

AGENDA
REGULAR CITY COUNCIL MEETING
COUNCIL CHAMBERS
5000 CLARK AVENUE
LAKEWOOD, CALIFORNIA

March 14, 2023

ADJOURNED MEETING:

CITY COUNCIL GOAL SETTING UPDATE - Staff recommends the City Council review the actionable goals and provide additional feedback.

6:00 p.m.
EXECUTIVE BOARD ROOM

SHORT-TERM RENTALS - Staff recommends the City Council review the short-term rental information provided by staff and provide direction.

CALL TO ORDER

7:30 p.m.

INVOCATION: Pastor Mary Ann Pickard, Lakewood First United Methodist Church

PLEDGE OF ALLEGIANCE: Boy Scout Troop 140

ROLL CALL: Mayor Steve Croft
Vice Mayor Ariel Pe
Council Member Cassandra Chase
Council Member Todd Rogers
Council Member Jeff Wood

ANNOUNCEMENTS AND PRESENTATIONS:

Welcome to new Superintendent Ben Drati and new Board Members Amie Stewart and Brad Crihfield of the Bellflower Unified School District

ROUTINE ITEMS:

All items listed within this section of the agenda are considered to be routine and will be enacted by one motion without separate discussion. Any Member of Council may request an item be removed for individual discussion or further explanation. All items removed shall be considered immediately following action on the remaining items.

RI-1 MEETING MINUTES - Staff recommends City Council approve Minutes of the Meetings held February 28, 2023

RI-2 PERSONNEL TRANSACTIONS - Staff recommends City Council approve report of personnel transactions.

RI-3 REGISTERS OF DEMANDS - Staff recommends City Council approve registers of demands.

RI-4 CITY COUNCIL COMMITTEES' ACTIVITIES - Staff recommends City Council receive and file the report.

City Council Agenda

March 14, 2023

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ROUTINE ITEMS: - Continued

- RI-5 FINDING AND DETERMINING THAT THERE IS A NEED TO CONTINUE TAKING EMERGENCY ACTION REGARDING THE NEED TO MAKE REPAIRS TO THE BOLIVAR PARK STORMWATER CAPTURE BUILDING AND EQUIPMENT; RESOLUTION NO. 2023-12 - Staff recommends City Council adopt proposed resolution.
- RI-6 RESOLUTION NO. 2023-13; APPROVING RENEWAL OF GENERAL SERVICES AGREEMENT WITH THE COUNTY OF LOS ANGELES - Staff recommends City Council adopt proposed resolution.
- RI-7 SENATE BILL 998 POLICY REVISIONS - DISCONTINUATION OF RESIDENTIAL WATER SERVICE - Staff recommends the City Council adopt the revised SB 998 Policy.
- RI-8 ABATEMENT – GENERAL SERVICES CONTRACT - Staff recommends the City Council approve HDR Construction LLC to complete the abatements for a total amount not to exceed \$31,425. Funds for this contract are included in the City's FY 2022-23 budget.
- RI-9 ZERO-EMISSION TRANSIT AGENCY ROLLOUT PLAN, RESOLUTION NO. 2023-14 - Staff recommends the City Council adopt the proposed resolution.

REPORTS:

- 3.1 2023 ILLEGAL FIREWORKS PUBLIC EDUCATION AND ENFORCEMENT PLAN – Staff recommends the City Council receive and file the report
- 3.2 2022 GENERAL PLAN ANNUAL PROGRESS REPORT - The Planning and Environment Commission recommends that the City Council receive and file the 2022 General Plan Annual Progress Report and direct staff to submit the same to the Department of Housing and Community Development and to the Governor's Office of Planning and Research.

AGENDA LAKEWOOD HOUSING SUCCESSOR AGENCY

1. REGISTER OF DEMANDS - Staff recommends Housing Successor Agency approve registers of demands.

ORAL COMMUNICATIONS:

ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you are a qualified individual with a disability and need an accommodation to participate in the City Council meeting, please contact the City Clerk's Office, 5050 Clark Avenue, Lakewood, CA, at 562/866-9771, ext. 2200; or at cityclerk@lakewoodcity.org at least 48 hours in advance to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

Agenda items are on file in the Office of the City Clerk, 5050 Clark Avenue, Lakewood, and are available for public review during regular business hours. Any supplemental material distributed after the posting of the agenda will be made available for public inspection during normal business hours in the City Clerk's Office. For your convenience, the agenda and the supporting documents are available in an alternate format by request and are also posted on the City's website at www.lakewoodcity.org

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Adjourned

COUNCIL STUDY SESSION

March 14, 2023

TO: The Honorable Mayor and City Council

SUBJECT: City Council Goal Setting Update

INTRODUCTION

At the adjourned City Council meeting on October 29, 2022, council members took part in a goal setting session for 2023. Moderated by a strategic planning consultant, the meeting yielded actionable items with the City Manager subsequently directing city staff for implementation. This meeting provides an update on those goals and gives the City Council an opportunity to provide additional feedback and comments on said goals.

STATEMENT OF FACTS

Before presenting the actionable goals, it is helpful to provide a summary of the discussions at the study session that led to those goals.

The City Council's overarching goal is to keep up the "Lakewood Way." This was underscored by the flash poll results when identifying what is important to residents: physical safety and security, well-maintained streets, family friendly and well-maintained parks. Council members also identified that rational leadership is important. The city has a history of stable leadership on the council and residents expect and appreciate stable leadership. Other attributes identified are the responsiveness of city staff to residents, quality of life, good place to do business, sense of ownership of the city by the public and fiscal responsibility and prudence.

As part of the goal setting process, council members identified internal and external issues that may help drive the goals. Internal issues such as the increased difficulties in establishing effective state and county elected officials in light of diverging policies, and the need to forecast future budgets better as decisions made now will affect future councils. External issues include having only 3.6 acres of undeveloped land in the whole city, homelessness, water regulations, and economic development.

The discussion shifted to the most important results that the City Manager and city staff must accomplish well in leading, managing and operating the city:

- ✓ Keeping attention to maintaining infrastructure
- ✓ Being proactive in dealing with problems to maintain quality of life
- ✓ Maintain Lakewood's reputation as a leader in the region and being more proactive and influential in regional and statewide issues.
- ✓ Think outside the box in fostering innovation and creativity

City Council Goal Setting Update

March 14, 2023

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A SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis was performed to further delve into how the goals could be developed that would integrate and address these concerns.

- **Strengths:** the involvement of city employees in community groups and nonprofits; individual investment of city staff being here in this community; employees are high quality individuals; the city's strong relationships with various stakeholders, our history as being the first contract city lends credence to our reputation.
- **Weaknesses:** size of workforce is a limitation in the era of capital improvement projects, lacking economic development strategy and focus, and needing to be clearer concerning homelessness policies.
- **Threats:** growing feeling amongst longtime residents that the best days of Lakewood are behind us; increasing crime trends, increasing state and county preemption, increasing density, adapting to regulations, impacts from climate mitigation.
- **Opportunities:** build on our Race, Equity, Diversity and Inclusion initiatives, infrastructure improvements, Lakewood Center redevelopment, development of the Clark/Del Amo corner, future park amenities and creation of a Parks Master Plan, creation of a public youth-led commission, and a new Deputy District Attorney.

Actionable Goals

- Extend services to seniors that are not mobile or ambulatory. Identify need and gaps in our senior services.
- Come up with a communication plan on sharing information, success and challenges of our story.
- Share the cost of the Sheriff's Mental Evaluation Team with other cities.
 - Create a JPA after the expiration of grant funds that are currently funding the Homeless Services Liaison, allowing us to share on housing issues
- Stand up a project management system for capital improvement projects.
- Create a 20-year financial forecast report.
- Address faded street signs and faded curbs.
- Institute more neighborhood events focused around parks to get to know neighbors.
- Re-evaluate requirements for block off street for 4th of July parties with a recalcitrant neighbor; look at what other cities do.
- Connect our city with West Santa Ana Branch, getting people from that station to Lakewood.
- Create an Economic Development task force/committee consisting of realtor, business owner, workforce development expert, Chamber of Commerce.
 - Develop Economic Development Plan
 - Stand up an Economic Development Department
- Expand loan program to businesses for façade improvements or expansion grants.

City Council Goal Setting Update

March 14, 2023

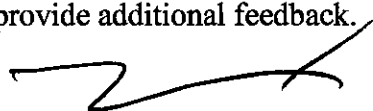
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- Consider a new category for Lakewood Beautiful for businesses that have made improvements.
- Look into developing Lakewood as a “smart city.”
- Develop a Parks Master Plan that includes consideration of future park amenities.
- Develop a “Downtown” Specific Plan that includes the Civic Center Complex (Library, Sheriff’s Station and Post Office).
- Actualize REDI components and expand universe of participants by developing a Community Engagement Action Plan.
- Develop Mission, Vision and Values for the city organization.

RECOMMENDATION

That the City Council review the actionable goals and provide additional feedback.

Paolo Beltran 
Deputy City Manager


Thaddeus McCormack
City Manager

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COUNCIL AGENDA

March 14, 2023

TO: The Honorable Mayor and City Council

SUBJECT: Short-Term Rentals Update

BACKGROUND

In October 2018 the City Council adopted Ordinance 2018-7 that amended the Lakewood Municipal Code pertaining to the short-term rental of residential properties. The ordinance was adopted in response to an increasing number of short-term rentals (also known as “Airbnbs”) in the City that were becoming enforcement challenges.

The objective of Ordinance 2018-7 was to prevent homes from becoming “party houses” or full-time hotels that would jeopardize the quality of life for residents. The ordinance banned whole-home rentals, limited the number of rental day/nights to 90 per year, and prohibited any accessory dwelling units (ADU) from short-term rental use. Additionally, it required all short-term rental operators to obtain an annual business license and register, collect, and remit quarterly the eight percent transient occupancy tax (TOT) to the City. Since the adoption of the ordinance, there have been six short-term rental operators who have obtained a business license with five of the operators still active and operating.

ONGOING ENFORCEMENT

Following the passing of Ordinance 2018-7, staff from multiple departments including Public Safety, Community Development, and Finance and Administrative Services have been heavily involved in the regulation, detection, discovery, and enforcement of short-term rentals. Recently, staff has observed a dramatic increase in the number homes being purchased and turned into short-term rentals. In the last three years, 20 homes fall into this category, with many of them being used as unpermitted whole-home rentals. At this time, staff has successfully closed 18 short-term rentals with another 21 remaining open as active code enforcement cases.

A review of the calls for service to the Los Angeles County Sheriff’s Department (LASD) to the six most problematic short-term rentals, including three licensed rentals, found 34 calls for service since 2020. These calls range from loud parties to suspicious vehicles or persons at the location. The difficulty in enforcing the current ordinance is that staff is reliant on information such as the number of reservations, proof of owner-occupancy, and compliance of guests from either the operator or the listing website for information to register the rental or enforce the ordinance.

Currently, of the 21 open enforcement cases, eight have other current or past code enforcement issues and five have unpermitted ADU or garage conversions. Staff also believes that recently passed State housing legislation has encouraged short-term rental operators to purchase homes, build ADUs, and “flip” them as investment properties by listing them as short-term rentals. Despite State law prohibiting such use, it is ultimately the responsibility of the City to enforce. With the demand for short-term rentals increasing and a concerted effort from Airbnb itself to increase listings specifically in California, staff expects this trend to continue. See attached article from the Orange County Register.

LICENSED SHORT-TERM RENTALS

The five currently-licensed short-term rentals have been problematic for various reasons, including parking compliance, LASD calls for service from neighbors, delinquent business license and TOT payments, and possible misleading or false information provided on license applications that staff is reviewing for possible enforcement or revocation.

It is difficult to estimate the amount of revenue that short-term rentals may generate for the City. While they are each required to pay \$40 annually for their business license, the TOT revenue component is dependent on their self-reporting the level of use to the City. As a majority of those licensed are delinquent on their TOT, staff is lacking data to accurately estimate TOT revenue. Based on the few operators that have paid their TOT, staff's estimate is that roughly \$1,000 in total annual revenue per rental could be generated for the City. Based on the five licensed short-term rentals in City, a projected revenue stream of \$5,000 per year would only be enough to offset the annual cost of the software purchased by the City to assist in providing short-term rental compliance. In the end, the minimal short-term rental revenue received does not cover the cost for staff and LASD resources utilized.

ADDITIONAL INFORMATION

In response to a 2019 shooting that left four people fatally injured at a Halloween-themed short-term rental house party in Northern California, the California legislature passed Senate Bill 60. It allowed for an increase in the maximum amount of administrative fines for violations of an agency's short-term rental ordinance, from \$100-\$500 per violation to \$1,500-\$5,000 per violation. The City has implemented these enhanced fines and has successfully used them at times to shut down non-compliant operators. Unfortunately, the scope of the enhanced fines is limited to violations that "pose threats to the public's health and safety," not just those operating without a business license.

Staff also recently conducted a short-term rental survey of fourteen neighboring cities and found that the City's ordinance is not consistent with the position of most other area cities (attached). Eleven of the 14 cities surveyed have total bans on short-term rentals.

This short-term rental information was presented to the Public Safety Committee at their March 7, 2023 meeting resulting in their support for conceptually banning short-term rentals and recommendation that staff provide a report to the entire City Council for review and consideration. Subsequent to the committee meeting, staff learned that if this is the City Council's direction the necessary ordinance would need to be first presented to the City's Planning and Environmental Commission on April 6th, prior to formal City Council action.

RECOMMENDATION

It is recommended that the City Council review the short-term rental information provided by staff and provide direction.



Jose Gomez
Director of Finance and Administrative Services

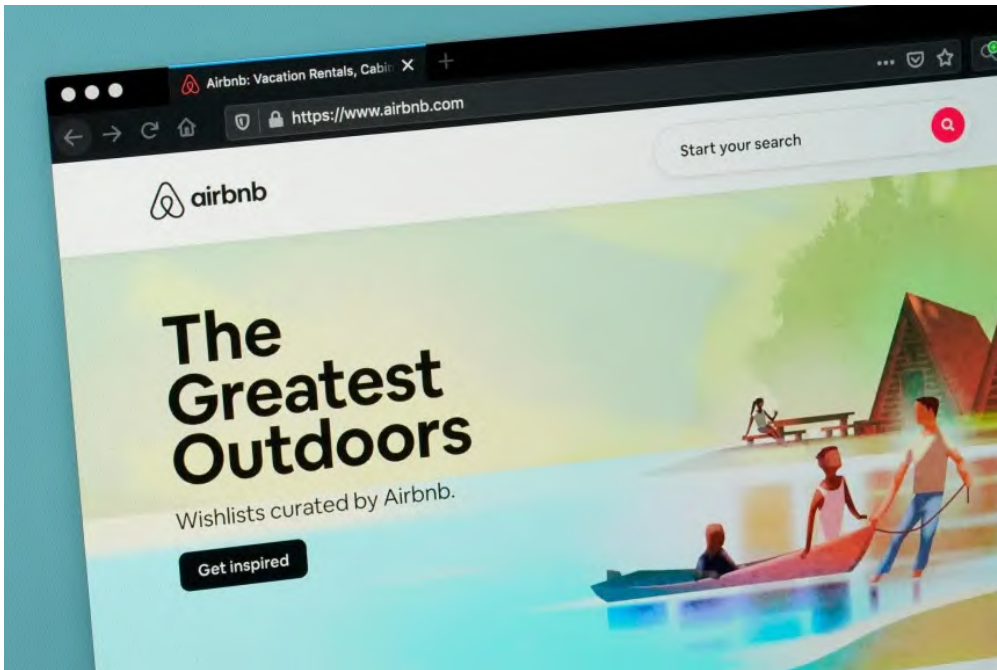


Thaddeus McCormack
City Manager

NEWS > HOUSING • News

Airbnb wants more people, especially in California, to rent their homes

The company also is working on a plan to display the all-in price of a stay up front on its app and website.



