

Housing Element

CITY OF LAKEWOOD

PLAN 22

PLAN 26

LAKEWOOD CALIFORNIA

EVERYTHING INCLUDED AS LOW AS \$53.50 MONTHLY 3 BEDROOM HOMES

THE FUTURE CITY AS NEW A

LO 4.98

3 BEDROOM HOMES

EVERYTHING INCLUDED

AS LOW AS \$53.50

MONTHLY 3 BEDROOM HOMES

KITCHEN

LIVING ROOM

PORCH

GARAGE

BEDROOM

BATH

DINING

KITCHEN

LIVING ROOM

PORCH

S.P.

2013-2021

City of Lakewood Housing Element



2013-2021

ACKNOWLEDGEMENTS

City Council

Steve Croft – Mayor

Todd Rogers – Vice Mayor

Diane Dubois – Council Member

Ron Piazza – Council Member

Jeff Wood – Council Member

City Manager

Howard L. Chambers

Planning and Environment Commission

Jan McKinnon - Chair

Pete Samaniego – Vice Chair

Robert Quarto - Commissioner

Vicky Stuckey - Commissioner

Ron Wade - Commissioner

Prepared by Community Development Staff

Sonia Dias Southwell, AICP - Director of Community Development

J. Patrick McGuckian, AICP – Assistant Director of Community Development

Paul Kuykendall, AICP - Senior Planner

Maribel Enriquez Morcos – Housing Specialist

David Barboza – Planning Technician

Helene Knight – Administrative Secretary

Cindy Kojaku – Administrative Clerk

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I. INTRODUCTION

The City of Lakewood 2013-2021 Housing Element (Housing Element) has been prepared in compliance with the State of California Government Code Section 65302(c) and with the Housing Element Guidelines as established by the California Department of Housing and Community Development (HCD).

A. PURPOSE AND CONTENT

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

The Housing Element is a part of the General Plan. It is comprehensive, long-range, and is internally consistent with the other elements of the General Plan. Comprehensive means that the Housing Element considers all geographic areas of the City, and that consideration is given to the complete range of housing stock and to all economic segments of the community.

The Housing Element must address not only current housing issues, but also the City's housing needs through the year 2021. The Housing Element will be reviewed and updated approximately every eight years thereafter, so that it may respond to the community's changing conditions and needs.

Being general in nature, the Housing Element is implemented through the support of goals and objectives, and the application of policies and programs. The Housing Element is an aid for planners and appointed and elected officials in making appropriate choices when addressing specific housing issues.

B. RELATIONSHIP TO OTHER ELEMENTS AND PLANS

Government Code Section 65300.5 requires that the General Plan and the parts and elements thereof shall comprise an integrated and internally consistent statement of policies. This update of the Housing Element has been prepared in a manner making it consistent with other elements and areas of the General Plan.

The Housing Element is implemented primarily by the Lakewood Municipal Code (Municipal Code). The Municipal Code contains ordinances, including those that pertain to the subdivision regulations, zoning ordinance, and building code. Implementation of the Housing Element also benefits from special activities and programs authorized by the Lakewood City Council, the CDBG Action Plan, and through the development of affordable housing sites purchased by the former redevelopment agency (which are overseen by the Lakewood Successor Agency).

C. USE OF RELEVANT AND CURRENT DATA

In the preparation of this Housing Element, a review of Lakewood's socioeconomic, demographic and housing information from the U.S. Census, the California Department of Finance (DOF), the California Employment Development Department (EDD) and the Southern California Association of Governments (SCAG) were collected and analyzed.

A key source of information is the 2012 Regional Housing Needs Assessment (RHNA) formulated by SCAG which identifies the existing and future housing needs for the region and each local jurisdiction, including the City of Lakewood. The RHNA forecasts the housing demand and determines the total construction need by four economic segments within each jurisdiction.

D. CITIZEN PARTICIPATION

As required by State Law (Government Code Section 65588(c), all economic segments of the community must be provided an opportunity to review and comment on the Housing Element. In compliance with this requirement, community meetings and public workshops on the Draft Housing Element were held on the following dates:

Tuesday, March 12, 2013	Joint meeting of the City Council and the Planning and Environment Commission (PEC).
Wednesday, March 27, 2013	Community Meeting #1, Executive Board Room, Centre at Sycamore Plaza, 5 pm - 6 pm.
Thursday, April 4, 2013	Housing Element Workshop with PEC.
Thursday, May 16, 2013	Community Meeting #2, Palms Park, 5 pm - 6 pm.
Tuesday, July 2, 2013	Lakewood Public Hearing with PEC.
Tuesday, August 13, 2013	Lakewood Public Hearing with City Council.

Notification of the community meetings were mailed to housing advocates, developers, and other organizations, and published in the Press Telegram. Notices were also posted at City Hall, at public parks, and on the City's website (www.lakewoodcity.org). Copies of the Draft Housing Element were made available for review at Lakewood City Hall. Appendix A presents a sample invitation letter to a Lakewood Housing Element community meeting. Appendix A also includes copies of comments received on the Draft Housing Element and responses to those comments where appropriate.

The City will continue to provide information on the Draft Housing Element and solicit input from all economic segments of the community until the Housing Element is certified by HCD. A public hearing will be held for the adoption of the Draft Housing Element by the City Council.

In addition, as required by Government Code Section 65589.7, upon the adoption of this Draft Housing Element, the City shall distribute a copy of the Housing Element to the area water and sewer providers. They include the City of Lakewood Water Resources Department, the Golden State Water Company, the Metropolitan Water District, and the County Sanitation Districts of Los Angeles County.

II. CITY PROFILE

Lakewood's housing production needs stem from both local and regional conditions. These conditions include the following:

- New housing is needed as regional employment and population growth generate a demand for new housing throughout Southern California.
- New housing is needed as Lakewood's current population increases and ages.
- New construction housing is needed to replace some of Lakewood's older housing stock that is too severely deteriorated to rehabilitate.
- New housing is needed when vacancy rates are low to ensure reasonable levels of choice and mobility in the marketplace.

Figure 1 below depicts the City of Lakewood's location in a regional context.

Figure 1: Regional Location

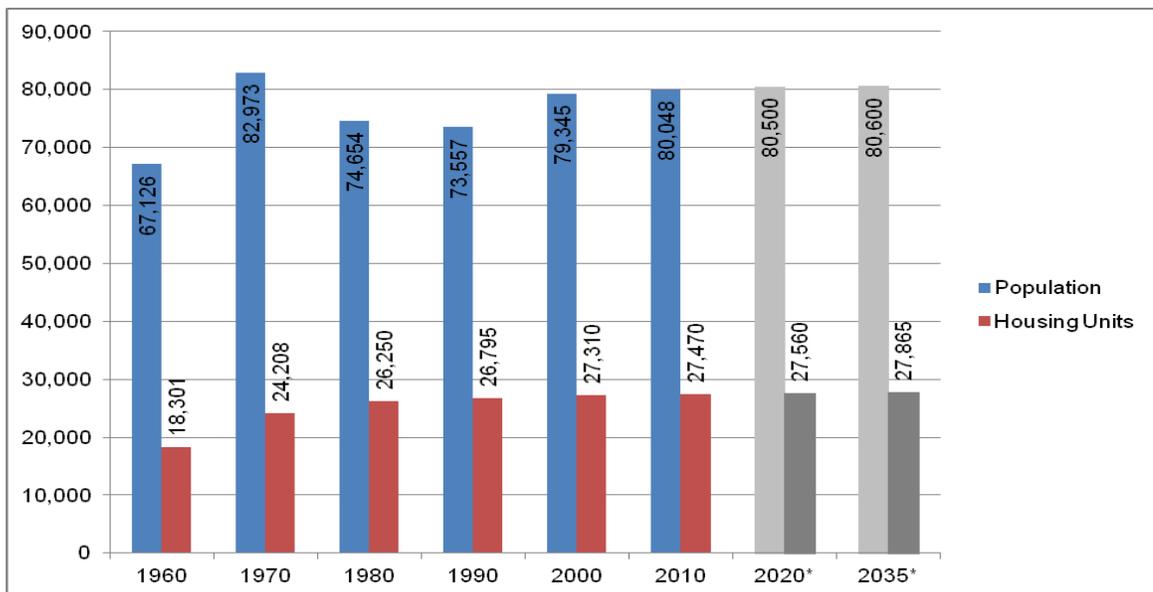


A. POPULATION CHARACTERISTICS

According to the 2010 U.S. Census, the City of Lakewood has a population of 80,048, which is an increase of 703 persons or 0.9% from the 2000 U.S. Census figure of 79,345. The City's population grew rapidly from the time of incorporation in 1954 to approximately 83,000 people in 1970. After 1970, population growth patterns started to shift. As illustrated in Figure 2 and presented in Table 1, between 1970 and 1990 the City's population declined by 9,416 residents. However, during this same period of population flux, housing units in the City continued to increase from 24,208 in 1970 to 26,795 in 1990 and to 27,470 in 2010.

