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 is 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 (una	adjusted)	\$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 (una	adjusted)	\$91,100.00		

Table 4 Notes

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 6^h 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. 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.

⁽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%.

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 J	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 Aparti	nent 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.

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

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.

<u>Table B - Regional Housing Needs Allocation Progress - Permitted Units Issued By Affordability.</u>

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.

<u>Table D - Program Implementation Status pursuant to Government Code Section 65583.</u>

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

<u>Table E - Commercial Development Bonus Approved pursuant to GC Section 65915.7.</u>

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.

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

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.

<u>Table F2 – Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code Section 65400.2.</u>

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.

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

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.

TABLE A

 Jurisdiction
 Lelwwood

 Reporting Year
 2022
 (Jan. 1 - Dec. 31)

 Placeing Period
 6b Cycle
 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

Table A Housing Development Applications Submitted

Part										Но	using De	velopmen	Housing Development Applications Submitted				Total Total						
			Project Identifier			Unit Ty	/pes	Application		Pr	oposed Un	its - Afforda	bility by Ho	usehold Inc	omes		Approved Units by	Disapproved Units by	Streamlining	Density E Appli	Ionus Law ations	Application Status	Notes
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March Marc	7199612096	7166612068	6001 Pearso Avenue 6064 Fostbrook Avenue	***	NEP NEP	ADU		19/16/9000 7/15/2002							- 1				No.	N N	N N	o Approved o Approved	
March Marc	7190019000	7150619000	4153 Routon Drive #1	n) n)	MSS MSS	R ADU) F	10/10/2022									-	0	No.	N N	N N	o Approved o Approved	
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March Marc	7259002006	735602206	20527 Sylvarwood Avenue	n/s	MSF MSF	R ADI	J F	11/5/2022		1							-		No.	N N	N N	o Approved o Approved	
Property	7963001002	7063001002	4576 Shadevay Avenue #2	ni ni	MSF MSF	R SFE		50,000		1					- 1				No.	N N	N N	o Approved o Approved	
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Professor Prof		7156014021 7156014021	2924 Eckleson Street #2	n/s		n) SFE) F	12/14/2022							1				No.	N N	N N	o Approved o Approved	
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1035 161	12045 20th Street 5908 Camerino Street #1	nia nia		- 8	Ŷ			Flort Survey - HCD Affortability Calculator Flort Survey - HCD Affortability Calculator									
1014 1011	4125 Albury Sheet #1 4125 Albury Sheet #2 4617 Hungerland Street #1	nie nie	2	N N	v v			(SCAG Regional ACIJ Altonisticity Analysis Plant Survey - HCO Altonisticity Calculator (SCAG Regional ACIJ Altonisticity Analysis									
111 102 102	4417 Hungarlord Street 60 4578 Shadoway Avenue 61 4578 Shadoway Avenue 62	nia nia	-	N N	v v			Rent Survey - HCD Affordability Calculator SCAG Regional ACU Affordability Analysis Rent Survey - HCD Affordability Calculator									
44 05 09	21327 Florohyd Street 5622 1.2 Rivelet Elned 5622 Prenine August	nia nia		N N	Ť			SCAG Regional ACU Affordability Analysis SCAG Regional ACU Affordability Analysis SCAG Regional ACU Affordability Analysis									