FILE – Airbnb’s website is displayed on a web browser on May 8, 2021, in Washington. Airbnb is looking for more people to turn their homes into short-term rentals. The company said Wednesday, Nov. 16, 2022, that it is rolling out a simpler process of enrolling, with online help from a “superhost.” (AP Photo/Patrick Semansky, File)



By THE ASSOCIATED PRESS |

By David Koenig | The Associated Press

Convinced that the boom in leisure travel is permanent, Airbnb aims to expand its listings by convincing more people to turn their homes into short-term rentals.

The company said Wednesday that it will increase the amount of liability coverage for hosts, up to \$3 million, in a play for owners of nicer houses in high-cost places such as California. It will also pair newbies with a “superhost” to guide them through the process of becoming a short-term landlord, from signing up to welcoming their first guest.

More listings would not seem to be Airbnb’s biggest challenge.

CEO Brian Chesky says the San Francisco company is taking steps to make price more transparent when consumers browse Airbnb listings, and he predicts that will reduce sky-high cleaning fees that many hosts tack on well into the booking process — a major complaint of consumers.

The company also continues to try to crack down on large parties at rentals, a few of which have turned violent. And it faces efforts to increase regulation of short-term rentals.

Through it all, Airbnb has fared better than most travel companies during the pandemic. This month, it reported a record \$1.21 billion profit for the third quarter. Its stock fell, however, because earnings and bookings were less than Wall Street expected and the company gave a cautious fourth-quarter outlook.

Investors worry that consumers paying more for food, gas and housing — and facing predictions of recession — will cut back on discretionary spending like travel, hurting Airbnb.

Some current hosts are worried that might already be happening. Last month, a post on a Facebook page for Airbnb “superhosts” asked, “Has anyone seen a

Other hosts on social media have suggested theories ranging from a fragile economy to pent-up travel demand finally running out, and some think the problem might be that Airbnb already has too many listings.

AirDNA, which tracks short-term rental numbers, said Airbnb listed nearly 1.4 million rentals in the U.S. in September, a 23% jump from a year earlier and 9% over 2019. Nearly two-thirds were added since 2020. The trends are similar for global listings.

Chesky said in an interview that Airbnb has enough hosts now — he didn't say it has too many — but needs more because leisure travel will keep growing. And, he said, a recession could push more people to turn their homes into Airbnbs. After all, he likes to point out, Airbnb launched during the great recession in 2008.

"People are pulling back spending in tons of areas, but not travel," he said. "And with a looming recession, we felt like more people than ever are going to want to make extra money."

Potential hosts sometimes hesitate, Chesky said, because they are uncomfortable having strangers in their homes. The company's response is to triple the amount of coverage for hosts — from \$1 million to \$3 million — against damage, including to vehicles, boats and a wider range of art on the property.

Chesky is betting that will persuade more owners of nice homes to list them on Airbnb.

"Exactly, and home values have increased since we wrote the \$1 million plan," he said. "We just noticed more than 20% of the homes on Airbnb, and maybe even more than that, were over the \$1 million limit in value."

The company said it is also launching a system to verify the identity of guests and flag potential parties, immediately in the U.S. and Canada and worldwide by next spring. Chesky said the system is "not a silver bullet," and he didn't provide many details but said in the U.S. it will include a check of criminal and sex-offender records.

In the meantime, the company is working on a plan to display the all-in price of a stay up front on its app and website — an amount that would include cleaning

Chesky said he didn't want to bar or cap cleaning fees — that's a decision for hosts, he said. But including fees in the upfront price — and in the order in which search results are displayed — “is going to correct the market,” he said.

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 **The Trust Project**

The Home Stretch.

Our weekly newsletter breaks down the news on affordability, renting, buying, selling & more.

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Tags: [California travel](#)



The Associated Press

SHORT TERM RENTAL - OTHER CITIES SURVEY JAN 2023

<u>CITY</u>	<u>ALLOWED</u>	<u>WHOLE HOME OR PARTIAL</u>	<u>MAX DAYS PER YEAR</u>	<u>ADU</u>
DOWNEY	NO			
CERRITOS	NO			
BELLFLOWER	NO			
LA PALMA	YES	BOTH	90	YES
NORWALK	NO			
PARAMOUNT	NO			
LA MIRADA	NO			
HAWAIIAN GARDENS	NO			
ARTESIA	NO			
CYPRESS	NO - PROHIBITED BY OMISSION			
WHITTIER	YES - BUT NOT REGULATED - NO ORDINANCE OR LICENSE			
LOS ALAMITOS	NO - BUT CONSIDERING IT			
LONG BEACH	YES	BOTH	HOSTED - NO LIMIT UNHOSTED - 90	NO
SIGNAL HILL	NO			

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Routine Items

Routine Item 1 – City Council Minutes
will be available prior to the meeting.

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COUNCIL AGENDA

March 14, 2023

TO: The Honorable Mayor and City Council

SUBJECT: Report of Personnel Transactions

<u>Name</u>	<u>Title</u>	<u>Schedule</u>	<u>Effective Date</u>
1. FULL-TIME EMPLOYEES			
A. Appointments			
None			
B. Changes			
Ann Moloney	Senior Clerk	6A	03/05/2023
	Administrative Secretary	15A	
C. Separations			
None			
2. PART-TIME EMPLOYEES			
A. Appointments			
Christopher Layton	Maintenance Services Aide III	B	03/06/2023
B. Changes			
Helen Borgerding	Community Services Leader IV	B	03/05/2023
	Community Services Leader III		
C. Separations			
None			



Thaddeus McCormack
City Manager

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**CITY OF LAKEWOOD
SUMMARY ACH/WIRE REGISTER FEBRUARY 2023**

ACH date	Amount	Recipient	Purpose	Period
2/3/23	\$369.59	The Technology Depot	Communications Services 1 of 2	Feb 2022
2/3/23	\$1,430.80	LEF	Online Donations	Oct-Dec 2022
2/3/23	\$2,377.48	Meals on Wheels	Online Donations	Oct-Dec 2022
2/3/23	\$9,074.80	Project Shepherd	Online Contributions	Oct-Dec 2022
2/8/23	\$120,857.39	CalPERS	Employee Medical Premiums	Feb 2023
2/8/23	\$103,843.52	IRS via F&M	Payroll - Federal Taxes	Jan 22-Feb 4, 2023
2/8/23	\$593,769.07	Various	Employee Payroll	Jan 22-Feb 4, 2023
2/9/23	\$107,254.97	CalPERS	Payroll - Retirement Plan	Jan 8-21, 2023
2/9/23	\$3,460.00	F&A Fed C/U	Payroll - Employee Deposits	Jan 22-Feb 4, 2023
2/9/23	\$6,050.00	Southland C/U	Payroll - Employee Deposits	Jan 22-Feb 4, 2023
2/9/23	\$29,225.09	EDD	Payroll - State Taxes	Jan 22-Feb 4, 2023
2/9/23	\$3,623.79	MidAmerica	Retiree Medical Benefit	Jan 22-Feb 4, 2023
2/9/23	\$13,652.94	VOYA	Payroll -Deferred Compensation	Jan 22-Feb 4, 2023
2/9/23	\$3,425.00	PARS via U.S. Bank	Payroll - Retirement Plan 1 of 2	Jan 22-Feb 4, 2023
2/9/23	\$4,373.81	PARS via U.S. Bank	Payroll - Retirement Plan 2 of 2	Jan 22-Feb 4, 2023
2/9/23	\$33,224.70	VOYA	Payroll - Deferred Compensation	Jan 22-Feb 4, 2023
2/17/23	\$25,473.62	MidAmerica	Retiree Medical Benefit	Feb 2023
2/17/23	\$489.00	The Technology Depot	Communications Services 2 of 2	Feb 2023
2/17/23	\$5,000,000.00	CAMP	City Investment Deposit	Feb 2023
2/17/23	\$108,522.23	CalPERS	Payroll - Retirement Plan	Jan 22-Feb 4, 2023
2/22/23	\$101,852.11	IRS via F&M	Payroll - Federal Taxes	Feb 5-18, 2023
2/22/23	\$595,252.55	Various	Employee Payroll	Feb 5-18, 2023
2/23/23	\$3,460.00	F&A Fed C/U	Payroll - Employee Deposits	Feb 5-18, 2023
2/23/23	\$6,050.00	Southland C/U	Payroll - Employee Deposits	Feb 5-18, 2023
2/23/23	\$28,501.59	EDD	Payroll - State Taxes	Feb 5-18, 2023
2/23/23	\$3,501.51	MidAmerica	Retiree Medical Benefit	Feb 5-18, 2023
2/23/23	\$14,119.59	VOYA	Payroll -Deferred Compensation	Feb 5-18, 2023
2/23/23	\$7,805.66	PARS via U.S. Bank	Payroll - Retirement Plan 1 of 1	Feb 5-18, 2023
2/23/23	\$33,424.70	VOYA	Payroll - Deferred Compensation	Feb 5-18, 2023
2/24/23	\$63,688.17	City Light & Power	Street Lighting Services	Feb 2022
2/24/23	\$2,450.00	LCEA	Employee Paid Dues	Feb 2022
2/24/23	\$109,103.49	CalPERS	Payroll - Retirement Plan	Feb 5-18, 2023
2/27/23	\$116,692.83	CalPERS	Employee Medical Premiums	Mar 2023

Council Approval

Date

City Manager

Attest:

City Clerk

Director of Finance & Administrative Services

**CITY OF LAKEWOOD
FUND SUMMARY 3/2/2023**

In accordance with section 2521 of the Lakewood Municipal Code, presented herewith is a summary of obligations to be paid by the City of Lakewood. Each of the following demands has been audited by the Director of Finance and Administrative Services and approved by the City Manager.

1010	GENERAL FUND	274,995.60
1020	CABLE TV	2,350.18
1025	AMERICAN RESCUE PLAN	7,253.24
1030	CDBG CURRENT YEAR	3,125.01
1050	COMMUNITY FACILITY	4,443.29
1070	RETIREE BENEFITS	228,750.00
1621	LA CNTY MEASURE R	136,857.00
1623	LA CNTY MEASURE W	20,471.25
3001	CAPITAL IMPROV PROJECT FUND	17,903.83
3015	ROAD MAINTC & REHAB ACCT	183,082.00
3070	PROPOSITION "C"	134.98
5010	GRAPHICS AND COPY CENTER	631.98
5020	CENTRAL STORES	4,037.76
5030	FLEET MAINTENANCE	6,528.72
7500	WATER UTILITY FUND	46,433.08
8020	LOCAL REHAB LOAN	4,287.50
8030	TRUST DEPOSIT	957.50
		942,242.92

Council Approval

Date

City Manager

Attest

City Clerk

Director of Finance and Administrative Services

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK DATE	VENDOR NAME	CHECK AMOUNT
03/02/2023	ADVANTAGE MAILING, LLC	1,257.32
03/02/2023	AIRE RITE A/C & REFRIGERATION INC	336.62
03/02/2023	ALESHIRE & WYNDER LLP	1,326.00
03/02/2023	ALL CITY MANAGEMENT SERVICES, INC.	11,124.00
03/02/2023	MNRO HOLDINGS, LLC	1,099.69
03/02/2023	ALLEN, JOHNNY	254.80
03/02/2023	ALTEC INDUSTRIES INC	633.62
03/02/2023	AMAZON CAPITAL SERVICES, INC.	7,191.65
03/02/2023	AREA E CIVIL DEFENSE &	7,847.00
03/02/2023	AUTOLIFT SERVICES INC	440.00
03/02/2023	AUTOZONE PARTS INC	22.04
03/02/2023	B&M LAWN AND GARDEN INC	66.66
03/02/2023	BIOMETRICS4ALL INC	3.75
03/02/2023	BREA, CITY OF	42,267.50
03/02/2023	CAL BOWL ENTERPRISES LLC	1,003.38
03/02/2023	SEMA, INC.	584.72
03/02/2023	CENTRAL BASIN MUNICIPAL WATER	1,800.00
03/02/2023	CERRITOS CITY	4,862.00
03/02/2023	CERRITOS, CITY OF	1,482.39
03/02/2023	CINTAS CORPORATION	4.23
03/02/2023	CINTAS CORPORATION	335.76
03/02/2023	CITY LIGHT & POWER LKWD INC	2,694.26
03/02/2023	CJ CONCRETE CONSTRUCTION INC	315,287.00
03/02/2023	COCHICO, WILFRED Z	31.98
03/02/2023	COMMUNITY FAMILY GUIDANCE CTR	708.33
03/02/2023	CREATE A PARTY INC.	15,681.00
03/02/2023	DANGELO COMPANY	4,011.84
03/02/2023	DATA TICKET INC	574.00
03/02/2023	DELTA DENTAL INSURANCE COMPANY	885.07
03/02/2023	DELTA DENTAL OF CALIFORNIA	7,001.47
03/02/2023	DIRECTV INC	46.25
03/02/2023	EEC ACQUISITION LLC	813.29
03/02/2023	ELLIOTT AUTO SUPPLY COMPANY INC	138.89
03/02/2023	HACH COMPANY	1,262.12
03/02/2023	HARA M LAWNMOWER CENTER	1,098.05
03/02/2023	HERMAN, LINDA	300.00
03/02/2023	HODGE PRODUCTS INC.	529.63
03/02/2023	HOME DEPOT	4,083.38
03/02/2023	HUMAN SERVICES ASSOCIATION	750.00
03/02/2023	HUNTER, JOHN L & ASSOCIATES	21,128.75
03/02/2023	IMMEDIATE MEDICAL CARE	150.00
03/02/2023	JHM SUPPLY INC	207.22
03/02/2023	JONES RICHARD D. A PROF LAW CORP	1,524.41
03/02/2023	KUYKENDALL, PAUL	195.00
03/02/2023	LAKEWOOD ROTARY CLUB	418.00
03/02/2023	LAKEWOOD, CITY OF	200.00
03/02/2023	LAKEWOOD, CITY WATER DEPT	22,125.04