The SCAG Regional Transportation Plan (RTP) model projects the City's population increasing only slightly to 80,500 in 2020 and to 80,600 by the year 2035. Since the City had a similarly sized population in the past, which was adequately housed in fewer dwelling units, the existing housing stock is available to accommodate the expected population growth. According to the U.S. Census, there were 24,208 dwelling units in 1970. That figure grew to 27,470 in 2010. In addition to the 3,262 new dwelling units added to the housing stock between 1970 and 2010, the City continues to experience considerable investment by homeowners to upgrade their homes with the addition of bedrooms and other living spaces. This indicates that the current housing stock can accommodate a higher population than the 2010 population. Furthermore, with the City's current land use and density designations, the City can accommodate the projected population through the construction of additional housing units if population growth generates a need for additional housing.

Figure 2: Lakewood Population and Housing Units Trends and Projections



Source: U.S. Census (1960-2010), SCAG 2012-35 RTP/SCS (*).

Note: 2020 and 2035 housing unit projections are derived from household projections assuming the 01/2011 vacancy rate of 1.67%.

Table 1: Population of Lakewood and Neighboring Jurisdictions, 1990 to 2010

Jurisdiction	1990	2000	Change 1990- 2000	Pct.	2010	Change 2000- 2010	Pct.
Lakewood	73,557	79,345	5,788	7.9%	80,048	703	0.9%
Bellflower	61,815	72,878	11,063	17.9%	76,616	3,738	5.1%
Cerritos	53,240	51,488	-1,752	-3.3%	49,041	-2,447	-4.8%
Cypress	42,655	46,229	3,574	8.4%	47,802	1,573	3.4%
Hawaiian Gardens	13,639	14,779	1,140	8.4%	14,254	-525	-3.6%
Long Beach	429,433	461,522	32,089	7.5%	462,257	735	0.2%
L.A. County	8,863,164	9,519,338	656,174	7.4%	9,818,605	299,267	3.1%

Source: U.S. Census (1990 & 2000), SCAG Existing Housing Needs Data Report (2012)

The decrease in population during the 1970s was not accompanied by a decrease in housing units (single-family homes, apartments, condominiums, and mobile homes). The number of housing units has been slowly and consistently increasing over several decades, due to new construction. The reduction in population was due instead to a decrease in household size. Many of the young couples who moved to Lakewood in the 1940s, 50s and 60s to raise their families became one- or two-person households again as their children moved out of the home. This demographic transition is reflected in the changes in the City's average household size, which declined from 3.77 in 1960 to 3.03 in 2000, and subsequently rose to 3.10 in 2010.

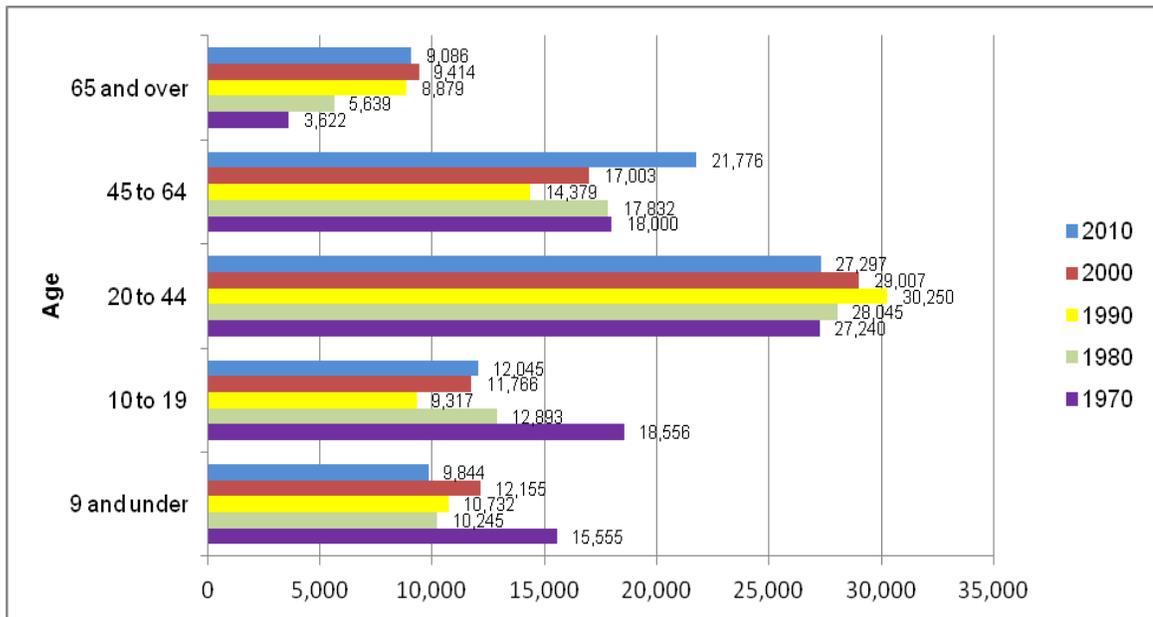
As shown in Table 1, Lakewood's recent population trends have generally been in line with those of its neighboring municipalities and Los Angeles County. All of the cities in the area are highly urbanized, and vacant residential land accounts for a relatively small percentage of their total area. This is especially true of Lakewood, whose rate of growth has trailed its surrounding jurisdictions and the County as a whole since 2000.

The local population increase expected over the upcoming eight years will come from an increase in the number of persons per household as younger families move into the City. An increase in the residential population may also be attributed to the conversion of single-family homes in the M-F-R zone being redeveloped into multi-family homes.

1. Age

Figure 3 below shows the evolution of the City's age pyramid from 1970 to 2010. The City's demographic trends during this period indicate a decline in the under-20 population (due to families having fewer children), an increase in the 20-to-64 age group (home buying and family raising years), and an increase in persons over the age of 65 (primarily original homeowners who moved to Lakewood in the 1950s).

Figure 3: Population Age Distribution



Source: U.S. Census (1970-2010)

The aging of the City’s population will continue to heavily influence the size of the labor force. The population bulge of the baby boom years has moved into its middle years. The number of people in the employment ages of 20 to 64 has increased since 1970, both in terms of raw numbers and as a percentage of the City’s overall population. However, with the aging of the population, the percentage of people of working age is expected to decrease for some time to come.

2. Race and Ethnicity

The data presented in Table 2 indicates that 40.9 percent of the City’s total population consider themselves as Non-Hispanic White. The remaining ethnic composition of the City includes 30.1 percent Hispanic or Latino of any race, 16.0 percent Asian, and 8.3 percent Black. More than 3.2 percent of City residents identify themselves as being of two or more races. This compares to the ethnic composition countywide of 47.7 percent Hispanic, 27.8 percent Non-Hispanic White, 13.5 percent Asian and 8.3 percent Black. The percentage of the Non-Hispanic White population in the City continues to decline as the percentage of other ethnic groups increase. In 2010, the Hispanic or Latino population in Lakewood increased to 30.1 percent of the total city population, up from 22.8 percent in 2000 and 14.6 percent in 1990.