111 035	5905 Camerino Street 12941 Lemming Street	nia nia	- 0	N N	Y Y			SCAG Regional ACU Attinibility Analysis SCAG Regional ACU Attinibility Analysis									
(7 20	5940 Astry Avenue 21415 Claratic Avenue	nia nia	1	8	Ý			SCAG Regional ACU Affortability Analysis SCAG Regional ACU Affortability Analysis									
10 20	5361 Balthown Bladoued 12621 2000 Street #1	nie nia nia	9	N N	v v			SCAG Regional ACU Altonizability Analysis SCAG Regional ACU Altonizability Analysis SCAG Regional ACU Altonizability Analysis									
2	6035 Warwood Ave 5105 Day Street 4502 Orang Avenue 81	nia nia	1	N N	v v			SCAG Regional ACU Altoritobility Analysis SCAG Regional ACU Altoritobility Analysis SCAG Survival ACU Altoritobility Analysis									
23 62	4335 Deeboys Avenue 5056 Balthour Bladoued AFTS Deeboy Avenue	nie nie	9	N N	Y Y			SCAG Regard ADJ Affordably Analysis SCAG Regard ADJ Affordably Analysis SCAG Regard ADJ Affordably Analysis									
	S811 Harsholt Avenue	168	-	N .	- i			SCAG Regional ACIU Affordability Analysis SCAG Regional ACIU Affordability Analysis SCAG Regional ACIU Affordability Analysis									
15	5529 Sunfield Avenue #1 4522 Shio Shoel #1	nia nia	1	N N	Ý			SCAG Regional ACU Altrotobility Analysis SCAG Regional ACU Altrotobility Analysis									
5	5814 Woodruff Avenue #1 4350 Radnor Avenue	nia nia	9	N N	v v			SCAG Regional ACU Altonizability Analysis SCAG Regional ACU Altonizability Analysis SCAG Regional ACU Altonizability Analysis									
69 11 13	8130 Control Street #1 8536 Deshwood Street #1 9627 Seellywook Avenue #1	nia nia	1	- N	Ÿ			SCAG Regional ACU Attoribitity Analysis SCAG Regional ACU Attoribitity Analysis Rant Survey - HCD Attoribitity Calculator									
	SELL ONG AVENUE ET SELL ONG AVENUE EZ	nie nie	9	N N	Y Y			SCAG Regional ACU Affordability Analysis Rank Survey - HCD Affordability Calculator SCAG Surveys ACU Affordability Calculator									
29 43	599) Pernawood Avenue 6155 Costena Avenue #1	nia nia	1	2	ž			SCAG Regional ACU Affordability Analysis SCAG Regional ACU Affordability Analysis									
15	6274 Silva Shreet 8005 Enbleson Shreet	nia nia	1	N N	Ý			SCAG Regional ACLI Affordability Analysis SCAG Regional ACLI Affordability Analysis									
0	11031 Walcorft Street 21531 Poneer Boulevard	7/3 7/3	- 1	- N	Ÿ			SCAG Regional ACU Althousing Analysis SCAG Regional ACU Althousing Analysis									
12 13	8723 Turnengrove Drive 4855 Lamebide Avenue #1 5405 Spaller Avenue #1	nia nia	1	N N	Ÿ			SCAG Regional ACU Attoribitity Analysis SCAG Regional ACU Attoribitity Analysis SCAG Regional ACU Attoribitity Analysis									
M 70 20	6130 Silva Street 6040 Harsholt Avenue P1 6040 Harsholt Avenue R2	1/4 1/4	0	N N	Y Y			SCAG Regional ACU Afforbability Analysis SCAG Regional ACU Afforbability Analysis Rest Survey - HCD Afforbability Coloulates									
8	4815 Deaboyer Avenue 6177 Bellfower Stoleward 4401 Principles Avenue	nia nia		1 8	Ý			SCAG Regional ACU Affordability Analysis SCAG Regional ACU Affordability Analysis SCAG Regional ACU Affordability									
12	20506 Stillater Aurence 3634 Camerino Street	ria ria		- 8	į.			SCAG Regional ACID Affordability Analysis SCAG Regional ACID Affordability Analysis									
01 28 10	Scot Loren Avenue 11519 Contrale Street	7/2		8	Y Y			SCAS Regional ACU Abordiosis Analysis SCAS Regional ACU Abordiosis Analysis SCAS Regional ACU Abordiosis Analysis									
17 18	A 300 Knowlie Avenue 5521 Passoe Avenue 6004 Eustinak Avenue	nie nie nie	9	N N	Y Y			SCAG Regional ACU Affordability Colosialist SCAG Regional ACU Affordability Analysis SCAG Regional ACU Affordability Analysis									
62 62	4153 Bouton Drive #1 21110 Nector Avenue	7/a 7/a 7/a	1	N N	Y Y			SCAG Regional ACU Afforbability Analysis SCAG Regional ACU Afforbability Analysis SCAG Regional ACU Afforbability Analysis									
917 822 925	4157 Los Coyotes Disgonsi 5007 Baliflower Boulovard 20009 Balulina Avenue	nia nia	9	N N	Ť			SCAG Regional ACU Altoratellity Analysis SCAG Regional ACU Altoratellity Analysis SCAG Regional ACU Altoratellity Analysis									
