000007 | 1000000007 | 1000000007 | 1000000007 | 1000000007 | 1000000007 | 1000000007 | 1000000007 | 1000000007 | 1000000007 | 1000000007 | 1000000007 | 1000000007 |
| 1000000008 | 1000000008 | 1000000008 | 1000000008 | 1000000008 | 1000000008 | 1000000008 | 1000000008 | 1000000008 | 1000000008 | 1000000008 | 1000000008 | 1000000008 |
| 1000000009 | 1000000009 | 1000000009 | 1000000009 | 1000000009 | 1000000009 | 1000000009 | 1000000009 | 1000000009 | 1000000009 | 1000000009 | 1000000009 | 1000000009 |
| 1000000010 | 1000000010 | 1000000010 | 1000000010 | 1000000010 | 1000000010 | 1000000010 | 1000000010 | 1000000010 | 1000000010 | 1000000010 | 1000000010 | 1000000010 |
| 1000000011 | 1000000011 | 1000000011 | 1000000011 | 1000000011 | 1000000011 | 1000000011 | 1000000011 | 1000000011 | 1000000011 | 1000000011 | 1000000011 | 1000000011 |
| 1000000012 | 1000000012 | 1000000012 | 1000000012 | 1000000012 | 1000000012 | 1000000012 | 1000000012 | 1000000012 | 1000000012 | 1000000012 | 1000000012 | 1000000012 |
| 1000000013 | 1000000013 | 1000000013 | 1000000013 | 1000000013 | 1000000013 | 1000000013 | 1000000013 | 1000000013 | 1000000013 | 1000000013 | 1000000013 | 1000000013 |
| 1000000014 | 1000000014 | 1000000014 | 1000000014 | 1000000014 | 1000000014 | 1000000014 | 1000000014 | 1000000014 | 1000000014 | 1000000014 | 1000000014 | 1000000014 |
| 1000000015 | 1000000015 | 1000000015 | 1000000015 | 1000000015 | 1000000015 | 1000000015 | 1000000015 | 1000000015 | 1000000015 | 1000000015 | 1000000015 | 1000000015 |
| 1000000016 | 1000000016 | 1000000016 | 1000000016 | 1000000016 | 1000000016 | 1000000016 | 1000000016 | 1000000016 | 1000000016 | 1000000016 | 1000000016 | 1000000016 |
| 1000000017 | 1000000017 | 1000000017 | 1000000017 | 1000000017 | 1000000017 | 1000000017 | 1000000017 | 1000000017 | 1000000017 | 1000000017 | 1000000017 | 1000000017 |
| 1000000018 | 1000000018 | 1000000018 | 1000000018 | 1000000018 | 1000000018 | 1000000018 | 1000000018 | 1000000018 | 1000000018 | 1000000018 | 1000000018 | 1000000018 |
| 1000000019 | 1000000019 | 1000000019 | 1000000019 | 1000000019 | 1000000019 | 1000000019 | 1000000019 | 1000000019 | 1000000019 | 1000000019 | 1000000019 | 1000000019 |
| 1000000020 | 1000000020 | 1000000020 | 1000000020 | 1000000020 | 1000000020 | 1000000020 | 1000000020 | 1000000020 | 1000000020 | 1000000020 | 1000000020 | 1000000020 |
| 1000000021 | 1000000021 | 1000000021 | 1000000021 | 1000000021 | 1000000021 | 1000000021 | 1000000021 | 1000000021 | 1000000021 | 1000000021 | 1000000021 | 1000000021 |
| 1000000022 | 1000000022 | 1000000022 | 1000000022 | 1000000022 | 1000000022 | 1000000022 | 1000000022 | 1000000022 | 1000000022 | 1000000022 | 1000000022 | 1000000022 |
| 1000000023 | 1000000023 | 1000000023 | 1000000023 | 1000000023 | 1000000023 | 1000000023 | 1000000023 | 1000000023 | 1000000023 | 1000000023 | 1000000023 | 1000000023 |
| 1000000024 | 1000000024 | 1000000024 | 1000000024 | 1000000024 | 1000000024 | 1000000024 | 1000000024 | 1000000024 | 1000000024 | 1000000024 | 1000000024 | 1000000024 |