Table 2: Race and Ethnicity, 2010

Race/Ethnicity	Lakewood		Los Angeles County	
Non-Hispanic White	32,774	41.0%	2,728,321	27.8%
Hispanic or Latino (of any race)	24,101	30.1%	4,687,889	47.7%
Asian	12,811	16.0%	1,325,671	13.5%
Black or African American	6,663	8.3%	815,086	8.3%
American Indian and Alaskan Native	234	0.3%	18,886	0.2%
Native Hawaiian and other Pacific Islander	686	0.9%	22,464	0.2%
Some other race	178	0.2%	25,367	0.3%
Two or more races	2,601	3.2%	194,921	2.0%
Total Population	80,048	100.0%	9,818,605	100.0%

Source: U.S. Census (2010)

Note: Hispanic/Latino is an ethnicity and can include members of any race. The data presented here reflect the non-Hispanic population of each race

B. EMPLOYMENT CHARACTERISTICS

1. Total Employment

The economic recession of the early 1990s contributed to the employment decline in Southern California; but by the mid-1990s, the regional economy began to recover. As shown in Table 3, SCAG estimated the City's 2003 employment total at 16,700 and increasing to 17,000 jobs in 2005 and to 15,700 in 2008. Due in part by the economic downturn following the "housing bubble," the City's employment total is projected to be 16,800 by 2020 and in 2035 it is projected to be 17,800. This is a projected increase of 6.6 percent between 2003 and 2035. During the same period, the Gateway Cities Subregion is projected to increase by 38 percent and countywide by 10.8 percent.

Table 3: Total Employment

Year	Lakewood	Gateway Cities Subregion**	Los Angeles County
2003	16,700	742,000	4,355,000
2005	17,000	746,000	4,397,000
2008	15,700	894,600	4,340,370
2020*	16,800	944,700	4,557,470
2035*	17,800	1,023,900	4,827,470
% Growth 2003-2035*	6.6%	38.0%	10.8%

Source: SCAG 2007 Regional Transportation Plan & SCAG 2012-2035 RTP/Sustainable Communities Strategy growth forecast.

Note (*): These rows are based on the growth forecast.

Note (**): The Gateway Cities Subregion includes 27 cities in southeastern Los Angeles County, including the City of Lakewood.

The state of the economy and its effect on employment and job growth plays a significant role in housing demand, housing costs, and vacancy rates. During the post housing bubble recession, the median home price of homes dropped in Lakewood, and the vacancy rate increased. As the economy recovers, employment will increase which will improve the City's jobs/housing balance. In 2007, the SCAG RTP noted that the 2005 jobs/housing ratio was 0.61 which was less than one job per housing unit. This ratio indicates a jobs-poor and housing-rich city. In comparison, the countywide ratio of jobs to housing was 1.32 – more than one job located in the county for each housing unit.

According to the 2006-2008 Census Transportation Planning Package from SCAG, the 2020 projection of employment will be 16,800 persons. In 2010, there were 27,470 housing units in Lakewood. According to General Plan Annual Progress Reports in 2011 and 2012, combined with development of a Neighborhood Stabilization Program (NSP) property, it is estimated that there will be 27,485 housing units at the beginning of 2014 which will also be the start of the 5th RHNA cycle. This yields a jobs/housing ratio of 0.61 in 2020 which is virtually no change from 2007.

2. Labor Force

As presented in Table 4, the U.S. Census estimated the 2010 labor force for the City of Lakewood at 41,699. The labor force by definition includes the working population and those wishing to work. There were an estimated 2,326 persons unemployed. The resulting unemployment rate was 5.6 percent. This rate was higher than the 5.0 percent witnessed during 2000 and more than the unemployment rates from 1980 and 1990. The increase in unemployment is due to a prolonged recession. Employment and the labor force have increased dramatically since 1960. The City labor force grew from 23,900 to an estimated 45,800 in 2007, an increase of more than 21,900 persons or 91.6 percent. This increase is due primarily to: (a) population increase; (b) the entrance of numerous women into the labor force; and (c) the demographic shift in age distribution from young to working age residents. Each of these three factors will continue to cause increases in the labor force, although at lower rates than in the last few decades.

Table 4: Lakewood Labor Force, 1960-2010

Year	Labor Force	Percent of Total Population	Employed	Unemployed	Unemployment Rate
1960	25,059	37.3%	24,148	921	3.7%
1970	35,774	43.1%	33,761	2,013	5.6%
1980	39,189	52.5%	37,277	1,912	4.9%
1990	39,216	53.3%	37,519	1,697	4.3%
2000	39,375	49.6%	37,420	1,955	5.0%
2010	41,699	52.1%	39,373	2,326	5.6%

Source: U.S. Census (1960-2000), 2010 data are from SCAG Existing Housing Needs Data Report (2012) / 2005-2009 American Community Survey.

Note: Labor force and employment figures are for the population age 16 and over, except for the 1960 figures which are for the population 14 and over.

Unemployment in Lakewood has historically been lower than the region and the nation. According to the U.S. Census 2005-2009 American Community Survey 5-Year Estimates, Lakewood's 2010 unemployment rate reached 5.6 percent compared to 7.7 percent for the County, 7.8 percent for the State and 7.2 percent for the nation. The stability of the population and labor force is an important factor in keeping the local unemployment rate low.

Table 5 shows the occupations of Lakewood residents in 2010. The largest segment of the residents is in management and professional occupations (35.4%), followed by sales and office occupations (30.8%), production and service occupations (14.8%) and production, transportation, and material moving occupations (10.3%).

The adaptation of the national economy from an industrial economy to a service economy has been influential in creating employment in the City. Lakewood is especially sensitive to the fortunes of the Boeing Company's operations in the City of Long Beach, although the length of service of many of Lakewood's industrial workers and growth in other sectors keep the City from being as dependent on Long Beach industries as it might otherwise be. Women entering the labor force will continue. In 2010, according to the U.S. Census 2007-2011 American Community Survey, 64.9 % of Lakewood women were in the labor force. This is higher than the 2000 statewide figure of 55.5 percent, and there is no reason to expect this percentage to decline in the foreseeable future.

Table 5: Occupation of Lakewood Residents, 2010

Occupation	Number	Percent
Management, professional, and related occupations	13,910	35.4%
Service occupations	5,833	14.8%
Sales and office occupations	12,121	30.8%
Farming, fishing, and forestry occupations	17	0.1%
Construction, extraction, maintenance, and repair occupations	3,387	8.6%
Production, transportation and material moving occupations	4,062	10.3%
Total	39,330	100.0%

Source: 2005-2009 American Community Survey 5-Year Estimates, employed persons age 16 and older.

3. Industries

Table 6 below shows the types of industries in which Lakewood residents are employed, and it describes a local employment profile that is roughly similar to that shown by Table 5. Educational, health and social services form the largest share (21.6%) of the industries employing City residents, with manufacturing second (13.8%). These industries are not necessarily located within the City of Lakewood.

Manufacturing has experienced a significant decline in its share of employment of City residents – it accounted for more than a quarter of residents' jobs in 1990. The decline is due to a number of factors, including decreased activity at the Boeing plant in Long Beach and a general shift in the United States away from manufacturing activity as more companies decide to locate their production operations in other countries.

Table 6: Industries Employing Lakewood Residents, 2010

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	102	0.3%
Construction	1,986	5.2%
Manufacturing	5,226	13.8%
Wholesale trade	1,562	4.1%
Retail trade	4,751	12.5%
Transportation and warehousing, and utilities	2,798	7.4%
Information	1,381	3.6%
Finance and insurance, and real estate and rental and leasing	2,618	6.9%
Professional, scientific, and management, and administrative and waste management services	2,882	7.6%
Educational services, and health care and social assistance	8,187	21.6%
Arts, entertainment, and recreation, and accommodation and food services	2,899	7.6%
Other services, except public administration	1,820	4.8%
Public administration	1,704	4.5%
Armed forces	43	0.1%
Total	37,959	100.0%

Source: SCAG Existing Housing Needs Data Report (2012) / 2005-2009 American Community Survey 5-Year Estimates, employed persons age 16 and older.

C. HOUSING AND HOUSEHOLD CHARACTERISTICS

1. Housing Growth Trends

During the decade of the 1990s, housing construction in the Southern California region did not keep pace with population growth. Between 1990 and 2000, Los Angeles County experienced a population increase of 11.5 percent while housing units increased by only 3.5 percent. This explains the increases in household size countywide during this time period. It may also explain the increase in overcrowding in certain parts of the County.

Table 7 shows that in Lakewood, the pace of housing construction was even slower than in the County as a whole. During the 1990s, Lakewood's housing stock increased by 515 units or 1.9 percent. Housing growth has been even slower so far in the 2000s, with only an estimated 78 units having been added from 2000 to 2007. In 2010, there were 27,470 housing units which was a 0.6% increase from 2000. While significant housing growth in the City occurred during the 1960s – an increase of 32.3 percent – the decades since then experienced very low growth. The slowdown in housing growth in Lakewood, as well as many other cities in highly urbanized southeastern Los Angeles County, is primarily a result of the lack of available land for residential development.