1907	8681 Turnespove Drive 5860 Pennswood Avenue	nia nia	9	8	y y			SCAG Regional ACU Afforbability Analysis SCAG Regional ACU Afforbability Analysis SCAG Regional ACU Afforbability Analysis									
000 000 000 000	6314 Arbor Road 2062T Epharmood Avenue	nia nia		N N	Y Y												
101 101 111	C102 Albury Street #1 C102 Albury Street #2 C702 Electronal Australe #1	nie Na	9	N N	ž			Rank Survey - HCD Affordability Collection SCAG Regional ACRU Affordability Collection SCAG Regional ACRU Affordability Analysis									
915 915 921	4702 Enterpret Avenue KD 4702 Enterpret Avenue KD 2024 Enterpret Street K1	//a //a //a		1 1	Y Y			SCAG Regional ACU Affordability Analysis Rant Survey - HCD Affordability Calculator SCAG Regional ACU Affordability Analysis									
4321 1325 1329	2004 Enklason Street AD 4816 Hoddo Street AT 6818 Hoddo Street AT	nia nia		8	Ý			Rant Survey - INCO Affordability Colonialists SCAG Regional ACS Affordability Analysis Rant Survey - INCO Affordability Analysis									
9827 0821	6261 Redine Avenue 4829 Castana Avenue	//a //a	1	- ñ	- V			SICAG Regional ACIU Afterstality Analysis SICAG Regional ACIU Afterstality Analysis									
914 933	1,0445 Romille Street 4815 Olive Avenue 5019 Heddio Street #T	nia nia nia		N N	Ÿ			SCAG Regional ACU Afforbibility Analysis SCAG Regional ACU Afforbibility Analysis SCAG Regional ACU Afforbibility Analysis									
633 633 626	SE21 Hedda Street #1 SE31 Hedda Street #2 S718 Surfiekt Avenue	nia nia nia	9	N N	Y Y			SCAG Regard ACU Afforbability Analysis Rast Survey - HCD Afforbability Coloubsis SCAG Regional ACU Afforbability Ac									
2911 2911	5944 Autry Avenue 5114 Soyder Avenue #1 5114 Soyder Avenue #2	nia nia	1	N N	Ý			SCAG Regional ACU Altoritability Analysis SCAG Regional ACU Altoritability Analysis Sant Survey - HCD Altoritability - Cal-									
2912	6523 lambs Sheet 6139 Del Ano Stouevard	nia nia	9	N N	ý			SCAG Regional ACU Alfordatility Analysis SCAG Regional ACU Alfordatility Analysis SCAG Regional ACU Alfordatility Analysis									
7414 5814 5814	4034 Downey Avenue #1 4634 Downey Avenue #2	nea nea	9	- N	v v			SCAG Regional ACID Attorisionity Analysis SICAG Regional ACID Attorisionity Analysis Rant Survey - HCD Affordability Colosions									
0095 0095 98219	300 Sandwood Sheet #1 3006 Sandwood Sheet #2 4813 Lavelaide Avenue #1	nia nia	1	N N	Y Y			SCAG Regional ADU Affordability Analysis flant Survey - HCD Affordability Calculator SCAG Regional ADU Affordability Analysis									
9019 9029	4815 Lavelsido Avenue 92 6164 Brierpost Avenue	nie Na	9	8	y y			SCAG Segona ASS A Montanila Annania Rest Sunya (C) Albrachila (Socialismos SCAG Segona ASS A Montania) Annania SCAG Segona ASS A Montania Annania									
122 164	3/41 Contrain Street #0 4865 Ournatin Avenue	nia nia	1	N N	Y Y			Rant Sunsy - HLO Montellity Columns SCAG Regional ACU Alfordately Columns									
915 929 903		nie nie	9	N N	Ý			Scholl State Co. Scholler Scho									
1001 1001	4494 Pata Verde Avenue	nie nie	9	N N	Y			SCAG Regard ACL Afforballly Analysis SCAG Regard ACL Afforballly Analysis SCAG Regard ACL Afforballs									
904 919	9001 Barthurer Baubured 4021 Bistrotte Annime 4220 Feethaver Road 8101 Wildersook Annius 9102 Patrot Annius 9102 Patrot Annius 5630 Clark Annius 6140 Tider Annius 4190 Anly Stoot 61 4290 Anly Stoot 61 4000 Primetra Annius 61	n/a n/a	9	N N	ý			SICAG Regional ACC Affordability Analysis SICAG Regional ACC Affordability Analysis									
010	9125 Pearce Avenue 9125 Pearce Avenue 9151 Candisvacced Street	1/4 1/4	0	2 2	v v			SCAG Regional ACU Affordability Analysis SCAG Regional ACU Affordability Analysis SCAG Regional ACU Affordability Analysis									
207						_		want survey - HCD Affordability Calculator		_							
04807 61908 60915 61900	5800 Clark Avenue 6145 Fider Avenue 4700 Anni-Street 8*	100	1	N N	- v			SCAG Regional ACU Altoritishing Analysis SCAG Regional ACU Altoritishing									