| 1000000025 | 1000000025 | 1000000025 | 1000000025 | 1000000025 | 1000000025 | 1000000025 | 1000000025 | 1000000025 | 1000000025 | 1000000025 | 1000000025 | 1000000025 |
| 1000000026 | 1000000026 | 1000000026 | 1000000026 | 1000000026 | 1000000026 | 1000000026 | 1000000026 | 1000000026 | 1000000026 | 1000000026 | 1000000026 | 1000000026 |
| 1000000027 | 1000000027 | 1000000027 | 1000000027 | 1000000027 | 1000000027 | 1000000027 | 1000000027 | 1000000027 | 1000000027 | 1000000027 | 1000000027 | 1000000027 |
| 1000000028 | 1000000028 | 1000000028 | 1000000028 | 1000000028 | 1000000028 | 1000000028 | 1000000028 | 1000000028 | 1000000028 | 1000000028 | 1000000028 | 1000000028 |
| 1000000029 | 1000000029 | 1000000029 | 1000000029 | 1000000029 | 1000000029 | 1000000029 | 1000000029 | 1000000029 | 1000000029 | 1000000029 | 1000000029 | 1000000029 |
| 1000000030 | 1000000030 | 1000000030 | 1000000030 | 1000000030 | 1000000030 | 1000000030 | 1000000030 | 1000000030 | 1000000030 | 1000000030 | 1000000030 | 1000000030 |
| 1000000031 | 1000000031 | 1000000031 | 1000000031 | 1000000031 | 1000000031 | 1000000031 | 1000000031 | 1000000031 | 1000000031 | 1000000031 | 1000000031 | 1000000031 |
| 1000000032 | 1000000032 | 1000000032 | 1000000032 | 1000000032 | 1000000032 | 1000000032 | 1000000032 | 1000000032 | 1000000032 | 1000000032 | 1000000032 | 1000000032 |
| 1000000033 | 1000000033 | 1000000033 | 1000000033 | 1000000033 | 1000000033 | 1000000033 | 1000000033 | 1000000033 | 1000000033 | 1000000033 | 1000000033 | 1000000033 |
| 1000000034 | 1000000034 | 1000000034 | 1000000034 | 1000000034 | 1000000034 | 1000000034 | 1000000034 | 1000000034 | 1000000034 | 1000000034 | 1000000034 | 1000000034 |
| 1000000035 | 1000000035 | 1000000035 | 1000000035 | 1000000035 | 1000000035 | 1000000035 | 1000000035 | 1000000035 | 1000000035 | 1000000035 | 1000000035 | 1000000035 |
| 1000000036 | 1000000036 | 1000000036 | 1000000036 | 1000000036 | 1000000036 | 1000000036 | 1000000036 | 1000000036 | 1000000036 | 1000000036 | 1000000036 | 1000000036 |
| 1000000037 | 1000000037 | 1000000037 | 1000000037 | 1000000037 | 1000000037 | 1000000037 | 1000000037 | 1000000037 | 1000000037 | 1000000037 | 1000000037 | 1000000037 |
| 1000000038 | 1000000038 | 1000000038 | 1000000038 | 1000000038 | 1000000038 | 1000000038 | 1000000038 | 1000000038 | 1000000038 | 1000000038 | 1000000038 | 1000000038 |
| 1000000039 | 1000000039 | 1000000039 | 1000000039 | 1000000039 | 1000000039 | 1000000039 | 1000000039 | 1000000039 | 1000000039 | 1000000039 | 1000000039 | 1000000039 |
| 1000000040 | 1000000040 | 1000000040 | 1000000040 | 1000000040 | 1000000040 | 1000000040 | 1000000040 | 1000000040 | 1000000040 | 1000000040 | 1000000040 | 1000000040 |
| 1000000041 | 1000000041 | 1000000041 | 1000000041 | 1000000041 | 1000000041 | 1000000041 | 1000000041 | 1000000041 | 1000000041 | 1000000041 | 1000000041 | 1000000041 |
| 1000000042 | 1000000042 | 1000000042 | 1000000042 | 1000000042 | 1000000042 | 1000000042 | 1000000042 | 1000000042 | 1000000042 | 1000000042 | 1000000042 | 1000000042 |
| 1000000043 | 1000000043 | 1000000043 | 1000000043 | 1000000043 | 1000000043 | 1000000043 | 1000000043 | 1000000043 | 1000000043 | 1000000043 | 1000000043 | 1000000043 |