Table 7: LAKEWOOD HOUSING UNITS, 1960-2010

Year	Housing Units	Percent Growth
1960	18,301	--
1970	24,208	32.3%
1980	26,250	8.4%
1990	26,795	2.1%
2000	27,310	1.9%
2010	27,470	0.6%

Source: U.S. Census (1960-2010)

Table 8 presents the housing unit growth and the net increase in Lakewood between FY 2000 and 2013. During this period, there were 142 new dwelling units constructed and 25 units demolished which resulted in the City's housing stock increasing by 117 dwelling units.

Table 8: Housing Unit Construction, FY 2000-2013

Year	Single Family Residential	Multiple Family Residential		Total Units Constructed	Units Demolished	Net Gain of Units
		2-4 Units	5 or More Units			
2000	0	1	0	1	0	1
2001	1	2	0	3	0	3
2002	0	0	0	0	0	0
2003	0	0	26	26	0	26
2004	1	0	20	21	0	21
2005	8	4	0	12	3	9
2006	0	4	10	14	5	9
2007	1	14	0	15	6	9
2008	27	2	0	29	1	28
2009	0	0	0	0	3	-3
2010	0	0	0	0	1	-1
2011	0	0	16	16	0	16
2012	0	2	0	2	6	-4
2013	0	3	0	3	0	3
Total	38	32	72	142	25	117

Source: City of Lakewood Community Development Department General Plan Annual Reports
Note: 2013 data were updated on 3/8/2013

2. Housing Conditions

The majority of the City’s housing stock is in good condition. However, homes built more than 30 years ago are likely to require structural renovation and maintenance. According to information available from the U.S. Census and the County Assessor, more than two-thirds of the existing housing stock in Lakewood was built prior to 1960. Table 9 shows that the majority (54.1%) of the homes in Lakewood were built in the 1950s. Homes built after 1970, which account for 17.3 percent of the total housing stock, should meet most of the existing building code standards. This situation strongly suggests there will be an increased need for structural improvements to Lakewood’s residential structures during the next decade.

In general, older homes require greater maintenance which results in higher costs. This leads to deferred maintenance that further deteriorates the physical conditions of the homes in the City. In addition, older deteriorated structures often violate building code standards and lack safety features such as fire suppression, home security devices and seismic safety retrofits. In fact, stringent seismic safety codes were not developed until after the 1971 Sylmar earthquake. After that event, many building codes were revised to ensure structures could withstand seismic activity of similar magnitude.

Table 9: Age Distribution of Housing Stock

Year of Construction	Percent of Total
2000-2009	0.7%
1990-1999	3.1%
1980-1989	4.3%
1970-1979	7.6%
1960-1969	14.5%
1950-1959	56.4%
1940-1949	11.5%
Prior to 1939	1.8%

Source: 2005-2009 American Community Survey 5-Year Estimates

In January 2008, a windshield survey was conducted to assess the exterior conditions of the existing housing stock. For the purpose of identifying areas of potential rehabilitation and recycling within the City, the survey was focused on four study areas in eastern Lakewood that are zoned M-F-R. These areas were selected because the residential structures within them tend to be older and of lower quality construction than those in the rest of the City. In addition, these areas in eastern Lakewood have the lowest income households and need affordable units.

The survey preceded on a parcel-by-parcel basis in each of the four study areas, and each residential structure was evaluated according to its exterior conditions. The results of the survey indicated that approximately seven percent of the housing units in the four areas exhibited signs of requiring major repair, and therefore were considered candidates for rehabilitation or possible replacement. Further details of the survey results can be found in Table 10. Physical building conditions such as cracked walls, deteriorated roofs and foundations and inadequate lot size or dimensions were common among these structures.

Table 10: Existing Housing Conditions

Study Area	Total Existing Units	Potential Rehab Units*	Percent Rehab	Acres of Blighted Parcels
1	597	23	3.9%	1.73
2	652	103	15.8%	8.64
3	554	13	2.3%	1.52
4	219	0	0.0%	0.0
Total	2,022	139	6.8%	11.89

Source: City of Lakewood Community Development Department and GRC Associates

Note *: This is a count of all units identified as blighted whether included in Appendix B or not.

As mentioned above, several parcels in the study areas were of insufficient size even to meet the minimum lot area of 6,000 square feet required in the R-1 zone, let alone the

15,000 square feet required for M-F-R construction. Additionally, the vast majority of the parcels in the study areas fail to meet the 100 feet of street frontage required for M-F-R development, and in some cases are only 25 feet wide. The minimum lot size and dimensions apply to new development on vacant land, while existing developed lots or vacant lots that were created prior to falling under the City's zoning ordinance may recycle to their current use and densities. In many cases, given the limited size of these lots and the lack of adjacent vacant land, new construction is limited to existing densities; however, to meet current design and development standards, it is extremely difficult to recycle units without consolidation of parcels.

3. Housing Costs

The 2007 median housing sales price of single-family homes in Lakewood was approximately \$515,000, which was below the Los Angeles County median price of \$520,000. The median Los Angeles County home sold for more than four percent higher than Lakewood's median priced home in 2007. The housing market had peaked in 2006, and in 2012 the median price for a home in Lakewood had declined to \$356,000. The median home price in Los Angeles County was \$340,000. This indicates that, with respect to home prices, Lakewood fared better than the County as a whole. This demonstrates that Lakewood is a stable community as further reflected by a homeownership rate of 73% according to the U.S. Census 2005-2009 American Community Survey. This is discussed further in the following section; Housing Trends. In 2007, the median asking rental rate in Lakewood was \$1,480 per month as compared to Los Angeles County rents of \$1,848 per month. Lakewood's median rent was \$368 lower than the County. In 2012, the median rent in Lakewood was \$1,401, which was lower than the Los Angeles County median rent of \$1,725. Table 11 presents a summary of rental rates and median home prices for both Lakewood and the County for 2007 and 2012.

Table 11: Average Rent and Median Home Prices, 2007 and 2012

Rental Unit Types	Lakewood (2007)*	L.A. County (2007)*	Lakewood (2012)	L.A. County (2012)
Studio	\$1,028	\$1,339	\$987	\$1,262
1 Bed - 1 Bath	\$1,248	\$1,670	\$1,170	\$1,533
2 Bed - 1 Bath	\$1,540	\$1,568	\$1,424	\$1,443
2 Bed - 2 Bath	\$1,634	\$2,151	\$1,582	\$2,012
2 Bed - Townhouse	\$1,676	\$2,066	\$1,593	\$2,074
3 Bed - 2 Bath	\$1,849	\$2,257	\$1,825	\$2,172
Median Rent	\$1,480	\$1,848	\$1,401	\$1,725
Median Home Prices	Lakewood (2007)	L.A. County (2007)	Lakewood (2012)	L.A. County (2012)
Single-Family	\$515,000	\$520,000	\$356,250	\$340,000

Source: Average Rent: RealFacts; Median Home Prices: <http://www.dqnews.com>.

Note: Rent figures are for average asking rent; they do not apply to detached, single-family houses that are rented.

Note (*): 2007 rent figures are expressed in 2012 dollars with CPI inflation adjustment of 10.73% for the five year period.

4. Household Trends

An examination of household tenure in Lakewood since 1960 shows the City has a fairly high rate of homeownership. The homeownership rate has remained close to 72% over the past 20 years. Table 12 presents Lakewood’s household tenure. The proportion of owner-occupied households barely changed at all during the 1990s, and increased slightly from 2000 to 2010, according to the U.S. Census. It is clear that renters remain a significant minority of the City’s households, accounting for approximately one-quarter of the total, and that a need persists for quality rental housing that is affordable to all economic segments of the community.

The decrease in the total number of households from 2000 to 2010 (from 26,817 to 26,543) is a byproduct of the wave of foreclosures that swept through the region during the housing collapse. This is further supported by the increase in the vacancy rate following several years of a consistently low vacancy rate. Economic recovery combined with decreasing foreclosure rates and the sale of REO housing stock is expected to result in the number of owner-occupied households returning to 2000 levels.