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

Planning Period	6th Cycle	10/15/2021 - 10/15/2029												
			-53			Tab	le B							
						Housing Nee								
					Permit	ted Units Iss	ued by Afford	ability						
		1	10 1		95	oc 0) :(0	2	100	2 //	9		3	4
In	ncome 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
	Deed Restricted	1,296						(4)	*		19		38	1,25
Very Low	Non-Deed Restricted	1,200	10	9	19	*					-		50	
	Deed Restricted	637					-					1.5	27	610
Low	Non-Deed Restricted	3001	1	1	25	2		223	20	2.	(4)	1/2		
	Deed Restricted	653		- 4	- 1		74		2		- 14		5	641
Moderate	Non-Deed Restricted	000	-		5								•	3.00
Above Moderate	10	1,336	3	2	18		= =	-			14.		23	1,313
Total RHNA		3,922		/						0 0				
Total Units			14	12	67	*		790			-	(4)	93	3,829
			F	Progress toward ex	tremely low-incom	e housing need, a	s determined purs	uant to Governmen	nt Code 65583(a)(1).				
		5		- 12	- 22	- 3			270000				6	7
		Extremely low-income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
						į į								
Extremely Low-Inc	come Units*	648						*			7.4			648

^{*}Extremely low-income houising 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

Part		Housing Element Imple		
The section of the content of the co	Reporting Year	Margar Valor V	increase Hi	
The section of the content of the co		Program Implementation Status portunal	to QC Section 90092	
Selection of the content of the cont	Interpretation of	House, fragment fragment in	****	
Lance in an income of the company of	Steen of Fragues.	Openin	Trustana in the	Spine of Progress Studentons
Lance in an income of the company of	residenty of Adequates State for Street Streets	Dissert the Disposers MINA agreety within these years of the	Material Services of Business	1 Property
Seed and see		administration of the bosoning attention. Joseph Will The Stry Common to completing with \$45,000 that both the street of the stry Common to completing with \$45,000 that both the street of the stree		The state of the s
Part	urplus Lands(Riffordable Housing on City- wned/Successor Agency Sites		Acreal	In Process
Contact performance of the contact personnel and contact personnel	y Right Approval of Projects with 20 Percent Mandable Units on "Reuse" or resoned lower scome sites		Within one year of Housing Element adoption	In Process
Part	Binimum Density	Assend the Zoning Ondinance to occure that parcels are developed close to at least 76% of their maximum dendries.		In Process
Application		Conduct on inclusionary zoning feasibility study to identify appropriate inclusionary requirements that will not constrain housing production. Track APIL representation in the City and publics their conduction.		Not Yet Started
Service for Continued and an analysis of the Continued and analysis of the Continued analysis of the Continued and analysis of the Continued analysi		and a rational systems.		Ongoing Not Yet Started
and the section of the content of th				
Annehold medical programment of the street protein groups on the street pr				
And selected moderness of the company of the compan		technical assistance and promote development of EMNA sites. Annually evaluate the progress of the Housing Element programs		
And selected moderness of the company of the compan		as part of the Housing Element Annual Progress Report. Implement expedited permit processing for affordable housing.	AVER	
March Stand Color		projects. Amend the Zoning Ordinance to crosse that the maximum density	Annual Within one year of Housing	
Section Section 1997. White and section 1997.		Amend the density bonus ordinance to meet current state	Bernert adoption Within one year of Housing	
See	was some uposes	requirements . Review and amend the Zoning Ordinance and DBS hardforeis to	Benerit adoption Within one year of Housing	
Seed of the Company o	aprouve Mathitalitis conforment Standards Socious and Bosinion	ensure compliance with 50 330. Revise M-T-8 development standards to facilitate development of	Dement adoption Within three years of Housing	In Process Not Ver Started
See	anufactured Horse Streamlining	properties at their maximum densities. Amend the Zening Ordinance to streamline ther use of pre- fallowated units/mobile houses.	Bernert adoption Within one year of Housing Horsest arketion	In Process
See	ficiency Units and Minimum Unit Sizes	Amend the Zoning Ordinance to revise the minimum required unit.	Within three years of Housing	Not Yet Started
suppress of Control of		area nor must-semily units consistent with AB 352 (2017). Offer reduced plan check times and fees far projects using	Benerit adoption Within one year of Housing	in Process
suppress of Control of		ressures, and increased energy efficiency. Amend the Zoning Ordinance to creare ACUs are consistent with	Bernert adoption Within one year of Housing	In Process
And the Section of Section 1997 (Company of Section 1997) (Company of			Bernerit adoption Within three years of Housing	