| 1000000044 | 1000000044 | 1000000044 | 1000000044 | 1000000044 | 1000000044 | 1000000044 | 1000000044 | 1000000044 | 1000000044 | 1000000044 | 1000000044 | 1000000044 |
| 1000000045 | 1000000045 | 1000000045 | 1000000045 | 1000000045 | 1000000045 | 1000000045 | 1000000045 | 1000000045 | 1000000045 | 1000000045 | 1000000045 | 1000000045 |
| 1000000046 | 1000000046 | 1000000046 | 1000000046 | 1000000046 | 1000000046 | 1000000046 | 1000000046 | 1000000046 | 1000000046 | 1000000046 | 1000000046 | 1000000046 |
| 1000000047 | 1000000047 | 1000000047 | 1000000047 | 1000000047 | 1000000047 | 1000000047 | 1000000047 | 1000000047 | 1000000047 | 1000000047 | 1000000047 | 1000000047 |
| 1000000048 | 1000000048 | 1000000048 | 1000000048 | 1000000048 | 1000000048 | 1000000048 | 1000000048 | 1000000048 | 1000000048 | 1000000048 | 1000000048 | 1000000048 |
| 1000000049 | 1000000049 | 1000000049 | 1000000049 | 1000000049 | 1000000049 | 1000000049 | 1000000049 | 1000000049 | 1000000049 | 1000000049 | 1000000049 | 1000000049 |
| 1000000050 | 1000000050 | 1000000050 | 1000000050 | 1000000050 | 1000000050 | 1000000050 | 1000000050 | 1000000050 | 1000000050 | 1000000050 | 1000000050 | 1000000050 |
| 1000000051 | 1000000051 | 1000000051 | 1000000051 | 1000000051 | 1000000051 | 1000000051 | 1000000051 | 1000000051 | 1000000051 | 1000000051 | 1000000051 | 1000000051 |
| 1000000052 | 1000000052 | 1000000052 | 1000000052 | 1000000052 | 1000000052 | 1000000052 | 1000000052 | 1000000052 | 1000000052 | 1000000052 | 1000000052 | 1000000052 |
| 1000000053 | 1000000053 | 1000000053 | 1000000053 | 1000000053 | 1000000053 | 1000000053 | 1000000053 | 1000000053 | 1000000053 | 1000000053 | 1000000053 | 1000000053 |
| 1000000054 | 1000000054 | 1000000054 | 1000000054 | 1000000054 | 1000000054 | 1000000054 | 1000000054 | 1000000054 | 1000000054 | 1000000054 | 1000000054 | 1000000054 |
| 1000000055 | 1000000055 | 1000000055 | 1000000055 | 1000000055 | 1000000055 | 1000000055 | 1000000055 | 1000000055 | 1000000055 | 1000000055 | 1000000055 | 1000000055 |
| 1000000056 | 1000000056 | 1000000056 | 1000000056 | 1000000056 | 1000000056 | 1000000056 | 1000000056 | 1000000056 | 1000000056 | 1000000056 | 1000000056 | 1000000056 |
| 1000000057 | 1000000057 | 1000000057 | 1000000057 | 1000000057 | 1000000057 | 1000000057 | 1000000057 | 1000000057 | 1000000057 | 1000000057 | 1000000057 | 1000000057 |
| 1000000058 | 1000000058 | 1000000058 | 1000000058 | 1000000058 | 1000000058 | 1000000058 | 1000000058 | 1000000058 | 1000000058 | 1000000058 | 1000000058 | 1000000058 |
| 1000000059 | 1000000059 | 1000000059 | 1000000059 | 1000000059 | 1000000059 | 1000000059 | 1000000059 | 1000000059 | 1000000059 | 1000000059 | 1000000059 | 1000000059 |
| 1000000060 | 1000000060 | 1000000060 | 1000000060 | 1000000060 | 1000000060 | 1000000060 | 1000000060 | 1000000060 | 1000000060 | 1000000060 | 1000000060 | 1000000060 |
| 1000000061 | 1000000061 | 1000000061 | 1000000061 | 1000000061 | 1000000061 | 1000000061 | 1000000061 | 1000000061 | 1000000061 | 1000000061 | 10 | |