Table 12: Households by Tenure, 1960-2010

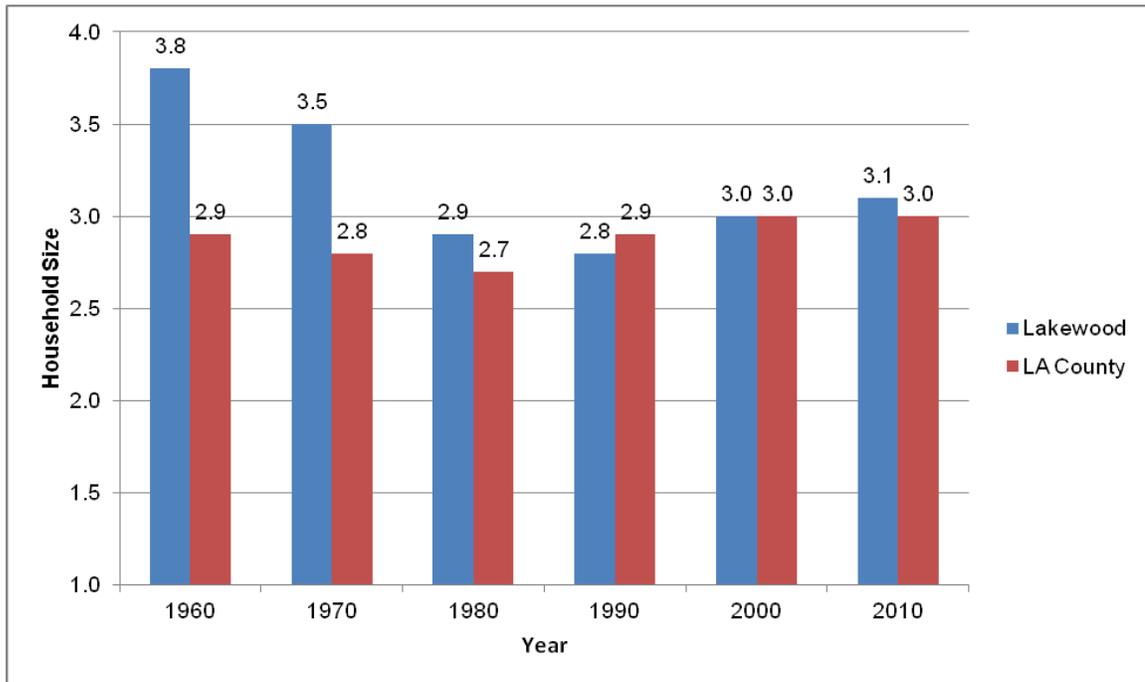
		Owner	Renter	Total
1960	Number	15,609	2,197	17,806
	Percent	87.7%	12.3%	100%
1970	Number	19,133	4,688	23,821
	Percent	80.3%	19.7%	100%
1980	Number	19,183	6,670	25,853
	Percent	74.2%	25.8%	100%
1990	Number	18,808	7,294	26,102
	Percent	72.1%	27.9%	100%
2000	Number	19,318	7,499	26,817
	Percent	72.0%	28.0%	100%
2010	Number	19,131	7,412	26,543
	Percent	72.1%	27.9%	100%

Source: U.S. Census (1960-2010)

5. Household Size

Household size is the average number of persons occupying a dwelling unit. As a result of the changing demographics and the shift in the ethnic composition of the City and the County as a whole, household size has been increasing. As shown in Figure 4 below, the countywide household size increased from 2.7 persons per household in 1980 to 3.0 persons per household in 2010. In the City, the household size has increased since 1990 from 2.8 to 3.1 in 2010. However, since 1960, the average household size for Lakewood has actually declined from a high of 3.8 to 3.0 in 2010.

Figure 4: Average Household Size



Source: U.S. Census (1970-2000), 2010 figure is from the 2005-2009 American Community Survey 5-Year Estimates.

Note: These numbers pertain to occupied housing units and are rounded to the nearest tenth.

6. Household Income

The City's income data show that Lakewood's median income has been consistently above the County median income. As shown in Table 13, the City's median income in 2010 was approximately 39 percent higher than the County median income. However, Table 14 shows that a significant number of households in the City — 6,059, or nearly 25% of all households in Lakewood — remain in the low, very low or extremely low-income category, indicating a continued need for housing that is affordable and accessible to people of limited economic means.

Table 13: Median Household Income

	1970	1980	1990	2000	2010
City of Lakewood	\$12,809	\$24,752	\$48,519	\$58,447	\$76,348
Los Angeles County	\$11,091	\$17,563	\$39,035	\$43,097	\$54,828
Percent Difference between Lakewood and L.A. County	15.5%	40.9%	24.3%	35.6%	39.3%

Source: U.S. Census (1970-2000), Lakewood Community Development Department, Claritas Inc., 2010 figure is from 2005-2009 American Community Survey 5-Year Estimates.

Note: These figures are expressed in dollars for the year indicated without inflation adjustment. The 2010 figure is expressed in 2009 dollars.

Table 14: Household Income Distribution by Percent County Median

	Extremely Low	Very Low	Low	Moderate and Above		All Income Levels
	<30% of Median	30-50% of Median	50-80% of Median	80-95% of Median	>95% of Median	
2010 Households (% of households)	1,453 (5.9%)	1,807 (7.5%)	2,799 (11.6%)	4,232 (17.5%)	13,917 (57.5%)	24,208 (100.0%)
2006 Households (% of households)	1,660 (6.2%)	1,945 (7.2%)	3,000 (11.2%)	1,670 (6.2%)	18,560 (69.2%)	26,835 (100.0%)

Source: 2008-14 Lakewood Housing Element, 2010 figures are from the SCAG Existing Housing Needs Data Report (2012) / 2005-2009 American Community Survey 5-Year Estimates.

Most Lakewood households lived in owner-occupied housing in 2010, with a large majority of the owners concentrated in the above moderate-income category. The lowest-income residents were more likely to rent than their upper-income neighbors. There were almost as many renters as owners among very low-income households, and a slim majority of extremely low-income households lived in rented units (For a more detailed analysis of the needs of Lakewood’s extremely low-income households, see Section III.B Special Housing Needs).

III. HOUSING NEEDS ASSESSMENT

A. REGIONAL HOUSING NEEDS ASSESSMENT

The State Department of Housing and Community Development makes a periodic evaluation of statewide housing needs based on population trends, demographic changes, migration patterns, etc., and the SCAG RHNA quantified the housing needs for each jurisdiction between 2014 and 2021. The RHNA does not necessarily encourage or promote growth, but rather requires communities to accommodate anticipated growth. The RHNA produces information on number of households and housing units, households paying over 30 percent of income for housing, and projections of future needs.

1. Existing Housing Needs

The Regional Housing Needs Assessment prepared by SCAG provides 2010 estimates of households with any type of housing problem, which range from overpayment (housing cost burden in excess of 30 percent of household income), to overcrowding, to sub-standard housing conditions such as lack of adequate plumbing or heating facilities. It is estimated that 12,158 households or 48.8 percent had housing problems, more than half of which were owner-occupied units. Owner-occupied households are more likely to experience problems than renter-occupied households, at 65% of the total number of households with housing problems. Table 15 below presents the number of households in Lakewood with housing problems by tenure.

Table 15: Households with Housing Problems, 2010

	All Households	Overpaying	Overcrowded	Lacking Kitchen	Lacking Telephone Service	Lacking Plumbing	Total Housing Problems
Renter	6,633 (100.0%)	2,928 (44.1%)	886 (13.4%)	170 (2.6%)	288 (4.3%)	0 (0.0%)	4,272
Owner	18,279 (100.0%)	6,886 (37.7%)	505 (2.8%)	76 (0.4%)	409 (2.2%)	10 (0.1%)	7,886
All Households	24,912 (100.0%)	9,814 (39.4%)	1,391 (5.6%)	246 (1.0%)	697 (2.8%)	10 (0.0%)	12,158

Source: SCAG Existing Housing Needs Data Report (2012) / 2005-2009 American Community Survey 5-Year Estimates.

Note: Data is only for occupied housing units (i.e. households). Vacant units are not reflected in this table. Overpayment is payment of at least 30% of gross household income on rent or mortgage; overcrowding is occupancy of more than 1.01 persons per room excluding kitchens, bathrooms, garages, closets and hallways.

2. Housing Overpayment

To determine existing housing needs, it is necessary to examine the relationship between the cost of home ownership or renting to a household's ability to pay for housing, which is based on the median household income. According to U.S.