special production of the prod		public United all development standards plans, fires, and areas studies	Demont adoption Within three months of Housing	
special production of the prod	various Winterior and Derbroting Soled	to the City's website. Amend the Zoning Ordinance to provide relief from road	Element adoption Within one year of Housing	
special production of the prod	versity of Land Use Designation and Building	dedications under certain circumstances. Maintain a mixture of residential land use designations and Asselvement resulations that accommodate various haliding	Dement adoption Within three years of Housing	
Tables of Progress The progress of the progre		types and styles. Provide consilies interest loans to lower income households for		Ongoing
year performance of common Personal Common American Services of the Common American Services o		house maintenance and repairs.	APR	
Section of the control of the contro	- Up/Paint-UP Program	homeewiers.	APR	
Annexe and a section of the comment of the comment of anymorth of the comment of	ergy and Resource Conservation Program	Refer residents to applicable utility rebate programs.		
Septiment from home of deep septiment of the septiment of				
understand man from Charles Mind under Annexes (Annexes) Mi		condominiums based on only vacancy rates. Implement certain strategies to preserve at risk projects from		
understand man from Charles Mind under Annexes (Annexes) Mi		being converted to market-rate bousing. Consider using CDRG funds to preserve at risk units.		
part of moning of folially monitors of moning of folially monitors of monitors of folially monitors of monitors		When existing housing units are demolished, ensure that at least an equal number of realscement units are created at the same		
Appelled and Common Program In Control Special Control Specia		afforciability level. Continue to utilize a fair housing specialist and Community Conservation Representatives to provide senants and property		Ongoing
Septiment and simple control and propose on the completation of any one of the completation of the complet		owners with hair housing resources and investigate compounts or unsafe and unhealthy housing conditions.		
The control of the co	eighborhood Preservation Pregram	Use CDBG funding in deteriorating or dilapidated areas to preserve and improve the Chy's environmental quality.	Annual CDBG activity, report in GP APR	
The control of the co	eighborhood Clean Up Pragram	Continue to provide up to six neighborhood clean-ups each year. Assist eligible, low-income households in receiving Housing Choice	Ongoing	
contract of the contract of th			organg	Organg
Construction of Contract of Co	anding strategies for affordable housing and apportive services		Ongoing	Origoling
Annual Profession (1997) Annual Profession		Continue to contract with a fair housing specialist to provide fair housing and landors/therant needlation services.	Ongoing	Ongoing
Annual Profession (1997) Annual Profession	Vater Assistance Vaucher and Exemption SAXE) Program	Continue to offer the Water Assistance Voucher and Exemption (WAVE) program to qualifying residents.		Ongoing
Amount of the company	ousing for Persons with Disabilities	Create a process within one year of the adeption of the Housing. Element for making requests for reasonable accommodation to land use and series decisions.	Within one year of Housing Demont adoption	In Process
Amount of the company	oir Mousing Education and Counseling	Provide literature on fair housing and resolving disputes, landlood/becard guidebooks, and voucher referrals.	Ongoing	Ongoing
Amount of the company	ousing for the Elderly and Disabled	Continue to allow housing for the elderly, disabled, and developmentally disabled with reduced and flexible development	Within one year of Housing Benerit adoption	In Process
who the man experience comes From the Conference of the Conferenc	nergency Shelters	Amend the Zoning Ordinance to modify the parking requirements for emergency shelters to ensure that they are only based on the number of staff and that they are not restricted by buffer		In Process
produced mellinger though a men service and produced mellinger through a mellinger thr	ny Samier Navigation Centers	Pursuant to 50 46, amend the Zoning Ordinance to establish	Within one year of Housing	In Process
And a series of these contents of the contents		promitions for love-earner navigation content (Liber.s). Permit transitional and supportive housing as a residential use in	Within one year of Housing	In Process.
And a series of these contents of the contents		all zones allowing residential uses. Amend the Zoning Ordinance to provide reasonable arrowmentations for arrowability approach that do not aller with	Demont adoption Within one year of Mousing	In Process
Amendment Care of Care	anned Development and Sewistr Blan	the strict interpretation of the soning code. Promote Ranned Development and Grandle Disa review		