TABLE A2, TAB 4

[illegible]

TABLE B

| | | |
|-----------------|-----------|-------------------------|
| Jurisdiction | Lakewood | |
| Reporting Year | 2022 | (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle | 10/15/2021 - 10/15/2029 |

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

| Table B | | | | | | | | | | | | | | |
|---|---------------------|---------------------------------|---|------|------|------|------|------|------|------|------|------|---------------------------------|--------------------------------------|
| Regional Housing Needs Allocation Progress | | | | | | | | | | | | | | |
| Permitted Units Issued by Affordability | | | | | | | | | | | | | | |
| | | 1 | | 2 | | | | | | | | | 3 | 4 |
| Income Level | | RHNA Allocation by Income Level | Projection Period - 06/30/2021-10/14/2021 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
| | | | | | | | | | | | | | | |
| Very Low | Deed Restricted | 1,296 | - | - | - | - | - | - | - | - | - | - | | |
| | Non-Deed Restricted | | 10 | 9 | 19 | - | - | - | - | - | - | - | 38 | 1,258 |
| Low | Deed Restricted | 637 | - | - | - | - | - | - | - | - | - | - | | |
| | Non-Deed Restricted | | 1 | 1 | 25 | - | - | - | - | - | - | - | 27 | 610 |
| Moderate | Deed Restricted | 653 | - | - | - | - | - | - | - | - | - | - | | |
| | Non-Deed Restricted | | - | - | 5 | - | - | - | - | - | - | - | 5 | 648 |
| Above Moderate | | 1,336 | 3 | 2 | 18 | - | - | - | - | - | - | - | 23 | 1,313 |
| Total RHNA | | 3,922 | | | | | | | | | | | | |
| Total Units | | | 14 | 12 | 67 | - | - | - | - | - | - | - | 93 | 3,829 |
| Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1). | | | | | | | | | | | | | | |
| | | 5 Extremely low-Income Need | | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 6 Total Units to Date | 7 Total Units Remaining |
| Extremely Low-Income Units* | | 648 | | - | - | - | - | - | - | - | - | - | - | 648 |

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

TABLE D

[illegible]

TABLE I

| | | |
|------------------|-----------|-------------------------|
| Jurisdiction | Lakewood | |
| Reporting Period | 2022 | (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle | 10/15/2021 - 10/15/2029 |

NOTE: SB 9 PROJECTS ONLY. This table only needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21.

Units entitled/permitted/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Table I

Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)