Department of Housing and Urban Development (HUD), housing affordability is the expenditure of no more than 30 percent of gross household income on mortgage payments or monthly rents. This includes payment on principal and interest, property tax and insurance. Table 16 below shows 9,814 households or 39.4% of Lakewood's 24,912 total households overpaid for housing. More than two-thirds (70.1%) of the overpaying households were owners. The remaining 29.8% are renter-occupied households who overpay for housing. Approximately 16% of all households spend 50% or more of their monthly gross income on housing. Providing for this need involves making affordable units available for both owner and renter-occupied households.

The distinction between renter and owner overpayment is important because, while homeowners may overextend themselves financially to purchase a home, they retain the option of selling. Renters, however, are limited to the rental market and are generally required to pay the rent established in that market.

Table 16: Households Overpaying For Housing, 2010

	Renter	Owner	All
All Households	6,633	18,279	24,912
Households Overpaying (30% of GHI or more)*	2,928	6,886	9,814
Percent Overpaying	44.1%	37.7%	39.4%
Gross Household Income Spent on Housing	Renter	Owner	All
less than 10.0%	116	2,632	2,748
10.0% to 14.9%	539	2,242	2,781
15.0% to 19.9%	851	2,045	2,896
20.0% to 24.9%	1,087	2,128	3,215
25.0% to 29.9%	823	2,270	3,093
30.0% to 34.9%	748	1,498	2,246
35.0% to 39.9%	469	1,207	1,676
40.0% to 49.9%	560	1,358	1,918
50% or more	1,151	2,823	3,974
Not Computed**	289	76	365

Source: SCAG Existing Housing Needs Data Report (2012) / 2005-2009 American Community Survey 5-Year Estimates. Note*: Overpayment is payment of at least 30% of gross household income (GHI) on housing. Note **: The "not computed" category is for households whose information is incomplete or unavailable.

3. Housing Overcrowding

The U.S. Census defines overcrowded housing units as “those in excess of one person per bedroom.” Overcrowding can take a variety of forms. Many overcrowded households may include three generations or extended families. More than two families may share the same units, or a family may be renting living space to non-family members. Overcrowding results directly from lack of affordability, as large households find that they are unable to afford units of sufficient size to meet their needs and are forced to economize beyond modern acceptable standards.

Table 17 shows that 1,391 of all households in Lakewood were living in overcrowded conditions, which represents about 5.6 percent of the total 24,912 households in the City. Renters comprise almost two-thirds of the total overcrowded households in the City. The renter-occupied households are the most likely to be overcrowded, with 13.4% of all renter-occupied households reporting overcrowding versus only 2.8% of the reported owner-occupied households.

Table 17: Overcrowded Households, 2010

			Persons Per Room				
	All Households	Overcrowded	0.50 or less	0.51 to 1.00	1.01 to 1.50	1.51 to 2.00	2.01 or more
Renter	6,633	886 (13.4%)	2,949	2,798	570	117	199
Owner	18,279	505 (2.8%)	11,161	6,613	393	112	0
All Households	24,912	1,391 (5.6%)	14,110	9,411	963	229	199

Source: SCAG Existing Housing Needs Data Report (2012) / 2005-2009 American Community Survey 5-Year Estimates.

Note: overcrowding is occupancy of more than 1.01 persons per room excluding kitchens, bathrooms, garages, closets and hallways.

4. Future Housing Needs

The regional growth allocation process begins with the State Department of Finance projection of population by age group. The projections are used by the Department of Housing and Community Development to compute housing demand, both statewide and for each of the official regions. In the Southern California region, SCAG’s RHNA allocates to each jurisdiction its “fair share” of the future regional housing need.

The 2012 housing need allocation for the City of Lakewood is shown in Table 18. During this planning period, the City is expected to accommodate 403 dwelling units. Approximately 42.2 percent of these units should accommodate very low and low-income future households. During the previous RHNA cycle, Lakewood’s RHNA allocation was 673 units, which the City was able to accommodate without having to resort to rezoning or implementing an alternative adequate sites program. Because the current allocation is 270 units fewer than the previous cycle, the City will have adequate sites and zoning to accommodate the allocation of 403 units. The policies and

programs identified in the Housing Element are focused on meeting this future housing need allocation.

Table 18: RHNA Future Housing Needs

RHNA Allocation	Very Low Income <50% of Median	Low Income 50%-80% of Median	Moderate Income 80%-95% of Median	Above Moderate Income >95% of Median	Total
Housing Units	107	63	67	166	403
Percent	26.6%	15.6%	16.6%	41.2%	100.0%
Breakdown of Very Low Income Allocation into Number of Extremely Low and Very Low Housing Units					
Income Category	Existing Number of Households	Percent	Number of Housing Units		
Extremely Low Income <30% of Median	1,453	44.6%	48		
Very Low Income 30%-50% of Median	1,807	55.4%	59		
Total	3,260	100.0%	107		

Source: SCAG Existing Housing Needs Data Report (2012), Regional Housing Needs Assessment for 5th Cycle Housing Element Update. The allocation of Very Low Income housing units was further broken down by calculating the percentage of existing Extremely Low- and Very Low Income Households and applying that percentage to the Very Low Income RHNA allocation.

The RHNA allocation does not distinguish between very low and extremely low- income households, but instead gives a projection for households with income between very low income (at or less than 30% of the County median) and above moderate income (at or above 120% of the County median). To determine the number of units for extremely low-income households, the City has applied the proportions contained in the existing needs section of the current RHNA, in which the number of extremely low-income households was about 44.6 percent of all households making less than 50 percent of median income. Extremely Low Income households are those with incomes representing <30% of the median income and Very Low Income households are those representing 30-50% of median income. The U.S. Census American Community Survey 2005-09 5-year average reported that there were 1,453 Extremely Low Income households and 1,807 Very Low Income households in Lakewood, for a total of 3,260 households. Thus, the very low- income category of the RHNA allocation has been split in the same manner, with 48 extremely low-income units and 59 very low-income units.

B. SPECIAL HOUSING NEEDS

Certain segments of Lakewood’s population have special housing needs. Those segments, as listed below, are in need of various forms of specialized housing assistance that is not needed by the typical Lakewood household. These groups may include households with physically, mentally and/or developmentally disabled persons, elderly individuals, homeless persons, large families, and female-headed households.

1. Disabled Persons

People living with disabilities represent a wide range of housing needs, depending on the type and severity of their disability.

According to SCAG’s Existing Housing Needs Data Report (2012) which refers to the 2005-2007 American Community Survey 3-year Estimates, there are approximately 7,912 disabled residents (5 years-old or older) in the City. As shown in Table 19, age is a factor in the likelihood of having a disability. Persons over the age of 65 years have a higher percentage (36.2%) of physical and self-care limitations than persons 5-15 years of age (less than 1%).

Based on the 2005-2007 American Community Survey, the City’s disabled residents live with at least one of the following disabilities; sensory, physical, mental, self-care, and go-outside-home (independent living difficulty).

Disabled persons need housing assistance, including features such as wider doorways, ramps in place of stairs, and elevators for units with multiple stories. These modifications have the potential to be expensive and are not usually found in older dwelling units. Ongoing enforcement of the City’s Building Code, which is in conformity with State Law, ensures that new construction will be accessible to disabled persons, though all units may not have all the features needed by specific individuals.

Table 19: Disabled Persons, 2007

Type of Disability	5-15 years		16-64 years		65 years and over	
	Persons	% of Age Group	Persons	% of Age Group	Persons	% of Age Group
Sensory	81	0.6%	987	1.8%	1,474	14.8%
Physical	0	0.0%	2,539	4.6%	2,930	29.3%
Mental	198	1.5%	917	1.7%	1,217	12.2%
Self-care	13	0.1%	741	1.3%	688	6.9%
Go-outside-home	n/a	n/a	806	1.5%	1,739	17.4%
Employment	n/a	n/a	1,909	3.5%	n/a	n/a
Any Disability	266	2.0%	3,898	7.1%	3,748	37.5%
Total Persons in Age Group	13,619	100.0%	55,265	100.0%	9,990	100.0%

Source: SCAG Existing Housing Needs Data Report (2012), 2005-2007 American Community Survey 3-Year Estimates

2. Persons with Developmental Disabilities

In addition, to some of the more common disabilities that are commonly associated as mental and physical disabilities, Lakewood residents with developmental disabilities also need to be considered. Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, amended State housing element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. According to Section 4512 of the California Welfare and Institutions Code, a developmental disability “originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy and autism.” This term shall also include disabling conditions found to be closely related to mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently in conventional housing. However, individuals who are more severely disabled may require an institutional environment where medical attention and physical therapy are provided. Since developmental disabilities are present before adulthood, supportive housing for disabled individuals during childhood can be beneficial as the individual grows and becomes a more independent adult.