with all and produced by the common of the c				
And the control of th	eidential Care		Virtner one year of Housing Element adoption	In Process
The final content of the content of		Work with public service providers to establish written procedures for the prioritization of water and sever reminer to hearing developments serving lower-income househalds.		In Strooner
The final content of the content of	ernworker and Employee Housing	Define and permit employee housing in compliance with the Employee Housing Act.	Within one year of Housing Benerit adoption	in Process
The final content of the content of		investigation one snonges to trially place-based investments in areas of concentrated aggregation and powerty, to contribute to community soutalization.		Not Yet Started
more extractions and approximate to the conserved automated automated to the conserved automated automated to the conserved automated auto		preversy programs and strategies to create place based improvements through investments in the public right of way.	elithin six years of Housing Element adoption	Not Yet Started
more extractions and approximate to the conserved automated automated to the conserved automated automated to the conserved automated auto		important programs identified in the 2003-302N Analysis of Impediments. Travant multi-family problemtial powerbankter, to account the Pitcher.	Ongoing	Ongoing
The triang General of Forestern of Manufacture of M	ousing Mobility	that lack multi-family housing options and affordable housing choices.	methin three years of Housing Demont adoption	Not Yet Started
The triang General of Forestern of Manufacture of M	ryronmental Justice and Expanded Access to apportunity	Adopt and implement a new Environmental succe Element in the General Plan. Continue to provide fair bounts.	Within two years of Housing Biernert adoption	Not Yet Started
tempod to provide information on exting founding recovers a willidate to their two years. Not 14 Sec. Content to the regions and aspects are on of the virities made by the second of their second of the second of	ir Housing Outreach and Enforcement	mediation, and fair housing information to residents and property owners.	Ongoing	Orgaing
tempod to provide information on exting founding recovers a willidate to their two years. Not 14 Sec. Content to the regions and aspects are on of the virities made by the second of their second of the second of	urait Improvement Programs	Work with Long Beach Transit to provide housing projections and other relevant data so that LBT continues to provide needed		Orgoing
tempod to provide information on exting founding recovers a willidate to their two years. Not 14 Sec. Content to the regions and aspects are on of the virine manifest to the section and of the section and of their section and the section	sendi District Program	warman aron services to Linearcod. Explore the creation of council districts in fieu of the current practice of citywide at large votine.	Within three moeths of Housing Dement adoption	Complete
tempod to provide information on exting founding recovers a willidate to their two years. Not 14 Sec. Content to the regions and aspects are on of the virine manifest to the section and of the section and of their section and the section		Address the negative impacts associated with the siting and operation of land uses such as industrial, agricultural, waste		Not Yet Started
Continue to Improve and expand the sale of the vertical media to information information information in the sale of Laboured's Neural programs to its residents and developers. Developers and improve and assessment a native for a resource to advertise the of Media and assessment of Media and assessment and section and advertise the section of Media and assessment and assessment and assessment	ouring, and Health Impacts see-lissed Housing, Outriside in Corr	storage, and energy productions, etc. in disadvantaged communities. On a biennial basis, hold a bousing resources fair in east Labowood		Not Yet Surred
Develop and incidence a neglecting program to advertise the Within one year of Housing		to provide information on existing housing resources available to residence. Continue to improve and expand the use of the various media to		
DU Education working or an engineering or required to Advertise Title Worthin one year of Housing In Proce		inform and promote the use of Lahewood's housing programs to its residents and developers.	Vertrin one year of Housing Bersent adoption	
sures or income inspection i mousing. Conduct a meeting/werlahep to inform relations of source of	7U Education	ability of homeowners to create ADUs.	Dement adoption	
Security Industry of Control and Control of the Con	ubility	income protection and state rent control laws such as All 5462.	Florent adoption	In Process