| Project Identifier | | | | Project Type | Date | Unit Constructed | | | | Notes |
|-------------------------------------|---------------------------|---------------|---------------------------------|------------------|-----------|------------------|------------|-----------------|-----------------------|--------------------|
| 1 | | | | 2 | 3 | 4 | | | | |
| APN | Street Address | Project Name* | Local Jurisdiction Tracking ID* | Activity | Date | Very Low Income | Low Income | Moderate Income | Above Moderate Income | Notes |
| Summary Row: Start Data Entry Below | | | | | | | | | | |
| 7058024028 | 12045 208th Street | n/a | SDR 153 | Unit Constructed | 11/2/2022 | 1 | | | | |
| 7174024001 | 5908 Camerino Street #1 | n/a | MSR | Unit Constructed | 11/2/2022 | 1 | | | | |
| 7175003014 | 4725 Albury Street #2 | n/a | MSR | Unit Constructed | 7/27/2022 | | | 1 | | |
| 7168003011 | 4417 Hungerford Street #2 | n/a | MSR | Unit Constructed | | | | 1 | | Under construction |
| 7063001002 | 4576 Shadeway Avenue #2 | n/a | MSR | Unit Constructed | | | | 1 | | Under construction |
| 7165010015 | 5827 Eastbrook Avenue #1 | n/a | MSR | Unit Constructed | | 1 | | | | Pending permit |
| 7160019031 | 5810 Oliva Avenue #2 | n/a | MSR | Unit Constructed | | | 1 | | | Under construction |
| 7160011043 | 6155 Castana Avenue #2 | n/a | MSR | Unit Constructed | | | 1 | | | Under construction |
| 7167024006 | 6040 Hersholt Avenue #2 | n/a | MSR | Unit Constructed | | 1 | | | | Under construction |
| 7062008019 | 4305 Knoxville Avenue | n/a | MSR | Unit Constructed | 8/16/2022 | | 1 | | | |
| 7175002026 | 4762 Albury Street #2 | n/a | MSR | Unit Constructed | | 1 | | | | Plan check |
| 7175015015 | 4702 Briercrest Avenue #3 | n/a | MSR | Unit Constructed | | 1 | | | | Plan check |
| 7156014021 | 2924 Eckleson Street #2 | n/a | MSR | Unit Constructed | | | 1 | | | Plan check |
| 7168021026 | 4816 Hedda Street #2 | n/a | MSR | Unit Constructed | | 1 | | | | Approved by MSR |
| 7168030033 | 5021 Hedda Street #2 | n/a | MSR | Unit Constructed | | | 1 | | | Plan check |
| 7168007011 | 6114 Bonfair Avenue #2 | n/a | MSR | Unit Constructed | | 1 | | | | Plan check |
| 7154015014 | 4834 Downey Avenue #2 | n/a | MSR | Unit Constructed | | | | 1 | | Plan check |
| 7154010015 | 3506 Sandwood Street #2 | n/a | MSR | Unit Constructed | | | 1 | | | Plan check |
| 7152028019 | 4815 Levelside Avenue #2 | n/a | MSR | Unit Constructed | | | 1 | | | Plan check |
| 7154009022 | 3741 Centralia Street #2 | n/a | MSR | Unit Constructed | | 1 | | | | Plan check |
| 7152029029 | 4711 Levelside Avenue | n/a | MSR | Unit Constructed | | | 1 | | | Plan check |
| 7167001008 | 5830 Clark Avenue | n/a | MSR | Unit Constructed | | 1 | | | | Plan check |

LEAP Reporting

| | |
|----------------|-------------------------|
| Jurisdiction | Lakewood |
| Reporting Year | 2022 (Jan. 1 - Dec. 31) |

| ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202) | | | | | |
|---|-------------------|---------------------------------------|--|---------------|--|
| Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable. | | | | | |
| Total Award Amount | \$ | 300,000.00 | Total award amount is auto-populated based on amounts entered in rows 15-26. | | |
| Task | \$ Amount Awarded | \$ Cumulative Reimbursement Requested | Task Status | Other Funding | Notes |
| Housing Element Update | \$248,190.00 | \$162,686.00 | Completed | None | \$111,238.38 still to be requested. |
| Economic Housing Study | \$32,070.00 | \$15,405.00 | Completed | None | Model completed |
| Expedited DRB | \$16,740.00 | \$0.00 | Other (Please Specify in Notes) | None | Not started yet, delay due to COVID-19 |
| 1% Allocation to Gateway COG | \$3,000.00 | \$3,000.00 | Completed | None | 1% allocation payment complete |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

| Completed Entitlement Issued by Affordability Summary | | | |
|---|---------------------|--------------|--|
| Income Level | | Current Year | |
| Very Low | Deed Restricted | 0 | |
| | Non-Deed Restricted | 25 | |
| Low | Deed Restricted | 0 | |
| | Non-Deed Restricted | 34 | |
| Moderate | Deed Restricted | 0 | |
| | Non-Deed Restricted | 5 | |
| Above Moderate | | 17 | |
| Total Units | | 81 | |

| Building Permits Issued by Affordability Summary | | | |
|--|---------------------|--------------|--|
| Income Level | | Current Year | |
| Very Low | Deed Restricted | 0 | |
| | Non-Deed Restricted | 19 | |
| Low | Deed Restricted | 0 | |
| | Non-Deed Restricted | 25 | |
| Moderate | Deed Restricted | 0 | |
| | Non-Deed Restricted | 5 | |
| Above Moderate | | 18 | |
| Total Units | | 67 | |

| Certificate of Occupancy Issued by Affordability Summary | | | |
|--|---------------------|--------------|--|
| Income Level | | Current Year | |
| Very Low | Deed Restricted | 0 | |
| | Non-Deed Restricted | 20 | |
| Low | Deed Restricted | 0 | |
| | Non-Deed Restricted | 8 | |
| Moderate | Deed Restricted | 0 | |
| | Non-Deed Restricted | 1 | |
| Above Moderate | | 8 | |
| Total Units | | 37 | |