The State Department of Developmental Services (DDS) currently provides community-based services through 21 community-based non-profit corporations known as regional centers. The regional centers serve as a local resource to help find and access services and supports available to individuals and families once eligibility is determined. Harbor Regional Center in the City of Torrance is the facility that services Lakewood residents. Currently, the Center assists approximately 586 Lakewood residents and their families. Of that figure, 294 are less than 18 years of age, and the remaining 292 are 18 years or older. In addition to the services provided by Harbor Regional Center, City housing programs respond to the needs of the population via incentives for Affordable Housing, Section 8 Rental Assistance and State licensed transitional/supportive housing. Table 20 depicts the number of Lakewood clients by age and zip code.

Table 20: Harbor Regional Center Lakewood Clients

Zip Code	Clients Less than 18 years Old	Clients Over Age 18
90712	110	118
90713	95	92
90715	87	84

Source: Harbor Regional Center, January 2013

There are a number of housing types appropriate for people living with a developmental disability including rent subsidized homes, licensed single-family homes, and Section 8 vouchers. The design of housing accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of

considerations that are important in serving this need group. Incorporating barrier-free designs in all new multi-family housing, as required by California and Federal Fair Housing laws, along with affordability is especially important in housing for disabled residents. In order to assist disabled Lakewood residents, the City will continue to implement programs to enforce Title 24, Adaptability and Accessibility of apartment building regulations and development standards.

3. Elderly

The U.S. Census and other programs and regulations define persons 65 years of age and older as elderly. Lakewood's elderly population has special housing needs associated with affordability, maintenance and upkeep of their homes, and physical access. As shown in Table 21, an estimated 11.4 percent of the City's population of 80,048 was 65 or older, or 9,086 persons. This proportion was essentially the same in 1990 (12.1%) and 2000 (11.9%). Lakewood's population of poor (people whose income was below the poverty line) remained the same. According to 2010 Census information, approximately six and a half percent of Lakewood's seniors fell below the poverty line, compared to about seven percent in 2000.

Table 22 below shows that of the 5,001 total householders 65 years and older, 4,348 householders or 87 percent resided in owner-occupied units and 653 householders or 13 percent resided in renter- occupied units.

According to the Housing Authority of the County of Los Angeles (HACoLA), 106 senior households have been identified as receiving housing assistance throughout the City as of March 2013. Currently, federal housing assistance is provided through a HUD Section 8 program at the senior citizens Candlewood Park Apartments. This apartment development consists of 80 one-bedroom senior citizen units and one manager's unit. Eligible seniors pay no more than 30 percent of their income for rent with the remainder being paid by the Government through a housing assistance payment. Currently, there are no vacancies at Candlewood Apartments, and there is a long waiting list.

The Whispering Fountains Senior Apartments (formerly known as Seasons I), which was constructed in 1990, is a 201-unit Housing Revenue Bond financed one and two-bedroom complex. The units are available to senior citizens age 55 and over and disabled persons. It also requires that at least 20 percent of the units be rented out to very-low and low-income households. Whispering Fountains accepts Section 8 Choice Vouchers for seniors and/or disabled persons.

Another senior apartment complex, Seasons, was constructed in 1996 and includes 85 units, of which 42 units must maintain affordable rents for low- income seniors for a 60-year period.

As shown in Tables 21 and 22, trends indicate the continual need for senior housing in the City. Many of the senior residents are the original citizens of the City and are the original owners of the homes. As the population ages, these residents will no longer require the single-family units, but rather smaller multiple family units, and in many cases assisted care living. Based on the demographic trends, the need for senior housing is considered a high priority.

Table 21: Elderly Population

	1970	1980	1990	2000	2010
65 years and over	3,622	5,639	8,879	9,414	9,086
Total Population	82,973	74,654	73,557	79,345	80,048
Percent of Total	4.4%	7.6%	12.1%	11.9%	11.4%

Source: U.S. Census (1970-2000), SCAG Existing Housing Needs Data Report (2012) / Census 2010.

Table 22: Tenure by Age of Householder, 2010

	Owner Occupied	Percent	Renter Occupied	Percent	Total	Percent
All Ages	18,279	100.0%	6,633	100.0%	24,912	100.0%
65 to 74 years	1,915	10.5%	249	3.8%	2,164	8.7%
75 Years and Over	2,433	13.3%	404	6.1%	2,837	11.4%
Total 65 and Over	4,348	23.8%	653	9.8%	5,001	20.1%

Source: SCAG Existing Housing Needs Data Report / 2005-2009 American Community Survey 5-Year Estimates.

4. Homeless

In 2011, the Los Angeles Homeless Services Authority (LAHSA) completed one of the largest homeless count operations in the county. According to their findings, before 2010, there were approximately 120,070 homeless persons with the County. Their findings revealed that the homeless population for Los Angeles County was estimated at approximately 51,340 persons, LAHSA's homeless estimates were divided into eight Service Planning Areas (SPAs). The City of Lakewood is located within the East Los Angeles SPA, or SPA 7, which includes the area from the City of Huntington Park to the Orange County lines on the east and from East Los Angeles on the north to the City of Lakewood on the south, had an estimated homeless count of 4,759 persons. The count and survey showed the following results for the overall Los Angeles area:

- African Americans were the largest group at 43.7 percent;
- 18 percent of the total homeless are veterans;
- Hispanic/Latino comprised 27.7% percent of the homeless population;
- One-third (33%) were mentally ill;
- Over one-third (34%) were substance abusers; and
- Nearly two-thirds of the chronically homeless were between 25-64 years of age.

The LAHSA study did not have estimates at the city level for the 2011 Homeless Count. During 2011, according to the City's Code Enforcement Program, there were no colonies of homeless in Lakewood. The Burns Community Center, which is the headquarters for homeless assistance in the City, reported that in FY 2011-2012 the Center assisted 22 homeless persons. At the Burns Community Center, the homeless receive assistance,

information, and referrals to address their immediate needs, including shelter, food, health services, transportation, and employment.

Though the City's homeless numbers are small, the City has prepared its staff to respond to the homeless in a positive way to ensure that their needs are met. The City's Recreation and Community Services Department has provided its park staff with instructions to direct the needy and homeless to the City's Burns Community Center for assistance. As mentioned above, the Burns Community Center in Lakewood is currently the City's informational and assistance headquarters for the homeless. At the Burns Community Center, the homeless are assisted in contacting the appropriate agency to meet their immediate needs. A Community Assistance Directory enables Center staff to assist the homeless in finding shelter, health services, and employment. Table 23 lists the homeless resources in the area as well as a list of health, employment and other services available to homeless persons. Center staff will also provide emergency food when necessary and bus fare for transportation to any of the homeless services provided in the sub-region. Project Shepherd provides the Burns Community Center funds for the specific purpose of assisting the needy and homeless. When the County of Los Angeles activates the cold weather program, the Burns Community Center is notified and the City is prepared to provide transportation services to nearby shelter sites outside of the City should homeless persons arrive at the Center.

The County also operates a special bus service to pick up the homeless. The Burns Community Center is made aware of the nearest bus stop location, and the homeless would be provided assistance in reaching that bus stop location. Burns Community Center staff are unable to confirm that homeless persons seeking assistance in Lakewood have actually used this service, nor can County staff confirm that the homeless persons using the County inclement weather shelter were from Lakewood. Nonetheless, Lakewood does coordinate with the County to ensure that this service would be available to those who are in need and desire immediate shelter.

Historically, the City of Lakewood has accommodated two requests for homeless housing. Both requests came from Su Casa to operate an emergency shelter for women and children, and a transitional housing complex for extended care to assist women in adapting from a former codependent, abusive relationship to independent and self-sufficient living. Su Casa is a non-profit agency that, in addition to shelter and housing, provides counseling services, food, clothing and transportation to women and their children who have been the victims of domestic violence. The Su Casa facilities service the sub-region, not just Lakewood.