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK DATE	VENDOR NAME	CHECK AMOUNT
03/02/2023	LANCE, STEVEN JOSEPH	590.00
03/02/2023	LA COUNTY DEPT OF PUBLIC WORKS	5,830.73
03/02/2023	MANAGED HEALTH NETWORK	359.48
03/02/2023	MC MASTER-CARR SUPPLY CO	67.68
03/02/2023	MENDEZ, JAVIER	60.00
03/02/2023	NATIONAL UNION FIRE INSURANCE CO	444.55
03/02/2023	NESTLE WATERS NORTH AMERICA	166.68
03/02/2023	O'REILLY AUTOMOTIVE STORES INC	1,370.73
03/02/2023	US BANCORP ASSET MANAGEMENT, INC.	3,097.32
03/02/2023	PETTY CASH/ ANDREW CAMACHO	1,360.02
03/02/2023	PIERSON, JEREMY L.	344.00
03/02/2023	ROGUE AVIATION INC.	2,707.75
03/02/2023	S & J SUPPLY CO	1,338.19
03/02/2023	SAL'S PLUMBING INC.	900.00
03/02/2023	SANCHEZ, EUGENE	250.00
03/02/2023	SERVICEWEAR APPAREL INC.	440.53
03/02/2023	SO CALIF SECURITY CENTERS INC	19.61
03/02/2023	SOUTHERN CALIFORNIA EDISON CO	23,239.72
03/02/2023	SOUTHWEST PATROL INC.	14,760.00
03/02/2023	CHARTER COMMUNICATIONS HOLDINGS, LLC	4,320.50
03/02/2023	STANDARD INSURANCE CO UNIT 22	10,150.36
03/02/2023	STAPLES, INC.	96.08
03/02/2023	SWIFTCOMPLY US OPCO, INC.	2,440.00
03/02/2023	T-MOBILE USA, INC	61.60
03/02/2023	TGIS CATERING SVCS INC	13,703.80
03/02/2023	THE HITT COMPANIES	28.67
03/02/2023	TOP HAT BALLOON WERKS, LLC	463.33
03/02/2023	TRANSAMERICA LIFE INSURANCE COMPANY	1,038.19
03/02/2023	TURF STAR	30,187.45
03/02/2023	U S BANK PARS ACCT #6746022500	228,750.00
03/02/2023	U S BANK NATIONAL ASSOCIATION	20,338.51
03/02/2023	U S POSTAL SERVICE	10,760.60
03/02/2023	U S POSTMASTER	290.00
03/02/2023	USA BLUE BOOK A DIVISION OF	187.53
03/02/2023	USPS-POC	25,000.00
03/02/2023	VERITIV OPERATING COMPANY	38.23
03/02/2023	VISION SERVICE PLAN	4,165.85
03/02/2023	VOORHEES, RONDA	321.75
03/02/2023	WATER SYSTEM SERVICES LLC	195.00
03/02/2023	WAXIE ENTERPRISES INC	572.37
03/02/2023	WELLS C. PIPELINE MATERIALS	454.03
03/02/2023	WESTERN EXTERMINATOR CO	373.75
03/02/2023	COMPREHENSIVE PRINT GROUP LLC	6,807.51
03/02/2023	WESTERN WATER WORKS SUPPLY CO	248.41
03/02/2023	WILLDAN ASSOCIATES	22,555.83
03/02/2023	WYNN, LAKYN	48.75
03/02/2023	YBARRA, ALBERT JR.	80.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK DATE	VENDOR NAME	CHECK AMOUNT
03/02/2023	ATTIC MASTERS INSULATION SERVICES	4,287.50
03/02/2023	BROOKS, SHARONDA	250.00
03/02/2023	ENCINA, REMEDIOS	523.00
03/02/2023	FALLA, JACKELINE	2,798.18
03/02/2023	GIROUX, NINA	250.00
03/02/2023	LEBEAU, VANITY	250.00
03/02/2023	LOOMIS, LINDA	100.00
03/02/2023	NEW EDGE SOLUTIONS INC	120.80
03/02/2023	PLENG, RON	250.00
03/02/2023	POLY HIGH SCHOOL - GIRLS BASKETBALL	205.00
03/02/2023	RAMIREZ, JULIO	1,378.98
03/02/2023	ROWLAND, KATHY	180.00
03/02/2023	SUNRUN INSTALLATION SERVICES INC	199.28
03/02/2023	TOBIN, EMILY	250.00
03/02/2023	FESTIVAL FUN PARKS INC	2,658.06
03/02/2023	SCHMID, JENNIFER	12.24
03/02/2023	SU CASA ENDING DOMESTIC VIOLENCE	1,666.68
03/02/2023	OBAL, EMMA	50.00
	Total:	942,242.92

**CITY OF LAKEWOOD
FUND SUMMARY 3/9/2023**

In accordance with section 2521 of the Lakewood Municipal Code, presented herewith is a summary of obligations to be paid by the City of Lakewood. Each of the following demands has been audited by the Director of Finance and Administrative Services and approved by the City Manager.

1010	GENERAL FUND	321,560.99
1020	CABLE TV	80.00
1025	AMERICAN RESCUE PLAN	5,368.75
1050	COMMUNITY FACILITY	4,816.98
1500	MISC-SPECIAL REVENUE FUND	7,455.00
5010	GRAPHICS AND COPY CENTER	394.81
5020	CENTRAL STORES	1,420.45
5030	FLEET MAINTENANCE	28,243.68
7500	WATER UTILITY FUND	126,470.37
8020	LOCAL REHAB LOAN	246.00
8030	TRUST DEPOSIT	200.00
		<hr/>
		496,257.03

Council Approval

_____ Date

_____ City Manager

Attest

_____ City Clerk

_____ Director of Finance and Administrative Services

CITY OF LAKEWOOD SUMMARY CHECK REGISTER

<u>CHECK DATE</u>	<u>VENDOR NAME</u>	<u>CHECK AMOUNT</u>
03/09/2023	A T & T CORP	314.25
03/09/2023	SHAKER NERMINE	1,925.00
03/09/2023	AEF SYSTEMS CONSULTING. INC.	5,368.75
03/09/2023	AGRI-TURF DISTRIBUTING	795.47
03/09/2023	AIRE RITE A/C & REFRIGERATION INC	7,292.76
03/09/2023	ALAN'S LAWN AND GARDEN CENTER. INC.	181.09
03/09/2023	ALL CITY MANAGEMENT SERVICES. INC.	10,011.60
03/09/2023	ALLIED REFRIGERATION INC	251.36
03/09/2023	AMAZON CAPITAL SERVICES. INC.	917.51
03/09/2023	ATALLA. IBRAHIM	175.50
03/09/2023	N. HARRIS COMPUTER CORPORATION	38,313.60
03/09/2023	B.R. BREWER SIGN & GRAPHICS	263.50
03/09/2023	BAY AREA DRIVING SCHOOL. INC.	32.50
03/09/2023	BELL EVENT SERVICES INC	3,550.00
03/09/2023	BROEKER. CANDACE	39.00
03/09/2023	CALIF. STATE DISBURSEMENT UNIT	157.38
03/09/2023	CALIF STATE FRANCHISE TAX BOARD	25.00
03/09/2023	CALIFORNIA STATE DEPT OF JUSTICE	128.00
03/09/2023	CHICAGO TITLE CO	208.00
03/09/2023	CINTAS CORPORATION	145.07
03/09/2023	CINTAS CORPORATION	167.88
03/09/2023	CLAVERIE. COURTNEY DAY	104.00
03/09/2023	CAMERON WELDING SUPPLY	298.70
03/09/2023	BRAGG INVESTMENT COMPANY. INC.	810.41
03/09/2023	CN SCHOOL AND OFFICE SOLUTIONS INC	643.82
03/09/2023	DE LAGE LANDEN FINANCIAL SERVICES	394.81
03/09/2023	DICKSON R F CO INC	50,376.98
03/09/2023	DOSSIER SYSTEMS. INC.	1,568.15
03/09/2023	DUNRITE PEST CONTROL INC.	260.00
03/09/2023	FERGUSON ENTERPRISES INC	957.03
03/09/2023	FLUE STEAM INC	85.00
03/09/2023	FONTELA. THAO	2,021.50
03/09/2023	FRONTIER CALIFORNIA INC.	2,433.21
03/09/2023	GALLS PARENT HOLDINGS. LLC	38.76
03/09/2023	GRAINGER W W INC	189.20
03/09/2023	H & H NURSERY	98.41
03/09/2023	HOME DEPOT	2,939.86
03/09/2023	INFOSEND INC	9,437.71
03/09/2023	JHM SUPPLY INC	208.69
03/09/2023	KDC INC	2,218.00
03/09/2023	KICK IT UP KIDZ. LLC	598.00
03/09/2023	KIM. YVONNE	432.00
03/09/2023	YMCA OF GREATER LONG BEACH	1,500.00
03/09/2023	LAKEWOOD. CITY OF	200.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK DATE	VENDOR NAME	CHECK AMOUNT
03/09/2023	LONG BEACH CITY GAS & WATER DEPT	156.71
03/09/2023	LOPEZ. ADRIANA	7,455.00
03/09/2023	LUNDERVILLE. GERALD P	168.00
03/09/2023	MATHESON TRI-GAS. INC.	228.70
03/09/2023	MC MASTER-CARR SUPPLY CO	73.31
03/09/2023	MERRIMAC PETROLEUM INC	24,229.28
03/09/2023	MILLER DON & SONS	39.79
03/09/2023	MOSES-CALDERA. ISABEL	461.50
03/09/2023	MVP'S. LLC	1,000.00
03/09/2023	O'REILLY AUTOMOTIVE STORES INC	1,422.07
03/09/2023	OCAJ INC	38.00
03/09/2023	ODP BUSINESS SOLUTIONS. LLC	492.95
03/09/2023	RAYVERN LIGHTING SUPPLY CO INC	77.86
03/09/2023	READWRITE EDUCATIONAL SOLUTIONS INC	659.75
03/09/2023	CERRITOS FORD INC	196,223.61
03/09/2023	S & J SUPPLY CO	1,971.34
03/09/2023	SAN JUAN. CLYDE J	165.75
03/09/2023	SERVICWEAR APPAREL INC.	42.88
03/09/2023	SITEONE LANDSCAPE SUPPLY. LLC	1,465.60
03/09/2023	SO CALIF SECURITY CENTERS INC	179.23
03/09/2023	SOLID SURFACE CARE. INC.	2,409.00
03/09/2023	SOUTHERN CALIFORNIA EDISON CO	4,220.45
03/09/2023	STAPLES. INC.	62.95
03/09/2023	STATE WATER RESOURCES CONTROL BOARD	74,184.20
03/09/2023	STEIN. ANDREW T	869.36
03/09/2023	TGIS CATERING SVCS INC	16,645.00
03/09/2023	THURSTON ELEVATOR CONCEPTS. INC.	146.00
03/09/2023	UNDERGROUND SERVICE ALERT	472.00
03/09/2023	WATERLINE TECHNOLOGIES INC	8,327.85
03/09/2023	WAXIE ENTERPRISES INC	330.68
03/09/2023	WHITE HOUSE FLORIST INC	212.24
03/09/2023	WORTHINGTON FORD	72.93
03/09/2023	ZAMORA. SILVIE (WARD)	80.00
03/09/2023	DYER. JULIE	518.13
03/09/2023	DYNASTY ELECTRIC	88.32
03/09/2023	EAK. SODANY	2,217.85
03/09/2023	LAKEWOOD WOMEN'S CLUB	250.00
03/09/2023	MITCHELL. NANCY	72.00
03/09/2023	SUNRUN INSTALLATION SERVICES INC	199.28
03/09/2023	TREVILLA. SABRA	250.00
	Total:	496,257.03

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COUNCIL AGENDA

March 14, 2023

TO: The Honorable Mayor and City Council

SUBJECT: Report of City Council Committees' Activities

INTRODUCTION

A brief update is provided for City Council review on the activities of the following standing committees: Public Safety, Intergovernmental Relations, and Water Resources Committees.

STATEMENT OF FACT

On January 25, the Water Resources Committee met and discussed:

Water Enterprise Fund – FY 2021-22 Year-End Financial Report

- Staff presented a snapshot of the FY 2021-22 Water Enterprise Fund, which was included in the Annual Comprehensive Financial Report (ACFR).
- Staff explained the fund balances performance over a multi-year timeframe.
- Staff noted that this year to date unrestricted fund balance is well positioned and has been in the green for the last three years.

Proposed 5-Yr CIP Program

- Staff presented a list of proposed CIP projects for the next five years and explained that there are 180 miles of pipeline and 11 drinking water wells in the city. The department's priority is to maintain these facilities to ensure reliability, cost efficiency and longevity.
- Staff provided the committee with an infrastructure assessment.
- Staff will focus on replacing one mile of pipeline this year, which has been identified as a critical area.

On February 7, the Public Safety Committee met and discussed:

Crime Trends and Statistics

Overall, crimes are trending downward citywide and at Lakewood Center Mall in recent months.

Abatement Deputy Update

Several encampments were cleared in coordination with the Homeless Services Liaison where outreach services were offered. Clean-ups were posted for future dates and graffiti was removed. A brief summary was provided by the Homeless Services Liaison, of notable incidents since the program began in October 2022.

Council Committees' Activities

March 14, 2023

Page 2

Community Prosecutor Program Update

A written report was provided. The Community Prosecutor met with various business owners to create strategies regarding issues at nuisance properties.

Public Safety Department Update

Catalytic converter engraving events have been well received by residents and school safety assemblies returned to elementary schools. The department held the first roundtable meeting with business owners. Staff completed emergency management trainings with the County of Los Angeles.

Public Outreach

Staff focused on final preparation details for the State of the City event. Publicity continued for the Lakewood Run.

Administrative Citation Enhancements & Neighbor Dispute Civil Remedies

Staff researched our current administrative citation process and recommended to amend the fee schedule to include additional violations such as illegal dumping. The Committee agreed.

Neighbor disputes that are not a violation of the law can seek dispute resolution through a program offered by Los Angeles County or alternatively, file a civil lawsuit. Staff will research further regarding mediation meetings hosted in Lakewood. The Committee suggested promotion of the program in a resource pamphlet.

Proposed Revision to Fireworks Ordinance

TNT Fireworks proposed a revision to the Lakewood Municipal Code that would allow for an increase in the amount charged to organizations to offset the property rent paid for fireworks stands from \$1,000 to \$2,500 in the upcoming years (currently the amount TNT pays property owners generally exceeds the \$1,000 cap). The Committee raised questions on behalf of the organizations and received few answers. TNT Fireworks would research further and present details to staff at a later date.

Miscellaneous

Chairman Rogers suggested vacant properties install "For Lease" signs to promote occupancy availability.

Staff will research construction fence validity for on-going project at Country Club Dr.

A group has reached out to Chairman Rogers to discuss details regarding Lakewood becoming a model for possible legislation to combat importation of illegal fireworks from Nevada to California. Chairman Rogers invited staff to join initial phone call with group.

On February 14, the Intergovernmental Relations Committee met and discussed:

An update was provided on the first year of the two-year legislative session, including deadlines for bills to be passed and for the Governor to sign or veto bills.

Council Committees' Activities

March 14, 2023

Page 3

Jason Gonsalves provided an update on Sacramento that included the number of bills introduced to date. He reported that we will continue to see focus on housing and public safety with calls for public safety controls rather than gun control. Mr. Gonsalves noted that Rendon will continue as Speaker through June and that Robert Rivas is expected to be voted to be the new Speaker as of July 1.

A report on Reciprocal Easement Agreements (REAs) was presented by Deputy City Manager, Paolo Beltran. He explained that these easements are recorded covenants that impede reuse of regional malls and corridors, rendering it virtually impossible for retail center sites to be redeveloped for housing. The use of Enhanced Infrastructure Financing Districts (EIFDs) may be one way to enforce the state Housing Accountability Act to suspend REAs if projects include affordable housing. The Committee agreed to support legislation that would give EIFDs the ability to enforce the state Housing Accountability Act by suspending REAs and COREAs (construction, operation and reciprocal easement agreements) if reuse projects include affordable housing and infrastructure in support of housing and other uses.

The draft 2023 legislative platform was presented with nearly no changes from the 2022 platform. The Committee approved the presented platform.

Informational Items and Updates

California Business Roundtable Measure – The measure, filed early last year, limits local revenue authority through various means and has the potential to be the biggest threat to local taxing authority that cities have ever faced. The council adopted a resolution opposing this measure last February. So far the measure has raised over \$16 million and submitted nearly 1.5 million signatures. It is very likely that the measure will qualify for the Nov. 2024 statewide ballot.

Proliferation of Gun Violence – A report was provided explain that, in the wake of recent gun violence in the nation, Council Member Rogers sent staff possible legislative ideas for consideration. Although the Legislative Platform does not include advocating for issues outside of our jurisdiction, the proposals certainly make sense, and staff is providing this information for consideration.

Illegal Fireworks Sales in Nevada and Enforcement of CA Law – The majority of the flow of illegal fireworks in the state can be attributed to just a handful of retailers based in and around Pahrump Nevada. It is estimated that 60-70% of all illegal fireworks in California originate from those retailers. There is movement afoot to request the California Attorney General to enforce Health and Safety Code.