Local Early Action Planning (LEAP) Reporting

Pursuant to Health and Safety Code Section 50515.04, recipients of Local Early Action Planning (LEAP) grants shall annually report by April 1 of the year following receipt of those funds on the status of proposed uses in the application. The report shall address the housing impact with the jurisdiction, including a summary of building permits, certificates of occupancy or other completed entitlements. Data sources may include the LEAP application (e.g., Attachment 1: Project Timeline and Budget), reimbursement requests, other portions of the APRs, and other summary of records of program activities.

NUMBER OF HOUSING DEVELOPMENT APPLICATIONS RECEIVED IN THE PRIOR YEAR.

As shown in Table A, there were 119 applications received during the reporting year.

NUMBER OF UNITS INCLUDED IN ALL DEVELOPMENT APPLICATIONS IN THE PRIOR YEAR.

As shown in Table A, 119 dwelling units included in all applications during the reporting year.

NUMBER OF HOUSING UNITS APPROVED AND DISAPPROVED IN THE PRIOR YEAR.

As shown in Table A, there were a total of 119 approved units and no disapproved units.

DEGREE TO WHICH THE GENERAL PLAN COMPLIES WITH GOVERNMENT CODE 65040.2.

The 2021-2029 Housing Element fully complies with guidelines set forth by Government Code 65040.2. The City recently updated its Housing Element as part of the 6th RHNA cycle. Lakewood's Housing Element was adopted on August 9, 2022 and was certified by the HCD on September 16, 2022. In 2022, the City began taking steps to prepare a new Environmental Justice Element and update its Safety Element.

LIST OF SITES REZONED TO ACCOMMODATE THE CITY'S RHNA 65040.2.

The City has very little remaining capacity for housing under its existing zoning. The City has a shortfall for nearly all of the RHNA, which necessitates specific rezoning programs and development standards pursuant to Government Code 65583.2. Under existing zoning, the City has realistic capacity for 286 lower-income units, creating a lower-income shortfall of 1,647 units. Housing Element Program A-1 states that the City will increase multi-family densities to 30 du/ac-50 du/ac (depending on parcel size) for at least 83.5 acres to ensure that the total RHNA shortfall of 3,540 units is met. However, the rezoning has not happened yet so there are no specific properties to report at this time.

NUMBER OF NEW HOUSING UNITS THAT HAVE BEEN ISSUED A BUILDING PERMIT.

As shown in Table A2, the City issued building permits for 67 units during the past reporting year.

NUMBER OF APPLICATIONS SUBMITTED PURSUANT TO GOVERNMENT CODE 65913.4.

There were no applications submitted to the City pursuant to Government Code 65913.4.

SB-2 Application

In 2019 the City applied for a grant under SB-2, which is designed to provide a permanent source of funding to increase housing production statewide. Lakewood received an approval letter from HCD in

April 2020. Lakewood is eligible to receive the grant because it has a certified Housing Element, has consistently submitted a general plan Annual Progress Report, and submitted an application that demonstrated a nexus to accelerating housing production consistent with state planning priorities. Lakewood's application package consisted of three programs: A Gateway Cities Council of Government (GCCOG) Assessment, an Expedited Approval Program, and an Administrative Cost Recovery program. Each of these programs are discussed in further detail below.

- I. GCCOG Assessment - The Gateway Cities Council of Governments (GCCOG) is an active partner with the Gateway Cities on this grant opportunity. GCCOG pledged to dedicate a maximum of 1% of the grant award to be used to help fund a regional planner position with expertise in housing. The scope of work of this GCCOG position is to help cities promote and accelerate housing production through a variety of measures such as creating shared informational resources and identifying best practices from inside and outside the region. The GCCOG regional planner will develop educational materials on housing production practices and policies that are tailored to Gateway Cities, such as guides and fact sheets to fill knowledge and capacity gaps and engage in meetings and workshops to share and leverage resources. The GCCOG planner will help Gateway Cities staff better understand topics and processes regarding affordable housing production, tax credits, land acquisition policies and practices, and options for funding.
- II. Expedited Approval Program - The City will replace the existing Community Development Department/Public Works Department public counter with a new public counter area. Currently, plans for new dwellings and other projects, which need to be reviewed or which are being submitted to plan check are delayed due to capacity and design ineffectiveness which can result in project delays. The new public counter area would offer greater capacity to accommodate multiple customers at a time, which will increase efficiency and thereby encourage development of new housing units.
- III. Administrative Cost Recovery - Up to 5% may be used towards City administrative costs necessary to carry out SB 2 program activities.