TABLE I

Jurisdiction	Lakewood		ŀ
Reporting Period	2022	(Jan. 1 - Dec. 31)	6
			ľ

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 10/15/2021 - 10/15/2029 units must be reported in Table A.

Housing Element Implementation

Planning Period	6th Cycle	10/15/2021 - 10/15/2029	units must be reported							
					Table I					
	Units C	onstructed Purs	uant to Governme	ent Code 65852.21 a	nd Applications	for Lot Splits Pur	rsuant to Goverr	nment Code 664	11.7 (SB9)	
	Project Identifier			Project Type	Date		Unit C	onstructed		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: Sta	art 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 Eastbroook 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)		Not started yet, delay due to COVID-19
1% Allocation to Gateway COG	\$3,000.00	\$3,000.00	Completed	None	1% allocation paymer complete
2					
*			_		

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

Completed Entitlemen	t Issued by Affordability Summary	
Income Le	evel	Current Year
Very Low	Deed Restricted	0
very Low	Non-Deed Restricted	25
Low	Deed Restricted	0
Low	Non-Deed Restricted	34
Moderate	Deed Restricted	0
Moderate	Non-Deed Restricted	5
Above Moderate		17
Total Units		81

Income L	evel	Current Year
Very Low	Deed Restricted	0
very Low	Non-Deed Restricted	19
Low	Deed Restricted	0
Low	Non-Deed Restricted	25
Moderate	Deed Restricted	0
Moderate	Non-Deed Restricted	5
Above Moderate		18
otal Units		67

Certificate of Occupan	cy Issued by Affordability Summary	
Income Le	evel	Current Year
Manager 1	Deed Restricted	0
Very Low	Non-Deed Restricted	20
Low	Deed Restricted	0
Low	Non-Deed Restricted	8
Moderate	Deed Restricted	0
Moderate	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 ISSUSED 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. <u>Administrative Cost Recovery</u> 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.