On February 21, the Water Resources Committee met and discussed:

Professional Engineering Services For Multiple Year Water Main Replacements

- The City contracted with Tetra Tech to design pipeline replacement and provide engineering support for bidding and construction.
- One mile of the city's pipeline has been designed and is planned for replacement.

ArcGIS Solutions Consulting Support for Lead Service Line Inventory

- Staff reported that the Federal Environmental Protection Agency (EPA) is driving new regulations to ensure that lead pipes are removed and replaced. The latest iteration of the Lead and Copper Rule Revisions (LCRR) are designed to better protect communities from the impacts of potential lead exposure.
- As part of the new LCRR requirements, the city must develop an inventory identifying service line materials connected to the city's water distribution system.
- The city has received a proposal from Environmental Systems Research, Inc. to perform data migration from previous inventory database to the GIS platform.

Amendment to Bakersfield Well & Pump On-Call Agreement

- The Water Resources Department has an on-call contract with, Bakersfield Well & Pump Company to perform routine maintenance work on the City's wells and pumps to ensure continued system performance and reliability.
- Staff has identified three key areas within the Lakewood water system requiring rehab. Well 18 pump inspection, removal and rehab, and replacement pumps for Boosters 4 and 5. These improvements require an amendment to the existing Bakersfield Well & Pump On-Call Agreement.

SB998 Policy Revision

- Staff provided a summary to the City's existing policy which was approved in 2020. The policy has not been implemented due to the COVID-19 Pandemic. The State has recently announced that it would end the COVID-19 State of Emergency at the end of February 2023, at which time staff will begin preparing for delinquency notices and shut-offs.
- Staff recommended revising the following sections of the current SB998 Policy: the appeal process, payment plan, demonstration of medical need/severe hardship and tenant/landlord (SB998 currently covers only single family residential homes and verbiage for multi-family/commercial has been added).
- Staff noted that the goal of the revisions is to streamline the notification requirements, provide more structure to the required payment plan options, and reduce delays in the bill appeal process.

Other Business

- Staff updated the Committee on two potential zero-interest loans being offered by the Water Replenishment District for well rehab and water treatment.

RECOMMENDATION

It is recommended that the City Council receive and file this report.


Thaddeus McCormack
City Manager

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COUNCIL AGENDA

March 14, 2023

TO: The Honorable Mayor and City Council

SUBJECT: Finding and Determination of Need to Continue Emergency Action Regarding Repairs to Bolivar Park Stormwater Capture Building and Equipment

INTRODUCTION

At its September 13, 2022 meeting, the City Council adopted Resolution 2022-70 finding and determining that it was necessary to take emergency action due to the fact that the Bolivar Park Stormwater Capture Building and Equipment were damaged as a result of a traffic collision.

State law allows for necessary purchases and repairs to be made in a more expedited manner. The process was initiated via the adoption of the above resolution declaring an emergency and dispensing with the contracting requirements of the Public Contract Code (PCC).

STATEMENT OF FACT

The emergency work is estimated to cost approximately \$300,000, with the City's property insurance policy covering the amount. Since the last meeting, staff has been working closely with contractors and engineers to define the scope of the needed repairs, review new warranty terms, and gathering construction and installation proposals. Staff has several components of necessary equipment that has recently become available, while awaiting for additional equipment and contractors to provide labor proposals.

The PCC also requires that staff report to the City Council at its next meeting the actions taken to cure the emergency. Such a report and an accompanying resolution must be provided (and approved by the City Council, by four-fifths vote) through the period of time needed for completion of the needed repairs.

STAFF RECOMMENDATION

It is recommended that the City Council adopt the proposed resolution as it finds and determines that there is a need to continue the action previously authorized by Resolution No. 2022-70.



Jose Gomez
Director of Finance & Administrative Services



Thaddeus McCormack
City Manager

RESOLUTION NO. 2023-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD FINDING AND DETERMINING THAT THERE IS A NEED TO CONTINUE TAKING EMERGENCY ACTION REGARDING THE NEED TO MAKE REPAIRS TO THE BOLIVAR PARK STORMWATER CAPTURE BUILDING AND EQUIPMENT

WHEREAS, on September 13, 2022, the City Council adopted Resolution No. 2022-70, finding and determining that it was necessary to take emergency action due to the fact that the Bolivar Park Stormwater Capture Building and Equipment were damaged as a result of a traffic collision; and

WHEREAS, the City has not completed the actions authorized by Resolution No. 2022-70;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD HEREBY RESOLVES AS FOLLOWS:

SECTION 1. Based on the evidence contained in the staff report submitted herewith, the City Council finds and determines that there is a need to continue the action authorized by Resolution No. 2022-70.

SECTION 2. The City Manager and his designees are hereby directed and authorized to implement the actions taken by the City Council to address this emergency.

SECTION 3. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Resolution. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 4. The City Clerk shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED THIS 14TH DAY OF MARCH, 2023.

Mayor

ATTEST:

City Clerk

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RESOLUTION NO. 2023-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAKEWOOD APPROVING THE AGREEMENT WITH THE
COUNTY OF LOS ANGELES FOR GENERAL SERVICES

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES RESOLVE AS FOLLOWS:

SECTION 1. That certain agreement entitled “General Services Agreement” dated July 1, 2023, by and between the City of Lakewood and the County of Los Angeles is hereby accepted and approved by the City Council of the City of Lakewood by and on behalf of the City of Lakewood.

SECTION 2. The Mayor and the City Clerk are directed to execute said agreement by and on behalf of the City of Lakewood.

SECTION 3. Said agreement shall be effective upon its acceptance and approval by the Board of Supervisors of the County of Los Angeles, but in no case prior to July 1, 2023, and upon its effective date, shall supersede that certain Agreement entitled “General Services Agreement” dated July 1, 2018.

SECTION 4. The City Clerk shall certify to the adoption of this resolution.

ADOPTED AND APPROVED THIS 14TH DAY OF MARCH, 2023.

Mayor

ATTEST:

City Clerk

GENERAL SERVICES AGREEMENT

THIS GENERAL SERVICES AGREEMENT ("Agreement"), dated for purposes of reference only, July 1, 2023, is made by and between the County of Los Angeles, hereinafter referred to as the "County", and the City of Lakewood, hereinafter referred to as the "City."

RECITALS:

(a) The City is desirous of contracting with the County for the performance by its appropriate officers and employees of City functions.

(b) The County is agreeable to performing such services on the terms and conditions hereinafter set forth.

(c) Such contracts are authorized and provided for by the provisions of Section 56½ of the Charter of the County of Los Angeles and Section 51300, *et seq.*, of the Government Code.

THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. The County agrees, through its officers, agents and employees, to perform those City functions, which are hereinafter provided for.

2. The City shall pay for such services as are provided under this Agreement at rates to be determined by the County Auditor-Controller in accordance with the policies and procedures established by the Board of Supervisors.

These rates shall be readjusted by the County Auditor-Controller annually effective the first day of July of each year to reflect the cost of such service in accordance with the policies and procedures for the determination of such rates as adopted by the Board of Supervisors of County.

3. No County agent, officer or department shall perform for said City any

function not coming within the scope of the duties of such agent, officer or department in performing services for the County.

4. No service shall be performed hereunder unless the City shall have available funds previously appropriated to cover the cost thereof.

5. No function or service shall be performed hereunder by any County agent, officer or department unless such function or service shall have been requested in writing by the City on order of the City Council thereof or such officer as it may designate and approved by the Board of Supervisors of the County, or such officer as it may designate, and each such service or function shall be performed at the times and under circumstances which do not interfere with the performance of regular County operations.

6. Whenever the County and City mutually agree as to the necessity for any such County agent, officer or department to maintain administrative headquarters in the City, the City shall furnish at its own cost and expense all necessary office space, furniture, and furnishings, office supplies, janitorial service, telephone, light, water, and other utilities. In all instances where special supplies, stationery, notices, forms and the like must be issued in the name of the City, the same shall be supplied by the City at its expense.

It is expressly understood that in the event a local administrative office is maintained in the City for any such County agent, officer or department, such quarters may be used by the County agent, officer or department in connection with the performance of its duties in territory outside the City and adjacent thereto provided, however, that the performance of such outside duties shall not be at any additional cost to the City.

7. All persons employed in the performance of such services and functions for

the City shall be County agents, officers or employees, and no City employee as such shall be taken over by the County, and no person employed hereunder shall have any City pension, civil service, or other status or right.

For the purpose of performing such services and functions, and for the purpose of giving official status to the performance hereof, every County agent, officer and employee engaged in performing any such service or function shall be deemed to be an agent, officer or employee of said City while performing service for the City within the scope of this agreement.

8. The City shall not be called upon to assume any liability for the direct payment of any salary, wages or other compensation to any County personnel performing services hereunder for the City, or any liability other than that provided for in this agreement.

Except as herein otherwise specified, the City shall not be liable for compensation or indemnity to any County employee for injury or sickness arising out of his or her employment.

9. The parties hereto have executed an Assumption of Liability Agreement approved by the Board of Supervisors on December 27, 1977 and/or a Joint Indemnity Agreement approved by the Board of Supervisors on October 8, 1991. Whichever of these documents the City has signed later in time is currently in effect and hereby made a part of and incorporated into this agreement as set out in full herein. In the event that the Board of Supervisors later approves a revised Joint Indemnity Agreement and the City executes the revised agreement, the subsequent agreement as of its effective date shall supersede the agreement previously in effect between the parties hereto.

10. Each County agent, officer or department performing any service for the

City provided for herein shall keep reasonably itemized and in detail work or job records covering the cost of all services performed, including salary, wages and other compensation for labor, supervision and planning, plus overhead, the reasonable rental value of all County-owned machinery and equipment, rental paid for all rented machinery or equipment, together with the cost of an operator thereof when furnished with said machinery or equipment, the cost of all machinery and supplies furnished by the County, reasonable handling charges, and all additional items of expense incidental to the performance of such function or service.

11. All work done hereunder is subject to the limitations of the provisions of Section 23008 of the Government Code, and in accordance therewith, before any work is done or services rendered pursuant hereto, an amount equal to the cost or an amount 10% in excess of the estimated cost must be reserved by the City from its funds to ensure payment for work, services or materials provided hereunder.

12. The County shall render to the City at the close of each calendar month an itemized invoice which covers all services performed during said month, and the City shall pay County therefore within thirty (30) days after date of said invoice.

If such payment is not delivered to the County office which is described on said invoice within thirty (30) days after the date of the invoice, the County is entitled to recover interest thereon. Said interest shall be at the rate of seven (7) percent per annum or any portion thereof calculated from the last day of the month in which the services were performed.

13. Notwithstanding the provisions of Government Code Section 907, if such payment is not delivered to the County office which is described on said invoice within thirty (30) days after the date of the invoice, the County may satisfy such indebtedness,

including interest thereon, from any funds of any such City on deposit with the County without giving further notice to said City of County's intention to do so.

14. This Agreement shall become effective on the date herein-above first mentioned and shall run for a period ending June 30, 2028, and at the option of the City Council of the City, with the consent of the Board of Supervisors of County, shall be renewable thereafter for an additional period of not to exceed five (5) years.

15. In the event the City desires to renew this Agreement for said five-year period, the City Council shall not later than the last day of May 2028, notify the Board of Supervisors of County that it wishes to renew the same, whereupon the Board of Supervisors, not later than the last day of June 2028, shall notify the City Council in writing of its willingness to accept such renewal. Otherwise, such Agreement shall finally terminate at the end of the aforescribed period.

Notwithstanding the provisions of this paragraph herein-above set forth, the County may terminate this Agreement at any time by giving thirty (30) days' prior written notice to the City. The City may terminate this Agreement as of the first day of July of any year upon thirty (30) days' prior written notice to the County.

16. This Agreement is designed to cover miscellaneous and sundry services which may be supplied by the County of Los Angeles and the various departments thereof. In the event there now exists or there is hereafter adopted a specific contract between the City and the County with respect to specific services, such contract with respect to specific services shall be controlling as to the duties and obligations of the parties anything herein to the contrary notwithstanding, unless such special contract adopts the provisions hereof by reference.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers.

Executed this _____ day of _____ 2023.

The City of Lakewood,

By _____
Mayor

ATTEST:

City Clerk

THE COUNTY OF LOS ANGELES

By _____

By _____
Chair, Board of Supervisors

ATTEST:

CELIA ZAVALA
Executive Officer/Clerk
of the Board of Supervisors

By _____
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON
Interim County Counsel

By _____
Senior Deputy

	Public Works	Bridge Inspection and/or Maintenance	Building and Safety	Storm Drain Catch Basin Maintenance	Storm Drain Catch Basin Cleanout	City Pump Station Basin Inset Maintenance	Street Maintenance	Industrial Waste	Permit Issuance	Consolidated Sewer Inspection (Transportation)	Safe, Clean Water Program	Sewer Maintenance District	Street Lighting Maintenance Contract	Subdivision Maintenance District	Subdivision Maps: Final	Traffic Advisor	Traffic Operations Tentative	Traffic Signal Maintenance	Traffic Signal Maintenance	Underground Storage Tanks	Infrastructure Design and Construction	Traffic Monitoring
Agoura Hills																						
Alhambra																						
Arcadia																						
Artesia																						
Avalon																						
Azusa																						
Baldwin Park																						
Bell																						
Bellflower																						
Bell Gardens																						
Beverly Hills																						
Bradbury																						
Burbank																						
Calabasas																						
Carson																						
Cerritos																						
Claremont																						
Commerce																						
Compton																						
Covina																						
Cudahy																						
Culver City																						
Diamond Bar																						
Downey																						
Duarte																						
El Monte																						
El Segundo																						
Gardena																						
Glendale																						
Glendora																						
Hawaiian Gardens																						
Hawthorne																						
Hermosa Beach																						
Hidden Hills																						
Huntington Park																						
Industry																						
Inglewood																						
Irwindale																						
La Canada Flintridge																						
La Habra Heights																						
Lakewood																						
La Mirada																						
Lancaster																						
La Puente																						
La Verne																						
Lawndale																						
Lomita																						
Long Beach																						
Los Angeles																						

	Public Works	Bridge Inspection and/or Maintenance	Building and Safety	Storm Drain Catch Basin Maintenance	Storm Drain Catch Basin Cleanout	City Pump Station Basin Inset Maintenance	Street Maintenance	Industrial Waste	Permit Issuance	Consolidated Sewer Inspection (Transportation)	Safe, Clean Water Maintenance District	Sewer Water Program	Street Lighting Maintenance Contract	Subdivision Maps: Final	Subdivision Maps: Tentative	Traffic Advisor	Traffic Operations Maintenance	Traffic Signal Maintenance	Underground Storage Tanks	Infrastructure Design and Construction	Traffic Monitoring	
Lynwood	•																					
Malibu	•																					
Manhattan Beach																						
Maywood	•																					
Monrovia	•	•																				
Montebello	•																					
Monterey Park	•																					
Norwalk	•																					
Palmdale	•																					
Palos Verdes Estates	•																					
Paramount	•																					
Pasadena	•	•																				
Pico Rivera	•																					
Pomona	•																					
Rancho Palos Verdes																						
Redondo Beach	•	•																				
Rolling Hills	•	•																				
Rolling Hills Estates	•	•	•																			
Rosemead	•	•	•																			
San Dimas	•																					
San Fernando	•																					
San Gabriel	•																					
San Marino	•	•																				
Santa Clarita	•																					
Santa Fe Springs	•	•																				
Santa Monica	•																					
Sierra Madre	•																					
Signal Hill																						
South El Monte			•																			
South Gate	•																					
South Pasadena	•																					
Temple City	•	•																				
Torrance	•																					
Vernon	•																					
Walnut	•	•																				
West Covina	•		•																			
West Hollywood	•	•																				
Westlake Village	•																					
Whittier	•																					
TOTAL		72	14	24	10	2	6	37	21	37	83	4	18	41	6	4	21	16	36	77	88	9

Notes: • A red dot indicates new services.