The City must expend its own funds to carry out each program and then request reimbursement from HCD. The end of the grant term (deadline to complete expenditures) is December 2023. The SB 2 program is an ongoing funding source. In the current program year, 50% of the funds collected are being made available to local governments for planning purposes. In subsequent years, SB 2 funding will be administered as the PLHA program (Permanent Local Housing Allocation) program. It is anticipated that there will be two types of assistance under PLHA:

1. Formula grants to entitlement and non-entitlement jurisdictions based on the formula prescribed under federal law for the Community Development Block Grant.
2. Competitive grants to non-entitlement jurisdictions. Funding amounts will vary based on annual revenues to the Building Homes and Jobs Trust Fund.

Staff expects this may be an ongoing funding stream to help support the Gateway Cities member jurisdictions. HCD is developing guidelines for how the future years of funding will be apportioned to local governments.

LEAP Grant

In December 2020, the City applied for the Local Early Action Planning (LEAP) grant, which provides one-time grant funding to cities and counties to update their planning documents including updating Housing Elements. HCD bases the maximum grant award amounts on the California Department of Finance population estimates of January 1, 2019. Lakewood received approval of its grant application for the maximum grant amount of \$300,000. The table below lists each of the four tasks (Projects) that Lakewood is undertaking using the LEAP grant.

Attachment 1: Project Timeline and Budget: (if more room is needed, duplicate Attachment 1 or add attachment labeled Attachment 1A)

| Task | Est. Cost | Begin | End | Deliverable | Notes |
|------------------------------------|---------------|----------|---------|-------------------------------------|--------------------------|
| Housing Element: Task 1 | \$ 68,210 | 12/8/20 | 6/30/24 | Research and Analysis | |
| Housing Element: Task 2 | \$ 24,510 | 12/8/20 | 6/30/24 | Community Engagement | |
| Housing Element: Task 3 | \$ 48,420 | 12/8/20 | 6/30/24 | Housing Element Preparation | |
| Housing Element: Task 4 | \$ 30,750 | 12/8/20 | 6/30/24 | Environmental Review | |
| Housing Element: Task 5 | \$ 12,510 | 12/8/20 | 6/30/24 | Housing Element Adoption/Certificat | |
| Housing Element: Task 6 | \$ 15,490 | 12/8/20 | 6/30/24 | Project Management/Coordination | |
| Housing Element: Task 7 | \$ 35,800 | 12/8/20 | 6/30/24 | AFFH Appendix | |
| 5% Contingency for Housing Element | \$ 12,500 | 12/8/20 | 6/30/24 | Supplemental work as needed | |
| Econ. Housing Study: Task 1 | \$ 2,000 | 3/23/21 | 6/30/24 | Analyze current conditions | |
| Econ. Housing Study: Task 2 | \$ 6,000 | 3/23/21 | 6/30/24 | Housing needs analysis | |
| Econ. Housing Study: Task 3 | \$ 4,000 | 3/23/21 | 6/30/24 | Prepare draft model | |
| Econ. Housing Study: Task 4 | \$ 10,500 | 3/23/21 | 6/30/24 | Refine and finalize model | |
| Econ. Housing Study: Task 5 | \$ 9,570 | 3/23/21 | 6/30/24 | Adopt Development Guidelines | |
| DRB Expediting: Task 1 | \$ 1,100 | 12/16/21 | 6/30/24 | Obtain hardware/software | |
| DRB Expediting: Task 2 | \$ 1,100 | 12/16/21 | 6/30/24 | Create new work-flow | |
| DRB Expediting: Task 3 | \$ 9,230 | 12/16/21 | 6/30/24 | Educational campaign | |
| DRB Expediting: Task 4 | \$ 5,310 | 12/16/21 | 6/30/24 | Educational campaign | |
| GCCOG 1% Assessment | \$ 3,000 | 12/16/21 | 6/30/24 | Continue regional housing efforts | See GCCOG/JPA Attachment |
| (This row blank) | | | | | |
| Total Projected Cost \$ | 300000 | | | | |

Include high-level tasks, major sub-tasks (Drafting, Outreach, Public Hearings and Adoption), budget amounts, begin and end dates and deliverables. If other funding is used, please note the source and amount in the Notes section.