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COUNCIL AGENDA

March 14, 2023

TO: The Honorable Mayor and City Council

SUBJECT: Senate Bill (SB) 998 Policy Revision

BACKGROUND

Passed and enacted in 2018, California Senate Bill 998 named the “Water Shutoff Protection Act” changed the requirements and procedures for the discontinuation of water service to a residence. The Act requires community water systems to have a written policy on discontinuation of residential water service for non-payment. In response to the Act, staff and representatives from the City’s former utility contractor (Fathom) drafted the City’s SB 998 policy in late 2019 that was subsequently approved by the City Council in January 2020. The Act gave community water systems until April 1, 2020 to enact a policy and follow the requirements in SB 998 to discontinue residential water service for non-payment.

COVID-19 PANDEMIC

Prior to the April 2020 policy deadline, the COVID-19 pandemic prompted Governor Newsom to issue Executive Order N-42-20 on March 4, 2020 prohibiting water utilities from conducting any shut-offs. As we know, the order would remain in place for several years. In October 2022 the State announced that it would be ending the COVID-19 State of Emergency on February 28, 2023. Therefore, staff is now preparing to start the delinquency notice and shut-off process for the first time in three years. Part of that preparation was to review the City’s SB 998 policy to ensure the procedures set in the policy are still applicable today, especially following the dissolution of Fathom.


POLICY REVISIONS

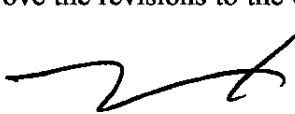
After a thorough assessment, staff is recommending revising select sections of the City’s existing SB 998 policy. The goal of the revisions is to streamline the notification requirements, provide more structure to the required payment plan options, and reduce delays in the bill appeal process.

Part of the assessment process included reaching out to neighboring municipal water agencies to review their policies for best practices, working with the City’s utility billing software vendor to ensure the software system is capable of implementing, and a review and approval of the revisions by the City Attorney. This item was presented to the City’s Water Resources Committee where they recommended approval by the City Council.

RECOMMENDATION

Staff is recommending that the City Council review and approve the revisions to the City’s SB998 – Discontinuation of Residential Water Service Policy.


Jose Gomez
Director of Finance and Administrative Services


Thaddeus McCormack
City Manager

**CITY OF LAKEWOOD
POLICY ON DISCONTINUATION OF RESIDENTIAL WATER SERVICE**

EFFECTIVE

~~February 1, 2020~~ March 15, 2023

PURPOSE

This policy pertains to residential water service accounts and has been established to comply with Senate Bill 998 “The Water Shutoff Protection Act” approved by the Governor on September 28, 2018 (CA HSC § 116900 et seq). To the extent this policy conflicts with any other rules, regulations, or policies of the City, this policy shall control.

This policy is available in writing upon request by calling (855) 785-4021, and on the City’s website at <https://www.lakewoodcity.org/services/request/water/default.asp>, and shall be published and available in English, Spanish, Chinese, Tagalog, Vietnamese, Korean, any languages added to the languages listed in Section 1632 of the Civil Code, and any other language spoken by at least 10 percent of the people residing in ~~any of~~ the service areas.

REQUIREMENTS PRECEDENT TO DISCONTINUING RESIDENTIAL WATER SERVICE

The City shall not discontinue residential water service for nonpayment until a customer has been delinquent for at least 60 days ~~or if a customer fails to comply with a payment arrangement agreement~~. An account will be deemed delinquent if not paid by the due date on the bill.

The customer will be ~~contacted—at least~~ notified twenty-five (25) business days before discontinuation of service ~~via a written notice of payment delinquency and impending discontinuation mailed to the customer at their address of record via the United States Postal Service. If the customer’s address is not the address of the property to which residential service is provided, the notice also shall be sent to the address of the property to which residential service is provided under the name “occupant”. A written notice of payment delinquency and impending discontinuation and a copy of this policy shall be mailed to the customer at their address of record.~~ The notice shall include, but is not limited to the following information:

- (1) The customer’s name and address.
- (2) The amount of the delinquency.
- (3) The date by which payment or arrangement for payment is required in order to avoid discontinuation of residential service.
- (4) ~~A description of the process to apply for an extension of time to pay the delinquent charges.~~
- (4) A description of the procedure to petition for bill review and appeal.
- (5) A description of the procedure by which the customer may request a deferred, ~~reduced~~, or alternative payment schedule, including an amortization of the delinquent residential service charges.
- (6) The procedure for the customer to obtain information on financial assistance, if applicable.

- (7) The telephone number where the customer may request a payment arrangement or receive additional information from the City.

GOOD FAITH NOTICING REQUIREMENTS

The City shall make a good faith effort to contact the customer and/or occupants ~~or an adult occupying the residence~~ by telephone or post in a conspicuous location at the premises, a notice of discontinuation of service along with a copy of this policy no less than seven (7) days before service is due to be disconnected. ~~in person at least 48 hours prior to any discontinuation of service. When telephone or personal contact cannot be accomplished, the City shall mail or post in a conspicuous location at the premises, a notice of discontinuance of service along with a copy of this policy.~~

~~If the customer's account address is not the address of the property to which service is provided, the notice also shall be sent to the property address.~~

APPEAL OR CONTEST WATER BILL OR WAIVE FEE

~~A customer may appeal or contest a water bill. Customers may call (855) 785-4021 to obtain a petition to appeal. The petition to appeal must be completed and submitted to the City by the due date listed on the notice of delinquency and impending disconnection of residential service. Residential service shall not be discontinued while the appeal is pending.~~

~~Any customer whose timely complaint or request for an investigation has resulted in an adverse determination may appeal the determination to the Water Resources Committee by filing a written notice of appeal to the City Clerk within ten (10) business days of the City's mailing of its determination. Upon receiving the notice of appeal, the Water Resources Committee will set the matter to be heard at an upcoming Water Resources Committee meeting and mail the customer written notice of the time and place of the hearing at least ten (10) days before the meeting. The decision of the Water Resources Committee may be appealed to the City Council. Their decision is final.~~

~~A customer may appeal or contest a water bill by calling (855) 785-4021 or visiting City Hall to obtain a petition to appeal. The petition to appeal must be completed and submitted to the City by the due date listed on the notice of delinquency. Residential service shall not be discontinued while the appeal is pending.~~

~~The Director of Finance or their designee will review the appeal and make their determination. The customer has seven (7) days to appeal the decision of Director of Finance in writing to the City Manager or their designee whose decision on the appeal will be final. Following the decision of the appeal, the customer will have seven (7) days to pay the bill or enter into a payment arrangement before service is disconnected.~~

SEEK DEFERRED PAYMENTS OR ALTERNATIVE PAYMENT SCHEDULES

~~Customers can seek deferred payments by calling (855) 785-4021. A deferred payment schedule, if offered by the City must be undertaken prior to the water bill due date to extend the due date and avert disconnection of service for nonpayment. Payment arrangements may not be granted on the day of disconnection.~~

~~Deferred payments:~~

- ~~(1) Before the due date, customers may call (855) 785-4021 or visit City Hall to seek to extend the due date. Once the due date arrives, the due date cannot be extended.~~
- ~~(2) If the due date has passed, customers who are unable to pay the full balance must seek payment arrangement to attempt to avoid disconnection.~~
- ~~(3) Due date extensions cannot be given if the customer is currently on a payment arrangement.~~
- ~~(4) Accounts that are granted due date extensions will not be assessed penalties, provided that the customer makes the arranged date extension payments on time and does not become delinquent with current service charges.~~
- ~~(5) After the due date is extended the customer will avoid disconnection, provided that customer makes the arranged payments on time and does not become delinquent with current service charges.~~
- ~~(6) The due date cannot be extended beyond the due date of the next bill.~~

~~Failure to Comply:~~

~~The City may terminate water service if a customer who has been granted a deferred amortized payment or other payment arrangement fails to:~~

- ~~(1) pay by the deferred payment date;~~
- ~~(2) pay an amount due under an alternative payment schedule or other payment arrangement; or~~
- ~~(3) pay current charges for water service.~~

~~The City will post a final notice of intent to discontinue service in a prominent and conspicuous location at the service address at least five (5) business days before discontinuation of service. The final notice will not entitle the customer to any investigation or review by the City.~~

AMORTIZED PAYMENT PLAN

An amortized payment plan is available to customers to avert disconnection. To avoid disconnection of service, customers must call (855)-785-4021 or visit City Hall to obtain an amortized payment plan agreement form by the arrangement deadline on their notice of payment delinquency. The agreement form must be submitted and approved by the Director of Finance or their designee before a payment plan can be entered into.

~~Amortized Payments:~~

- ~~(1) Before disconnection, customers may call (855) 785-4021 or visit City Hall to seek to enter into an amortized payment plan with the City to avoid disconnection.~~
- ~~(2) Payment plans can only be entered by customers who are listed on the account.~~

- (3) If service is disconnected, customers may still enter into an amortized payment plan with the City to restore services but not to avoid any late or delinquency penalties already incurred.
- (4) Amortized payment plans can only be used to pay off one (1) bill at a time.
- (5) Customers cannot be on multiple payment plans at the same time.
- (6) While on an amortized payment plan, customers must pay current charges for all future bills. Failure to remain current on any bill will be considered a breach of the agreement and cause for disconnection.
- (7) Amortized payment plans must be paid over a maximum of one (1) year from the bill date. Payment amounts and due dates for payment plans are set by the Director of Finance or their designee.
- (8) Customers must pay the first payment of their amortized payment plan **before** their disconnection date. If service has been disconnected and a customer enters into an amortized payment plan, the first payment must be paid before service is restored.

Failure to Comply:

The City may terminate water service if a customer who has been granted an amortized payment plan agreement fails to:

- (1) pay by the due dates set in the payment agreement;
- (2) pay an amount due under the amount set in the payment agreement;
- (3) pay all current charges for water service.

Failure to comply with any portion of the payment agreement will end the agreement. The City will post a final notice of intent to discontinue service in a prominent and conspicuous location at the service address at least five (5) business days before discontinuation of service. The final notice will not entitle the customer to any investigation or review by the City. Additionally, customers will not be entitled to enter into a new payment agreement to avoid disconnection. All past and current charges would be due to avoid disconnection.

DEMONSTRATE MEDICAL NEED AND SEVERE ECONOMIC HARDSHIP

~~The City will not discontinue water service if residential customers demonstrate medical need, severe economic hardship and are willing to enter into a payment arrangement approved by the City. To seek to demonstrate medical need and severe economic hardship a customer may call (855) 785-4021 and obtain a medical need and severe economic hardship application.~~

~~A completed application to demonstrate medical need and severe economic hardship must be submitted by the customer to the City by the due date printed on the notice of account delinquency and impending discontinuance of service. Upon receipt of documentation from the customer, the City will review the documentation within seven (7) days and:~~

- ~~(1) notify the customer of the payment arrangement selected by the City and request the customer's signed consent to participate in the alternative arrangement;~~
- ~~(2) request additional information from the customer; or~~
- ~~(3) notify the customer that he or she does not meet the required medical or financial conditions.~~

~~Customers cannot make payment arrangements on the day of disconnection.~~

The City will not discontinue residential water service for nonpayment if all of the following conditions **showing medical need and economic hardship** are met:

- (1) The customer, or a tenant of the customer, submits to the City the certification of a primary care provider, as that term is defined in subparagraph (A) of paragraph (1) of subdivision (b) of Section 14088 of the Welfare and Institutions Code, that discontinuation of residential service will be life threatening to, or pose a serious threat to the health and safety of, a resident of the premises where residential service is provided.
- (2) The customer demonstrates that he or she is financially unable to pay for residential service within the normal billing cycle. The customer shall be deemed financially unable to pay for residential service within the City's normal billing cycle if any member of the customer's household is a current recipient of CalWORKs, CalFresh, general assistance, Medi-Cal, Supplemental Security Income/State Supplementary Payment Program, or California Special Supplemental Nutrition Program for Women, Infants, and Children, or the customer declares that the household's annual income is less than 200 percent of the federal poverty level.
- (3) The customer is willing to enter into an ~~alternative payment schedule~~ **amortized payment arrangement with the City.**

~~The customer is responsible for demonstrating that conditions (1) and (2) have been met, if met the City shall offer the customer an alternative payment schedule.~~

A customer may call (855) 785-4021 to obtain a medical need and severe economic hardship application. A completed application must be submitted to the City by the due date printed on the notice of delinquency and impending discontinuance of service. Upon receipt of documentation from the customer, the City will review the documentation within seven (7) days and:

- (1) notify the customer of the payment arrangement selected by the City and request the customer's signed consent to participate in the alternative arrangement;
- (2) request additional information from the customer; or
- (3) notify the customer that he or she does not meet the required medical or financial conditions.

SERVICES INVOLVING LANDLORD-TENANT RELATIONSHIPS

If individually metered residential service is furnished to residential occupants of a detached single-family dwelling, a multiunit residential structure, mobile home park or permanent residential structure in a labor camp, and the owner, manager or operator of the dwelling, structure or park is the customer of record, the City shall make every good faith effort to inform the residential occupants, by means of written notice, when the account is in arrears that service will be discontinued at least fifteen (~~15~~ 10) days prior to the discontinuation of service.

~~For master-metered residential service, the City will make a good faith effort to inform the occupants by means of written notice that the account is in arrears and provide the date service will be discontinued. The notice will be posted on the door of each residential unit at least fifteen (15) days prior to discontinuance of service. If it is not reasonable or practicable to post the notice~~

~~on the door of each unit, the City will post two (2) copies of the notice in each accessible common area and at each point of access to the structure or structures.~~

~~The notice will inform the residential occupants that they have the right to become customers of the City without being required to pay the amount due on the delinquent account, to whom the service will then be billed, provided that the occupants agree to the City's terms and conditions of service and other requirements. The notice will also specify what the occupants are required to do in order to prevent discontinuation of service, or to reestablish service, the estimated monthly cost of service, the title, address and telephone number of a representative of the City who can assist the occupants in continuing service and the address or telephone number of a qualified legal services project that has been recommended by the local county bar association.~~

RESIDENTIAL TENANTS RIGHT TO START SERVICE

Residential tenants of individually metered service have the right to become customers of the City without being required to pay the amount due on the delinquent account, to whom the service will then be billed, provided that the occupants agree to the following City terms and conditions of service:

- (1) Customer must complete an application for new service and provide all required information on the application.
- (2) Provide a signed copy of the lease or rental agreement for the property.
- (3) A \$25.00 service initiation fee will be added to the first or second bill.
- (4) Based on the creditworthiness of the application, the City may require a deposit for twice the estimated average periodic bill pursuant to the Public Utilities Code section 10009.6.

~~Service will not be made available to the residential occupants unless each residential occupant agrees to the terms and conditions of service and meets the requirements of law. However, if one or more of the residential occupants are willing and able to assume responsibility for the subsequent charges to the account to the satisfaction, or if there is a physical means of selectively discontinuing service to those residential occupants who have not met the requirements of the City's rules and tariffs, then the City shall make service available to those residential occupants who have met those requirements.~~

To avoid discontinuation of service, these conditions must be completed within ten (10) days of the written notice of discontinuation of service. In order for the amount due on the delinquent account to be waived, the occupant who becomes a customer will be required to verify that the delinquent account customer of record is or was the landlord, manager, or agent of the dwelling. Verification may include, but is not limited to, a lease or rental agreement, rent receipts, a government document indicating that the occupant is renting the property, or information disclosed pursuant to Section 1962 of the Civil Code.