Project 1. Housing Element Update

Every jurisdiction in California is required to adopt a housing element to address the housing needs of a community. Over the past few years, there have been extensive changes to housing element law. These changes will impact how jurisdictions are able to comply with the upcoming housing element update. Some cities, like Lakewood, are assigned higher RHNA allocations and stricter rules for identifying sites. The City used a portion of its LEAP grant for a consultant to assist the City with the update of the Housing Element and the associated environmental review as required by the California Environmental Quality Act (CEQA). Lakewood's Housing Element was adopted on August 9, 2022 and was certified by HCD on September 16, 2022.

Project 2. Economic Housing Study

Using LEAP funds, the City retained a consultant to prepare a housing feasibility and development cost study. Lakewood's draft RHNA allocation exceeds Lakewood's ability to plan for such growth under current land supply (mostly sites zoned as Multiple-Family Residential) and maximum zoning densities under our current Housing Element. The housing study produced a modeling tool that the City may use to identify and maximize the economic benefits and costs of certain forms of housing development in order to determine the overall feasibility of those developments. The study evaluates the potential for

housing and mixed-use development on vacant and underutilized commercial sites. The model helps estimate the optimal number of mixed-use residential units, analyze floor area ratios, appropriate infrastructure, reduction in vehicles miles travelled, identify optimal of mixed-use densities, and development guidelines. The modeling tool also helps estimate potential economic impacts and provide recommendations for off-setting potential losses in tax revenues.

Project 3. Expedited Development Review Board

The Development Review Board (DRB) reviews development plans to ensure that project designs comply with the Lakewood Municipal Code and are consistent with the aesthetic character of the City. During COVID-19, the City transitioned from face-to-face DRB plan review to electronic plan review. This process lacked the benefits of having “live” interaction between and among the DRB members, applicants, and staff. A reliable platform for video and audio conferencing that incorporates real-time plan commenting is necessary to expedite projects by allowing remote stakeholders to interact with the DRB meetings. This will reduce plan re-submittals and allow DRB plan approval in an electronic format. A portion of the LEAP grant funds would be used to research and acquire reliable video and audio-conferencing software and hardware capable of capturing, saving, projecting, and transmitting clear visual images of the DRB and the residential plans as they are presented.

Project 4. LEAP 1% Allocation to Gateway Cities Council of Governments (GCCOG)

The City of Lakewood is located in the Gateway Cities region of Southeast Los Angeles County. The GCCOG is a collection of 27 cities and various unincorporated communities with a population of 2.1 million people, including 16 cities with a higher population density than the City of Los Angeles. Housing expertise is needed at the regional level to help reconcile state policies and priorities with local jurisdiction concerns, identify and remove barriers to housing development, and assist cities in meeting housing production goals for the 6th cycle.

In recognition of these needs, 1% of the City’s maximum eligible LEAP funds (\$3,000) was set aside for the GCCOG to help continue the regional housing planning efforts begun in 2019 by a similar allocation of SB2 Planning Grant funds. Funding pays for a COG staff member to focus solely on helping cities accelerate housing production, by organizing region-wide housing workshops, creating shared informational resources, and identifying and promoting best practices from inside and outside the region. The funded COG staff position provides necessary housing expertise, and helps Gateway Cities staff better understand affordable housing production, tax credits, land acquisition policies and practices, options for funding, and other relevant topics related to planning and process improvements to accelerate housing production and facilitate compliance with the 6th cycle housing element.

Conclusion

Lakewood will continue to face new opportunities and challenges over the next several years because 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 Lakewood Comprehensive General Plan has continued to successfully guide improvements to Lakewood’s neighborhoods, parks, and businesses.