RESTORE SERVICE

Customers ~~must~~ may call (855) 785-4021 or visit City Hall to restore services following a disconnection ~~to restore services.~~

For a residential customer with a household income above 200 percent of the federal poverty line:

- (1) Services can only be reconnected for customers who are listed on the account.
- (2) To reconnect service, customer must pay full past due balance including all ~~—The~~ delinquency and/or restoration fees in accordance with the City's Fee Schedule adopted by the City Council ~~can be billed.~~
- ~~(3) The reconnection of service fee will be no more than fifty dollars (\$50.00) during normal business hours.~~
- (3) For the reconnection of residential service during nonoperational hours (request for service made after 4:30 PM) the reconnection fee charged is in accordance with the City's Fee Schedule adopted by the City Council.

For a residential customer who demonstrates to the City a household income at or below 200 percent of the federal poverty line:

- (1) The reconnection of service fee will be no more than fifty dollars (\$50.00) during normal business hours.
- (2) For the reconnection of residential service during nonoperational hours, the reconnection of service fee will be no more than one hundred fifty dollars (\$150).
- (3) Reconnection fees shall be subject to an annual adjustment for changes in the Consumer Price Index beginning January 1, 2021.

After ten (10) or more business days from the date of disconnection a new account will be required to reconnect service. A new account fee will be charged in accordance with the City's Fee Schedule adopted by the City Council.

ANNUAL REPORTING OF DISCONTINUED SERVICES

The City will report the number of annual discontinuations of residential service for inability to pay on its internet web site and to the State Water Resources Control Board.

UNAUTHORIZED ACTION OF A CUSTOMER

This discontinuation of water service policy ~~is~~ **applies** to certain types of residences for nonpayment and does not apply to the termination of a service connection due to an unauthorized action of a customer.

OTHER REMEDIES

In addition to discontinuation of water service, the City may pursue any other remedies available ~~in~~ **by** law or equity for nonpayment of water service charges, including, but not limited to: securing delinquent amounts by filing liens on real property, filing a claim or legal action, or referring the unpaid amount to **a third-party collections agency**. In the event a legal action is decided in favor of the City, the City shall be entitled to the payment of all costs and expenses, including attorneys' fees and accumulated interest.

CITY OF LAKEWOOD
POLICY ON DISCONTINUATION OF RESIDENTIAL WATER SERVICE

EFFECTIVE

March 15, 2023

PURPOSE

This policy pertains to residential water service accounts and has been established to comply with Senate Bill 998 “The Water Shutoff Protection Act” approved by the Governor on September 28, 2018 (CA HSC § 116900 et seq). To the extent this policy conflicts with any other rules, regulations, or policies of the City, this policy shall control.

This policy is available in writing upon request by calling (855) 785-4021, and on the City’s website at <https://www.lakewoodcity.org/services/request/water/default.asp>, and shall be published and available in English, Spanish, Chinese, Tagalog, Vietnamese, Korean, any languages added to the languages listed in Section 1632 of the Civil Code, and any other language spoken by at least 10 percent of the people residing in the service area.

REQUIREMENTS PRECEDENT TO DISCONTINUING RESIDENTIAL WATER SERVICE

The City shall not discontinue residential water service for nonpayment until a customer has been delinquent for at least 60 days or if a customer fails to comply with a payment arrangement agreement. An account will be deemed delinquent if not paid by the due date on the bill.

The customer will be notified twenty-five (25) days before discontinuation of service via a written notice of payment delinquency and impending discontinuation mailed to the customer at their address of record via the United States Postal Service. If the customer’s address is not the address of the property to which residential service is provided, the notice also shall be sent to the address of the property to which residential service is provided under the name “occupant”. The notice shall include, but is not limited to the following information:

- (1) The customer’s name and address.
- (2) The amount of the delinquency.
- (3) The date by which payment or arrangement for payment is required in order to avoid discontinuation of residential service.
- (4) A description of the procedure to petition for bill review and appeal.
- (5) A description of the procedure by which the customer may request a deferred or alternative payment schedule, including an amortization of the delinquent residential service charges.
- (6) The procedure for the customer to obtain information on financial assistance, if applicable.
- (7) The telephone number where the customer may request a payment arrangement or receive additional information from the City.

GOOD FAITH NOTICING REQUIREMENTS FOR DISCONNECTS

The City shall make a good faith effort to contact the customer and/or occupants by telephone or post in a conspicuous location at the premises, a notice of discontinuation of service along with a copy of this policy no less than seven (7) days before service is due to be disconnected.

APPEAL OR CONTEST WATER BILL OR WAIVE FEE

A customer may appeal or contest a water bill by calling (855) 785-4021 or visiting City Hall to obtain a petition to appeal. The petition to appeal must be completed and submitted to the City by the due date listed on the notice of delinquency. Residential service shall not be discontinued while the appeal is pending.

The Director of Finance or their designee will review the appeal and make their determination. The customer has seven (7) days to appeal the decision of the Director of Finance in writing to the City Manager or their designee whose decision on the appeal will be final. Following the decision of the appeal, the customer will have seven (7) days to pay the bill or enter into a payment arrangement before service is disconnected.

AMORTIZED PAYMENT PLAN

An amortized payment plan is available to customers to avert disconnection. To avoid disconnection of service, customers must call (855)-785-4021 or visit City Hall to obtain an amortized payment plan agreement form by the arrangement deadline on their notice of payment delinquency. The agreement form must be submitted and approved by the Director of Finance or their designee before a payment plan can be entered into.

Amortized Payments:

- (1) Before disconnection, customers may call (855) 785-4021 or visit City Hall to seek to enter into an amortized payment plan with the City to avoid disconnection.
- (2) Payment plans can only be entered by customers who are listed on the account.
- (3) If service is disconnected, customers may still enter into an amortized payment plan with the City to restore services but not to avoid any late or delinquency penalties already incurred.
- (4) Amortized payment plans can only be used to pay off one (1) bill at a time.
- (5) Customers cannot be on multiple payment plans at the same time.
- (6) While on an amortized payment plan, customers must pay current charges for all future bills. Failure to remain current on any bill will be considered a breach of the agreement and cause for disconnection.
- (7) Amortized payment plans must be paid over a maximum of one (1) year from the bill date. Payment amounts and due dates for payment plans are set by the Director of Finance or their designee.
- (8) Customers must pay the first payment of their amortized payment plan **before** their disconnection date. If service has been disconnected and a customer enters into an amortized payment plan, the first payment must be paid before service is restored.

Failure to Comply:

The City may terminate water service if a customer who has been granted an amortized payment plan agreement fails to:

- (1) pay by the due dates set in the payment agreement;
- (2) pay an amount due under the amount set in the payment agreement;
- (3) pay all current charges for water service.

Failure to comply with any portion of the payment agreement will end the agreement. The City will post a final notice of intent to discontinue service in a prominent and conspicuous location at the service address at least five (5) business days before discontinuation of service. The final notice will not entitle the customer to any investigation or review by the City. Additionally, customers will not be entitled to enter into a new payment agreement to avoid disconnection. All past and current charges would be due to avoid disconnection.

DEMONSTRATION OF MEDICAL NEED AND ECONOMIC HARDSHIP

The City will not discontinue residential water service for nonpayment if **all** of the following conditions showing medical need and economic hardship are met:

- (1) The customer, or a tenant of the customer, submits to the City the certification of a primary care provider, as that term is defined in subparagraph (A) of paragraph (1) of subdivision (b) of Section 14088 of the Welfare and Institutions Code, that discontinuation of residential service will be life threatening to, or pose a serious threat to the health and safety of, a resident of the premises where residential service is provided.
- (2) The customer demonstrates that they are financially unable to pay for residential service within the normal billing cycle. The customer shall be deemed financially unable to pay for residential service within the City's normal billing cycle if any member of the customer's household is a current recipient of CalWORKs, CalFresh, general assistance, Medi-Cal, Supplemental Security Income/State Supplementary Payment Program, or California Special Supplemental Nutrition Program for Women, Infants, and Children, or the customer declares that the household's annual income is less than 200 percent of the federal poverty level.
- (3) The customer is willing to enter into an amortized payment arrangement with the City.

A customer may call (855) 785-4021 to obtain a medical need and severe economic hardship application. A completed application must be submitted to the City by the due date printed on the notice of delinquency and impending discontinuance of service. Upon receipt of documentation from the customer, the City will review the documentation within seven (7) days and:

- (1) notify the customer of the payment arrangement selected by the City and request the customer's signed consent to participate in the alternative arrangement;
- (2) request additional information from the customer; or
- (3) notify the customer that he or she does not meet the required medical or financial conditions.

SERVICES INVOLVING LANDLORD-TENANT RELATIONSHIPS

If individually metered residential service is furnished to residential occupants of a detached single-family dwelling, a multiunit residential structure, mobile home park or permanent residential structure in a labor camp, and the owner, manager or operator of the dwelling, structure or park is the customer of record, the City shall make every good faith effort to inform the residential occupants, by means of written notice, when the account is in arrears that service will be discontinued at least ten (10) days prior to the discontinuation of service.

RESIDENTIAL TENANTS RIGHT TO START SERVICE

Residential tenants of individually metered service have the right to become customers of the City without being required to pay the amount due on the delinquent account, to whom the service will then be billed, provided that the occupants agree to the following City terms and conditions of service:

- (1) Customer must complete an application for new service and provide all required information on the application.
- (2) Provide a signed copy of the lease or rental agreement for the property.
- (3) A \$25.00 service initiation fee will be added to the first or second bill.
- (4) Based on the creditworthiness of the application, the City may require a deposit for twice the estimated average periodic bill pursuant to the Public Utilities Code section 10009.6.

To avoid discontinuation of service, these conditions must be completed within ten (10) days of the written notice of discontinuation of service. In order for the amount due on the delinquent account to be waived, the occupant who becomes a customer will be required to verify that the delinquent account customer of record is or was the landlord, manager, or agent of the dwelling. Verification may include, but is not limited to, a lease or rental agreement, rent receipts, a government document indicating that the occupant is renting the property, or information disclosed pursuant to Section 1962 of the Civil Code.

RESTORATION OF SERVICE

Customers may call (855) 785-4021 or visit City Hall to restore services following a disconnection.

For a residential customer with a household income above 200 percent of the federal poverty line:

- (1) Services can only be reconnected for customers who are listed on the account.
- (2) To reconnect service, the customer must pay the full past due balance including all delinquency and/or restoration fees in accordance with the City's Fee Schedule adopted by the City Council.
- (3) For the reconnection of residential service during nonoperational hours (request for service made after 4:30 PM) the reconnection fee charged is in accordance with the City's Fee Schedule adopted by the City Council.

For a residential customer who demonstrates to the City a household income at or below 200 percent of the federal poverty line:

- (1) The reconnection of service fee will be no more than fifty dollars (\$50.00) during normal business hours.
- (2) For the reconnection of residential service during nonoperational hours, the reconnection of service fee will be no more than one hundred fifty dollars (\$150).
- (3) Reconnection fees shall be subject to an annual adjustment for changes in the Consumer Price Index beginning January 1, 2021.

After ten (10) or more business days from the date of disconnection a new account will be required to reconnect service. A service initiation fee will be charged in accordance with the City's Fee Schedule adopted by the City Council.

ANNUAL REPORTING OF DISCONTINUED SERVICES

The City will report the number of annual discontinuations of residential service for inability to pay on its internet web site and to the State Water Resources Control Board.

UNAUTHORIZED ACTION OF A CUSTOMER

This discontinuation of water service policy applies to certain types of residences for nonpayment and does not apply to the termination of a service connection due to an unauthorized action of a customer.

OTHER REMEDIES

In addition to discontinuation of water service, the City may pursue any other remedies available by law or equity for nonpayment of water service charges, including, but not limited to: securing delinquent amounts by filing liens on real property, filing a claim or legal action, or referring the unpaid amount to a third-party collections agency. In the event a legal action is decided in favor of the City, the City shall be entitled to the payment of all costs and expenses, including attorneys' fees and accumulated interest.

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COUNCIL AGENDA

March 14, 2023

TO: Honorable Mayor and Members of the Council

SUBJECT: Abatement – General Services Contract

STATEMENT OF FACT

During the last budget cycle, the City approved an increase in the Neighborhood Preservation Division's abatement account to assist in the cleanup of derelict properties. As a result, two such properties were brought before the Planning Commission, sitting as the Building Rehabilitation Board, requiring the property owners to clear the violations within a specific timeframe or have the City conduct an abatement.

Those timeframes have passed, and the City has solicited bids for the cleanup of the properties. The City's Housing Specialist provided a list of licensed contractors utilized for the City's Home Improvement Loan Program. Of the five contractors invited to bid, only one submitted a bid. The bid estimates from HDR Construction, LLC are as follows:


1. 5963 Clark Avenue - \$13,825
2. 5249 Bellflower Boulevard - \$11,600

Per the 2022 Purchasing Policy, the bid estimates total of \$25,425 plus approximately \$6,000 for trash removal costs, requires City Council approval. The property owner is responsible for payment of the total cost of abatement. If the property is unwilling or unable to pay the cost of abatement, a lien would be recorded against the property to ensure reimbursement of the City's abatement expenses.

RECOMMENDATION

Staff recommends that the City Council approve HDR Construction LLC to complete the abatements for a total amount not to exceed \$31,425. Funds for the abatement are included in the City's FY 2022-23 budget.


Abel Avalos
Director of Community Development


Thaddeus McCormack
City Manager

ESTIMATE

Prepared For

City Of Lakewood
Tony Williams
5963 Clark Ave. Lakewood, CA

HDR Construction LLC.

License #923536
21800 Verne Ave., Hawaiian Gardens, CA 90716
Phone: (562) 233-5671

Estimate # 7316909
Date 01/29/2023

Description	Total
1. Pick up all loose trash located throughout front and rear yard including all bags and boxes.	\$3,500.00
2. Trim branches to all trees located at front, side, and backyard including back alleyway In addition to all branches located over garage. Remove all Green waste and trim and remove all bushes, shrubs and vines.	\$9,800.00
3. Bee removal service	\$350.00
4. City business license fee	\$175.00
Labor only.	\$0.00

Subtotal \$13,825.00
Total **\$13,825.00**



Signed on: 01/30/2023
Rudy Hernandez

ESTIMATE

Prepared For

City Of Lakewood
Tony Williams
5249 Bellflower Blvd. Lakewood, CA

HDR Construction LLC.

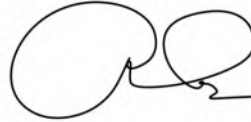
License #923536
21800 Verne Ave., Hawaiian Gardens, CA 90716
Phone: (562) 233-5671

Estimate # 7316908
Date 01/29/2023

Description	Total
1. Demo of 18 ft. Ht. patio structure. Remove all trash located in backyard location. Move and cover all items to be saved.	\$8,500.00
2. Rental of two day scissor lift.	\$975.00
3. Cap circuit at panel that provides power to patio.	\$700.00
4. Permit fees	\$500.00
5. City license fees	\$175.00
6. Cut down branch in backyard location.	\$750.00
Labor only.	\$0.00
Subtotal	\$11,600.00
Total	\$11,600.00

Notes:

City will provide all trash containers.



Signed on: 01/30/2023
Rudy Hernandez

HOME IMPROVEMENT LOAN PROGRAM LICENSED CONTRACTOR LIST							
General	General Cont.	Roofing	Plumbing	Electrical	HVAC	Garage Doors	Termites
H.D.R Construction LLC 21800 Verne Ave Hawaiian Gardens 562-233-5671 License # 923536	Cal State Roofing 33590 Stagecoach Nuevo CA 714-813-7736 License # 801616	Roofing Services 10662 Chestnut St Los Alamitos 949-482-7372 License # 991746	Pro Plumbing & Drain Solutions 3318 Industry Dr Signal Hill 714-725-0587 License # 1019286	New Light Electric 4426 Heather Rd Long Beach 562-400-9064 License # 922743	Gomez Heating & Air 12311 Woodruff Ave Downey 877-804-2891 License # 920850	L & C Garage Doors 16312 Garfield Ave Unit A Paramount 562-900-1153 License #1027819	Premium Termite & Pest Control 3916 Conquista Ave Long Beach 888-760-7378
Daniel Hallahan 6444 E. Spring St Long Beach 562-843-5999 License # 632128	Gomez Heating & Air 12311 Woodruff Ave Downey 877-804-2891 License # 920850	Mike Killeen 8911 Electric St Cypress 562-924-7717 License # 762475	Western Heating A/C & Plumbing 11442 Gradwell St Lakewood 562-809-9122 License # 857981	Gomez Heating & Air 12311 Woodruff Ave Downey 877-804-2891 License # 920850	Western Heating A/C & Plumbing 11442 Gradwell St Lakewood 562-809-9122 License # 857981	Omar's Garage Doors PO Box 541 Lakewood 562-884-2535 License # 764897	Dewey Pest Control 1833 E. Anaheim Blvd Long Beach 562-4288894
Stephen F. Maher 2380 Monte Verde Dr., Signal Hill 562-301-3726 License # 508592	Mark Gamboa Construction LLC 3347 Faircrest Dr Anaheim 714-797-4129 License # 826496	Cal State Roofing 33590 Stagecoach Nuevo CA 714-813-7736 License # 801616	Fitzgerald Plumbing 3628 Fairman St Lakewood 562-328-7369 License # 1015444	Mark Gamboa Construction LLC 3347 Faircrest Dr Anaheim 714-797-4129 License # 826496	Pateros Heating & Air 1932 Lees Ave Long Beach 562-596-8368 License # 802373	Flooring Alpha Floor Services 14645 Juniper St Westminster 562-235-6527 License # 754408	Admiral Pest Control 9434 Artesia Blvd Bellflower 562-925-8308
Power Builders 3202 Chatwin Ave Long Beach 562-760-7755 License # 759787	Boomer Construction Services, Inc. 9849 Flower St #F Bellflower 949-527-1676 License # 999514	Reyes Roofing P.O. Box 85603 Los Angeles 323-376-5446 License # 808991	Affordable Built Construction 2809 Flangel St Lakewood 562-421-6790 License # 683522	Nabb Construction, Inc. 10908 Benfield Av Downey 562-552-4449 License # 871484	Thomson Inc. 21205 Juan Ave Unit A Hawaiian Gardens 562-201-3014 License # 959811		Terminix 9880 Pioneer Blvd Santa Fe Springs 562-641-2235
Affordable Built Construction 2809 Flangel St Lakewood 562-421-6790 License # 683522	Nabb Construction, Inc. 10908 Benfield Av Downey 562-552-4449 License # 871484	United Armstrong Builders 9406 Flower St Bellflower 562-920-7663 License # 705748	Nabb Construction, Inc. 10908 Benfield Av Downey 562-552-4449 License # 871484		All City Heating & Air 18000 Studebaker Rd, Suite 700 Cerritos, 562-929-3236 800-397-1022 License # 825443	Concrete New Generation Pavers 1129 S Willowbrook Ave Compton 310-714-8675 License #1015182	Painting Sam Painting 1643 Micheltorena St Los Angeles 323-500-3554 License # 496933
United Armstrong Builders 13132 Putnam St Whittie 562-920-7663 License # 705748		SoCal Roofing Solutions 8222 Sorensen Ave Santa Fe Springs 213-675-0101 License # 1032698				Boomer Construction Services, Inc. 9849 Flower St #F Bellflower 949-527-1676 License # 999514	Greg Turner Painting 155 Yale Ln Seal Beach 562-659-4405 License # 663782
Western Heating A/C & Plumbing 11442 Gradwell St Lakewood 562-809-9122 License # 857981		Ron Anderson Roofing 2570 Golden Ave Long Beach 562-612-8591 License # 977979					

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COUNCIL AGENDA
March 14, 2023

TO: The Honorable Mayor and City Council
SUBJECT: Zero-Emission Transit Agency Rollout Plan

INTRODUCTION

The City of Lakewood implemented its DASH transportation program in 1977 for senior and disabled residents in response to a growing need for transportation for these specific populations. The program was intended as auxiliary transportation for Lakewood seniors with limited or no access to private transportation or disabled residents of any age who cannot board, ride or access regular transit bus services. DASH Transit has become an essential part of the quality of life in Lakewood and has become an essential link to the community for frail and reclusive residents who might otherwise forego needed services.

STATEMENT OF FACT


On October 1, 2019, the Innovative Clean Transit (ICT) regulation became effective in California and required all public transit agencies to gradually transition their bus fleets to zero-emission technologies. The regulation applies to all transit agencies that own, operate, or lease buses with a gross vehicle weight rating greater than 14,000 pounds, including standard, articulated, over-the-road, double-decker, and cutaway buses. The ICT regulation requires a percentage of new bus purchases to be zero-emission buses (ZEBs). The ZEB purchase requirements began in 2023 for large transit agencies and will begin in 2026 for small transit agencies. By 2029, 100% of new bus purchases must be ZEBs with a goal of a complete transition of the bus fleet rated over 14,000 pounds to ZEBs by 2040. In addition to the ICT regulations, the statewide goal is to transition the remainder of the fleet to zero-emission vehicles by 2035.

The City of Lakewood owns 6 cutaway gasoline buses that will be subject to the regulation, with model years ranging from 2017 to 2019. The useful life expectancy of our existing vans will require replacement between 2027 to 2029 at which time the City intends to replace the vehicles with battery-electric vans, exceeding the State goal of completing a full transition to zero-emission buses before the 2040 deadline. The transition will not require the early retirement of any City vehicles. In order to charge the buses, the City's plan also includes the acquisition of six ChargePoint Express chargers to charge the buses overnight and during midday.

RECOMMENDATION

Staff recommends that the City Council adopt the proposed resolution and approve the Zero-Emission Transit Agency Rollout Plan.


Kelli Pickler
Director of Public Works


Thaddeus McCormack
City Manager

Zero-Emission Bus Rollout Plan



City of Lakewood
DASH
Transit

DASH History

The City of Lakewood implemented its DASH transportation program in 1977 for senior and disabled residents in response to a growing need for transportation for these specific populations. The program was intended as auxiliary transportation for Lakewood seniors (age 60 or older) with limited or no access to private transportation or disabled residents of any age who cannot board, ride or access regular transit bus service. DASH Transit has become an essential part of the quality of life in Lakewood and has become an essential link to the community for frail and recluse residents who might otherwise forego needed services.

In a continued effort to provide acceptable equal rights for all individuals, the Americans with Disabilities Act was passed by the legislature in 1991. This act requires providers of transportation programs to allow for an equal level of accessibility without discrimination.

As a result, many seniors and disabled residents have access to basic necessities such as nutritional programs and medical facilities.

DASH Transit Service Boundaries

The DASH program operates as a free advanced reservation, curb-to-curb, demand response transportation service, Monday thru Friday. DASH operates primarily within the City's boundaries for social, medical, shopping, and visiting. Trips outside Lakewood are for medical and therapy purposes only. The boundaries for these exceptions are:

- North – Rosecrans Avenue
- East – Bloomfield Avenue and the Orange County line
- South – Willow Street in Long Beach
- West – Long Beach Boulevard

DASH makes trips outside the boundaries for certain educational purposes to Long Beach City College and Cerritos College.

Section A: Transit Agency Information

City of Lakewood
DASH Transit
5050 Clark Avenue
Lakewood, CA 90713

Air District: South Coast Air Quality Management District

Total Number of Buses in Annual Maximum Service: 6

Population: 82,496

Contact Information:

Jessica Johnson
Community Transportation Supervisor
562-924-1391
jjohnson@lakewoodcity.org

Lakewood DASH Transit is not part of a joint group.

Section B: Rollout Plan General Information

The City of Lakewood has a goal to complete a full transition to zero-emission buses before the 2040 deadline. The City plans to purchase 100% battery-electric buses (BEB) between 2030 and 2032. The transition will not require the early retirement of any City vehicles.

The plan was prepared by City staff.

For any additional information regarding the Rollout Plan, please contact:

Jack Wopschall
Senior Management Analyst
562-866-9771 x. 2514
jwopschall@lakewoodcity.org

Section C: Technology Portfolio

The City of Lakewood will purchase a total of six BEB cutaway buses to replace six existing gasoline cutaway buses. The City's Fleet Management Plan focuses on replacing its existing cutaways between 2027 and 2029. The City will also acquire six ChargePoint Express chargers (62.5 kWh) to charge the buses overnight and during midday.

Section D: Current Bus Fleet Composition and Future Purchases

Table 1: Individual Bus Information of Current Bus Fleet

Number of Buses	Engine Model Year	Bus Model Year	Fuel Type	Bus Type
2	2017	2017	Gasoline	Cutaway
2	2018	2018	Gasoline	Cutaway
2	2019	2019	Gasoline	Cutaway

Table 2: Future Bus Purchases (by Delivery Date)

Timeline	Total Number of Buses to Purchase	Number of ZEB Purchases	Percentage of Annual ZEB Purchase	ZEB Bus Type	ZEB Fuel Type	Charging Technology	Number of Conventional Bus Purchase	Percentage of Annual Conventional Bus Purchases	Type(s) of Conventional Buses	Fuel Type(s) of Conventional Buses
2027	2	2	100%	Cutaway	EV	Plug-In Charging	N/A	N/A	N/A	N/A
2028	2	2	100%	Cutaway	EV	Plug-In Charging	N/A	N/A	N/A	N/A
2029	2	2	100%	Cutaway	EV	Plug-In Charging	N/A	N/A	N/A	N/A

Table 3: Range and Estimated Costs of Future ZEB Purchases (by Delivery Date)

Timeline	Number of ZEBS	Bus Type(s)	Advertised BEB Range (Miles)	Estimated Cost of Each Bus
2027	2	Cutaway	135	\$500,000
2028	2	Cutaway	135	\$500,000
2029	2	Cutaway	135	\$500,000

Section E: Facilities and Infrastructure Modifications

The City of Lakewood currently has one Maintenance Yard, which houses the City's six (6) vans and six (6) cutaway buses. The facility is at 6929 Nixon St, Lakewood, CA 90713. The City is currently in design of a strategic redevelopment plan for our maintenance yard that will include an EV charging area for future EV fleet needs. SCE has indicated that power availability to the region is limited.

Facility Name	Address	Main Function	Type of Infrastructure	Service Capacity	Needs Upgrade	Estimated Construction Timeline	Electric Utility Company
Lakewood Maintenance Yard	6929 Nixon Street Lakewood, CA, 90713	Maintenance Yard & Fleet Storage	Six plug-in depot chargers will be installed	Six buses after the installation of charging stations	Yes	2027	Southern California Edison



Section F: Service in Disadvantaged Communities

According to the California Office of Environmental Health Hazard Assessment (OEHHA), disadvantaged communities are defined as the top 25% in terms of scoring in the CalEnviroScreen. CalEnviroScreen is a tool that identifies communities that are most vulnerable to pollution by using environmental, health, and socioeconomic data to produce a score for every census tract within the state of California.

Based on the cities listed in the latest version of CAEnviroScreen, DASH Transit currently services two disadvantaged communities and will continue for the foreseeable future. DASH Transit buses service all areas of Lakewood, and as they are replaced, they will service disadvantaged communities providing cleaner, quieter service to the local ridership.

Section G: Workforce Training

OEM Training

The City of Lakewood plans to take advantage of training from the bus manufacturers and station suppliers, including maintenance and operations training, station operations and fueling safety, first responder training, and other trainings that the technology providers may offer. OEM training provides critical information on operations and maintenance aspects specific to the equipment model procured. Additionally, many procurement contracts include train-the-trainer courses through which small numbers of agency staff are trained and subsequently train agency colleagues. This method provides a cost-efficient opportunity to provide widespread agency training on new equipment and technologies.

Section H: Existing Funding Sources

Los Angeles County Local Transportation Sales Taxes

Los Angeles County has four sales taxes devoted to transportation. Part of each sales tax has a "local return" portion distributed to each City based on statute and population. The City plans to use these funds for the transit fleet's capital and operations.

AB2766 Air Quality Improvement Funds

The City of Lakewood receives a per capita allocation of vehicle license fees collected by the South Coast Air Quality Management District (AQMD). These funds are reserved for transportation projects and programs that reduce criteria air pollutants. The City intends to use these funds for the purchase of ZEBs as well as charging infrastructure.

California Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project (HVIP)

The HVIP supports the deployment of zero-emission and near-zero-emission technologies by facilitating point-of-purchase price reductions. CALSTART administers the program on behalf of the California Air Resources Board (CARB).

Potential Funding Opportunities

- California Air Resources Board
 - Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project
 - State Volkswagen Settlement Mitigation
 - Carl Moyer Memorial Air Quality Standards Attainment Program
 - Cap-and-Trade Funding
 - Low Carbon Fuel Standard
- California Transportation Commission
 - Solution for Congested Corridor Programs
- California Department of Transportation
 - Low Carbon Transit Operations Program
 - Transportation Development Act
 - Transit and Intercity Rail Capital Program
 - Transportation Development Credits
 - Southern California Edison Ready Charge Program
- California Energy Commission

Section I: Start-Up and Scale-Up Challenges

The financial requirements are the most significant challenge facing transit agencies through the start-up and scale-up phases of the zero-emission transition. BEBs are more expensive to procure, and new infrastructure is required to operate and maintain the vehicles. Financial support from the federal, state, and local governments will be necessary to achieve the Innovative Clean Transit regulation targets.

Procurement volumes impact the per-vehicle cost of buses, with each agency placing orders individually over the next few years, increasing the pressure on our budget. It may be possible to reduce the per-vehicle cost through a state-led bulk procurement of BEBs that could incorporate demand from many agencies. Funding should also be made available for workforce training. To ensure a successful transition, agencies must prepare staff for the correct operation and maintenance of BEBs. While BEBs require less maintenance than conventional buses because they include fewer moving parts, they require new protocols and procedures to ensure safe and successful operation. The use of regenerative braking also alters ideal driving characteristics. Drivers must be adequately trained to ensure vehicles are operating at optimal performance.

A challenge facing long-term transition planning is the uncertainty around the performance and availability of zero-emission paratransit and over-the-road vehicles. It is imperative that the CARB provide funding to transit agencies across the state to support the transition to zero-emission vehicles. As fleets are transitioned, agency capital and operating budgets will increase, and funding will be required to maintain the level of service provided to residents. In addition to funding support for bus and infrastructure purchases, CARB should support training/educational programs and the deployment of new bus platforms like paratransit and over-the-road vehicles.

RESOLUTION NO. 2023-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAKEWOOD, CALIFORNIA, APPROVING THE DASH
ZERO-EMISSION BUS ROLLOUT PLAN

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES RESOLVES AS FOLLOWS:

WHEREAS, California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.3, Part 2023.1(d) Zero Emissions Bus Rollout Plan Requirements requires that a transit agency Zero-Emission Bus Rollout Plan must be approved by its governing Board; and

WHEREAS, Zero-Emission Bus Rollout Plan sets forth the City of Lakewood DASH Transit's plan, which meets the following requirements:

- A goal of full transition to zero-emission buses by 2040 with careful planning that avoids early retirement of conventional internal combustion engine buses;
- Identification of the types of zero-emission bus technologies the City of Lakewood DASH Transit is planning to deploy;
- A schedule for zero-emission and conventional internal combustion engine bus purchases and lease options;
- A schedule for conversion of conventional internal combustion engine buses to zero-emission technologies;
- A schedule for construction of facilities and infrastructure modifications or upgrades, including charging, fueling, and maintenance facilities, to deploy and maintain zero-emission buses;
- Explanation of how the City of Lakewood DASH Transit plans to deploy zero-emission buses in Disadvantaged Communities;
- A training plan and schedule for zero-emission bus operators and maintenance and repair staff
- Identification of potential funding sources.

NOW, THEREFORE, BE IT RESOLVED THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES HEREBY RESOLVE, DECLARE AND DETERMINE CITY OF LAKEWOOD DASH TRANSIT'S ZERO-EMISSION BUS ROLLOUT PLAN AS OUTLINED IN FULL.

BE IT FURTHER RESOLVED that insofar as the provisions of any Ordinance, Resolution, document, or previous action of the Council, prior to the date of this Resolution, are inconsistent with the provisions of this Resolution or any policy adopted by this Resolution, this Resolution and the Board Policies adopted herein shall control.

Resolution No. 2023-14
Page 2

ADOPTED AND APPROVED THIS 14TH DAY OF MARCH, 2023.

Mayor

ATTEST:

City Clerk

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Reports

COUNCIL AGENDA

March 14, 2023

TO: Honorable Mayor and City Council

SUBJECT: 2023 Illegal Fireworks Public Education and Enforcement Plan

INTRODUCTION

Illegal firework use is pervasive across every community in California, including within Lakewood. Illegal fireworks pose a significant threat to the safety of people and property, especially in developed areas such as residential neighborhoods. Lakewood takes a strong stance against illegal firework use and employs multiple strategies to both prevent illegal firework use and abate active use of illegal firework.

STATEMENT OF FACTS

Efforts to dissuade the use of illegal fireworks are an ongoing, almost year-round, endeavor that relies on inter-departmental cooperation and coordination. In January, staff from Administration, Community Development, Finance and Administrative Services, Public Safety and Public Works, as well Lakewood Sheriff's Station, met to discuss and plan this year's campaign strategies to ensure Lakewood residents can safely celebrate the Fourth of July holiday and take strong enforcement action against the possession and use of illegal fireworks. This report will highlight those various strategies.

Prevention and Education Efforts

Public Safety and Public Information have jointly initiated a community education campaign on the dangers of illegal firework use and the impacts illegal firework use has on vulnerable members of the community. Additionally, the public education campaign provides resources for community members to report known and suspected illegal firework use, and education on how to report illegal firework use in progress to the Lakewood Sheriff's Station. In April, delivery of public education efforts will commence through all traditional delivery methods, including the use of message boards and via a comprehensive social media campaign.

Public Safety also partners with the City Clerk's Office and the Finance and Administrative Services Department to provide education and outreach to community members involved with safe and sane firework sales at approved community organization stands and residents with approved block parties on July 4th, 2023. Staff from each department involved and Deputy Sheriffs will meet with the groups during the months of May and June to provide safety education on various topics, including identifying and reporting illegal firework use.

Enforcement Efforts May – June, 2023

Locations of known and suspected illegal firework use are compiled year-round through the service request system and illegal firework tipline. The information is used by Deputy Sheriffs and Community Safety Officers to conduct proactive saturation patrols to deter and enforce use of illegal firework. Deputy personnel and CSOs will issue administrative citations for any observed possession or use of illegal fireworks.

Public Safety administrative staff also scour internet postings for illegal firework sales in and near Lakewood and provide those to the Lakewood Special Assignment Team Sergeants further investigation.

Lastly, SouthWest Patrol security guards will be provided with the list of reported illegal fireworks locations to patrol during the assigned overnight shift and report any observations of illegal firework use to Lakewood Sheriff's Station.

Enforcement Efforts July 3-4, 2023

This year, illegal firework enforcement operations will be conducted on July 3 and 4, 2023. A dedicated team of Deputy Sheriffs supported by Public Safety staff will work out of the resource command vehicle and focus on neighborhood patrols throughout the city. The enforcement efforts will be enhanced by the hiring of deputies on overtime which will allow deputies to focus specifically on the illegal firework enforcement efforts. Deputy Sheriffs and CSOs will confiscate all unused illegal fireworks each night, which will be turned in to the Los Angeles County Fire Department (LACoFD) for safe disposal.

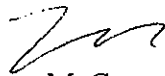
In addition to the robust enforcement operations in the field, Public Safety administrative staff will work at the command post each night processing illegal firework citations and evidence collected by CSOs and Deputy Sheriffs. Evidence will be photographed, counted and weighed at the command post before being turned in to LACoFD at the end of the night.

For the third year, staff will utilize social media strategy designed to bring community members 'behind the scenes' of enforcement and show the audience the good work city staff and Deputy Sheriffs do each night to abate illegal firework use. This social media strategy utilizes 'stories' which are viewable to the audience for twenty-four hours once posted. This ensures the content is always fresh for the audience and allows all community members the opportunity to view enforcement efforts no matter what day they view the story. The content is intended to be fun and interactive while also being educational on multiple levels. This public outreach and education strategy was well received the past two years.

RECOMMENDATION

Staff recommends the City Council receive and file the report.


Joshua Yordt
Director of Public Safety


Thaddeus McCormack
City Manager

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COUNCIL AGENDA

March 14, 2023

TO: The Honorable Mayor and City Council

SUBJECT: 2022 General Plan Annual Progress Report

INTRODUCTION

The 2022 General Plan Annual Progress Report (“Progress Report”) is submitted to the City Council for its review, 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.

STATEMENT OF FACTS


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.

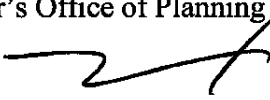
The Annual Progress Report details the progress made towards allowing for the development of housing as specified by the Regional Housing Needs Assessment (“RHNA”) as well as the overall implementation of the General Plan. Lakewood prepared its Progress Reports for review and approval by the City Council 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. HCD certified the Housing Element 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 addressed in the Housing Element update.

STAFF RECOMMENDATION

The Planning and Environment Commission recommends that the City Council receive and file the 2022 General Plan Annual Progress Report and direct staff to submit the same to the Department of Housing and Community Development and to the Governor’s Office of Planning and Research.


Abel Avalos
Director of Community Development


Thaddeus McCormack
City Manager

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

TABLE A

Subdivision	Lakewood
Reporting Year	2022 (Last 1, Dec 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2025

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

Project ID	Project Name	Unit Category (EPA SF 2 to 4.5 A.C.U.M.)	Date Application Submitted	Proposed Units - Affordability by Household Income							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Application	Application Status	Notes	
				Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above-Moderate-Income							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
Summary Row - Start Date Entry Below																	
78001001	78001001	2101 Rowland Street	NA	SDR 101	ADU	R	2/23/2022	1	0	0	0	0	0	0	0	0	0
78001002	78001002	2102 Rowland Street	NA	SDR 101	ADU	R	4/13/2021	1	0	0	0	0	0	0	0	0	0
78001003	78001003	2622 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001004	78001004	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001005	78001005	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001006	78001006	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001007	78001007	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001008	78001008	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001009	78001009	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001010	78001010	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001011	78001011	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001012	78001012	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001013	78001013	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001014	78001014	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001015	78001015	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001016	78001016	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001017	78001017	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001018	78001018	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001019	78001019	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001020	78001020	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001021	78001021	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001022	78001022	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001023	78001023	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001024	78001024	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001025	78001025	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001026	78001026	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001027	78001027	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001028	78001028	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001029	78001029	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001030	78001030	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001031	78001031	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001032	78001032	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001033	78001033	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001034	78001034	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001035	78001035	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001036	78001036	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001037	78001037	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001038	78001038	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001039	78001039	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001040	78001040	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001041	78001041	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001042	78001042	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001043	78001043	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001044	78001044	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001045	78001045	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001046	78001046	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001047	78001047	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001048	78001048	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001049	78001049	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001050	78001050	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001051	78001051	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001052	78001052	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001053	78001053	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001054	78001054	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001055	78001055	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001056	78001056	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001057	78001057	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001058	78001058	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001059	78001059	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001060	78001060	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001061	78001061	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001062	78001062	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001063	78001063	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001064	78001064	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001065	78001065	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001066	78001066	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001067	78001067	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001068	78001068	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001069	78001069	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0	0	0	0	0	0
78001070	78001070	1802 Parkview Avenue	NA	SDR 101	ADU	R	3/20/2022	1	0	0	0	0					

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										6	7	
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	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

ANNUAL ELEMENT PROGRESS REPORT			
Housing Element Implementation			
Item	Element	Year 1 (2021-22)	Year 2 (2022-23)
Program Implementation Status pursuant to GC Section 55062			
Housing Program Progress Report			
Description of all programs including local efforts to address government concerns in the housing element, development, and development of housing as identified in the housing element.			
Item	Element	Year 1 (2021-22)	Year 2 (2022-23)
Item	Element	Year 1 (2021-22)	Year 2 (2022-23)
Availability of Affordable Sites for New Housing	Element 1	Within three years of housing element adoption	In Progress
Regional Housing Needs Allocation (RHNA)	Element 1	Ensure that the City remains in compliance with RHNA (2014-2024)	Ongoing
No Net Loss Monitoring	Element 1	Annual	Ongoing
Supplier Landlord/Developer Housing on City Development Agency Site	Element 1	Annual	In Progress
In-Right Approval of Freeway with 20 Percent Affordable Units "Rental" or "Residential" Lease Type	Element 1	Within one year of housing element adoption	In Progress
Midrise Density	Element 1	Within one year of housing element adoption	In Progress
Redevelopment Housing Incentives	Element 1	Within three years of housing element adoption	Not Yet Started
ADU Tracking and Monitoring	Element 1	Annual	Ongoing
Single Room Occupancy	Element 1	Within one year of housing element adoption	Not Yet Started
Advanced Rent Reduction	Element 1	Within three years of housing element adoption	In Progress
Subsidized and Technical Assistance to RHNA Displacement	Element 1	Annual	Ongoing
Evolution of Programs	Element 1	Annual	Ongoing
Power Transportation	Element 1	Annual	Ongoing
Living and General Plan Elements	Element 1	Within one year of housing element adoption	In Progress
Healthy Beach Cities	Element 1	Within one year of housing element adoption	In Progress
Climate Standards	Element 1	Within one year of housing element adoption	In Progress
Development Standards Review and Review	Element 1	Within three years of housing element adoption	Not Yet Started
Manufactured Home Licensing	Element 1	Within one year of housing element adoption	In Progress
Working Units and Workforce Cuts	Element 1	Within three years of housing element adoption	Not Yet Started
Energy Efficient Project Encouraging	Element 1	Within one year of housing element adoption	In Progress
ADU Incentives to Meet Market	Element 1	Within one year of housing element adoption	In Progress
Measurement ADU Fees	Element 1	Within three years of housing element adoption	Not Yet Started
Public Area Development Standards (Other)	Element 1	Within three months of housing element adoption	Complete
Healthy Working and Definition Road	Element 1	Within one year of housing element adoption	In Progress
Elements of Land Use Designation and Evaluation	Element 1	Within three years of housing element adoption	Ongoing
Single Family Residential Rehabilitation Program	Element 1	Annual/Quarterly report to CP APE	Ongoing
High-Rise UP Program	Element 1	Annual/Quarterly report to CP APE	Ongoing
Energy and Resource Conservation Program	Element 1	Annual activity, report to CP APE	Ongoing
Advanced Rental Residential Awards Program	Element 1	Annual activity, report to CP APE	Not Yet Started
Construction Commission Regulations	Element 1	Annual activity, report to CP APE	Ongoing
Improvement of Air-Born Housing	Element 1	Annual activity, report to CP APE	Ongoing
ADU Allocations	Element 1	Annual activity, report to CP APE	Ongoing
Development Process Incentive	Element 1	Ongoing	Ongoing
Expand Care Housing and Safety	Element 1	Ongoing	Ongoing
Neighborhood Preservation Program	Element 1	Annual/Quarterly report to CP APE	Ongoing
Neighborhood Clean Up Program	Element 1	Ongoing	Ongoing
Housing Choice Vouchers	Element 1	Ongoing	Ongoing
Affordable Housing and Services Fund	Element 1	Ongoing	Ongoing
Landlord Forum Mediation	Element 1	Ongoing	Ongoing
Senior Assistance Voucher and Extension (SAGE) Program	Element 1	Ongoing	Ongoing
Housing for Persons with Disabilities	Element 1	Within one year of housing element adoption	In Progress
Fair Housing Education and Counseling	Element 1	Ongoing	Ongoing
Housing for the Elderly and Disabled	Element 1	Within one year of housing element adoption	In Progress
Emergency Shelters	Element 1	Within one year of housing element adoption	In Progress
Low Barrier Re-entry Centers	Element 1	Within one year of housing element adoption	In Progress
Transitional and Supportive Housing	Element 1	Within one year of housing element adoption	In Progress
Residential Accommodation	Element 1	Within one year of housing element adoption	In Progress
Normal Development and Specific Plan Zoning	Element 1	Annual activity, report to CP APE	Ongoing
Residential Care	Element 1	Within one year of housing element adoption	In Progress
Healthy Worker and Worker Services for Affordable Housing Developments	Element 1	Within one year of housing element adoption	In Progress
Personnel and Facilities Housing	Element 1	Within one year of housing element adoption	In Progress
Home Based Community Homecare - Paid Respite	Element 1	Within one year of housing element adoption	Not Yet Started
Home Based Community Homecare - Unpaid Respite	Element 1	Within one year of housing element adoption	Not Yet Started
Analysis of Inequities Programs	Element 1	Ongoing	Ongoing
Housing Mobility	Element 1	Within one year of housing element adoption	Not Yet Started
Environmental Action and Landmark Status	Element 1	Within one year of housing element adoption	Not Yet Started
Fast Housing Outreach and Enforcement	Element 1	Ongoing	Ongoing
Forward Thinking Programs	Element 1	Ongoing	Ongoing
Essential Services Program	Element 1	Within three months of housing element adoption	Complete
Regional and Statewide Health, Housing, and Health Equity	Element 1	Within one year of housing element adoption	Not Yet Started
Home Based Housing Outreach in East Oakland	Element 1	First two years	Not Yet Started
Housing Information	Element 1	Within one year of housing element adoption	In Progress
ADU Allocation	Element 1	Within one year of housing element adoption	In Progress
Review of Rental Production / Housing Mobility	Element 1	Within one year of housing element adoption	In Progress

TABLE I

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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/permited/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.

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)					
<i>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.</i>					
Total Award Amount	\$	300,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>		
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 (This row blank)	\$ 3,000	12/16/21	6/30/24	Continue regional housing efforts	See GCCOG/JPA Attachment
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.

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*Housing
Successor*

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING
FUND SUMMARY 3/2/2023**

In accordance with section 2521 of the Lakewood Municipal Code, presented herewith is a summary of obligations to be paid by the City of Lakewood. Each of the following demands has been audited by the Director of Finance and Administrative Services and approved by the City Manager.

3901	HOUSING SUCCESSOR AGENCY	36,000.00
		<hr/>
		36,000.00

Council Approval

Date

City Manager

Attest

City Clerk

Director of Finance and Administrative Services

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING
SUMMARY CHECK REGISTER**

<u>CHECK DATE</u>	<u>VENDOR NAME</u>	<u>CHECK AMOUNT</u>
03/02/2023	LOPEZ. EDDIE & DIANE AND THERESA FREASE	18,000.00
03/02/2023	MAMMANA. MICHELLE	18,000.00
	Totals:	<u>36,000.00</u>