Table 23: Homeless Resources

Facility	Address	Service Provided
Long Beach Multi-Service Center	1301 W. 12 th Street Long Beach, CA 90813 562-733-1147 www.mhla.org	Housing referrals; health care; job placement; showers; laundry; toilet facilities.
Catholic Charities	123 E. 14 th Street Long Beach, CA 90813 562-591-5269 www.catholiccharitiesla.org	Screening and placement in emergency shelter; information and referral; food and clothing.
MHA- The Village	456 Elm Avenue Long Beach, CA 90802 562-437-6717 www.mhala.org	Drop in center offering food; showers; clothing; benefits. Assistance; Psychiatry and residential placement.
Disabled Resource Center	2750 E. Spring St. # 100 Long Beach, CA 90806 562-427-1000 www.drcinc.org	Referral for food and transportation; housing search assistance; benefits; counseling and advocacy; counseling. For physically and mentally disabled.
Lutheran Social Services	1611 Pine Avenue Long Beach, CA 90813 562-599-1321 www.lsssc.org	Emergency food and clothing; referral for emergency shelter; employment assistance; clinic services, counseling, referrals to addiction programs.
Community Action Partnership-Long Beach	3012 Long Beach Blvd Long Beach, CA 90807 562-216-4600 www.lbcap.org	Utility payment assistance; training opportunities; community advocacy; youth classes; CalFresh (food stamp) social worker twice per month.
Christian Outreach in Action	515 E. Third Street Long Beach, CA 90802 562-432-1440 www.lbcap.org	Warm meal service, groceries, and housing referrals.
The Salvation Army- Long Beach	455 E. Spring Street Long Beach, CA 90806 562-426-7637 www.salvationarmyusa.org	Emergency food. Residential housing at rehabilitation center; work assistance; and group or individual therapy.
211 Los Angeles County	526 W. Las Tunas Drive San Gabriel, CA 90067 Dial 2-1-1 www.211la.org	County-wide assistance. Housing and health care referrals; Military and veteran services; Transportation services.
Villages at Cabrillo	2001 River Avenue Long Beach, CA 90806 562-388-8000 http://centuryvillages.org	Transitional housing; residential treatment; medical support; job training; employment assistance; and child care.
PATH Los Angeles	340 North Madison Ave. Los Angeles, CA 90004 213-290-4091 www.epath.org	Outreach teams provide sack lunches; toiletries & hygiene supplies; housing & services referrals; housing assistance.
Los Angeles Homeless Services Authority (LAHSA)	811 Wilshire Blvd, 6 th Fl. Los Angeles, CA 90017 www.lahsa.org	Winter Shelter Program; outreach services; health care referrals, job training, supportive short and long term housing.

Table 23: Health, Employment and Other Services

Health Services		
Redgate Memorial Recovery Center	1775 Chestnut Avenue Long Beach, CA 90813	562-599-8444
Bellflower Health Center, LA County Health Services	10005 E. Flower Street Bellflower, CA 90706	562-804-8112
Long Beach Comprehensive Health Center, LA County Health Services	1333 Chestnut Avenue Long Beach, CA 90813 www.lacounty.info	562-599-2153
National Council of Alcoholism, Long Beach	3750 Long Beach Boulevard Long Beach, CA 90807 www.ncadd.com	562-426-8262
Harbor-UCLA Medical Center (24 hours)	1000 W. Carson Street Torrance, CA 90502 www.ladhs.org	310-222-2345
Southern California Alcohol and Drug Program	11500 Paramount Boulevard Downey, CA 90241 www.scadpic.org	562-923-4545
Rio Hondo Community Mental Health	17707 Studebaker Road Cerritos, CA 90703	562-402-0688
El Dorado Community Service Center- Hawaiian Gardens	21505 Norwalk Boulevard Hawaiian Gardens, CA 90716	562-916-7581
Family Health Care Centers of Greater Los Angeles	22310 Wardham Avenue Hawaiian Gardens, CA 90713 www.ifhccgla.org	562-420-2433
JWCH Institute, Wesley Health Centers- Bellflower	14371 Clark Avenue Bellflower, CA 90706 www.jwchinstitute.org	562-867-6006
Rancho Los Amigos National Rehabilitation Center- Downey	7601 E. Imperial Highway Downey, CA 90242 www.rancho.org	562-401-7041
Employment		
Cerritos Career Center, SELACO Workforce Investment Board	10900 E. 183 rd Street, Ste. 350 Cerritos, CA 90650	800-481-6555
Affiliated facilities of the State Employment Development Department	12715 S. Pioneer Boulevard Norwalk, CA 90650 www.edd.ca.gov	562-929-9112 562-570-3700
Veterans' Employment and Training Services – U.S. Dept. of Labor	2450 E. Lincoln Avenue Anaheim, CA 92806 www.dol.gov	714-687-4845
Other Services		
WomenShelter of Long Beach	Address Confidential	562-437-7233
Long Beach Rescue Mission	1430 Pacific Avenue Long Beach, CA 90813 www.lbrm.org	562-591-1292
Food Bank of Southern California- Long Beach	1444 San Francisco Avenue Long Beach, CA 90813 www.foodbankofsocal.org	562-435-3577
Welfare-DPSS, South Special District	17600 Santa Fe Avenue, Ste. B Rancho Dominguez, CA 90221 http://dpss.lacounty.org	866-613-3777
Burns Community Center	5510 Clark Avenue Lakewood, CA 90712	562-925-7512

Los Angeles County Department of Children and Family Services	4060 Watson Plaza Lakewood, CA 90712 http://dcf.co.la.ca.us	562-497-3500
Social Security Office	4957 Paramount Boulevard Lakewood, CA 90712 www.ssa.org	1-800-772-1213
Su Casa- Ending Domestic Violence	3840 Woodruff Avenue Lakewood, CA 90808 www.sucasa.org	562-402-4888
Los Angeles County Dept. of Military & Veterans Affairs	2615 S. Grand Avenue, Suite 100 Los Angeles, CA 90007 http://mva.lacounty.gov	1-877-4-LAVETS
Housing Authority of the County of Los Angeles (Section 8)	700 West Main Street Alhambra, CA 91801 www.hacola.org	626-262-4510
Boys & Girls Club of America-Long Beach	700 East Del Amo Boulevard Long Beach, CA 90807 www.bgclublb.org	562-428-9188

In 1979, Su Casa started a 24-hour hot line to assist victims of domestic violence find shelter, food, and clothing and obtain legal assistance. In 1980, an office at Palms Park was provided by the City to Su Casa to accommodate their need for space in which to do legal counseling, restraint order processing, support group services, parenting classes, and the distribution of food and clothing. In 1981, a shelter within the City of Lakewood for battered women and their children was opened utilizing an existing apartment complex. No special construction or zoning exceptions were necessary. Consequently, the use was permitted by right in the zone and treated as a multi-family residential use in the M-F-R zone. Essentially, the uses were considered normal apartment living for all intents and purposes. The shelter serves as a temporary home for a maximum 30 days. While at the shelter, the women are required to participate in six hours of counseling each day. The counseling sessions include topics such as legal rights, child-raising, nonviolent problem solving, and job training. All the services provided are free.

Lakewood also has 17 Community Care Facilities in the City. These facilities are all located in the R-1 (Single Family Residential) zone in single-family detached homes. Five of these facilities are Adult Residential care facilities; ten are Residential-Elderly care facilities, one Small Family Home and one Group Home facility. These Group Homes, Adult Residential and Residential-Elderly care facilities provide supervised, non-medical care to not more than six youths, adults 18 years of age and older, and adults 60 years of age and older, respectively. The Small Family Home provides 24-hour-a-day care for children 18 years old or younger, who are mentally or developmentally disabled or physically handicapped and need assistance due to their disability. These homes provide transitional housing to its occupants. The Community Care Facilities were also established in existing single-family homes and, pursuant to State law, no zoning exceptions or special permits are required for such use.

Pursuant to Section 9330 of the Lakewood Municipal Code (LMC), the M-F-R zone currently permits Homes/Facilities for the Aged, Retirement Hotels, Adult Care Facilities and Children's Boarding Homes by conditional use permit. LMC Section 9332.1 makes special exceptions from normal apartment/condominium development standards

allowing for reduced parking, smaller unit sizes and reduced open space requirements for multi-family housing for the elderly and the disabled.

LMC Section 9302.2.b defines an “Adult Care Facility” as any home, facility, or building in which board and supervisory care, including meals, recreation, transportation, counseling, laundry and bath assistance, administration of oral medication, and supervision of general well-being is provided to persons 18 to 62 years of age, but in which are kept no persons who are suffering from mental illness or disease who would normally be admitted to a mental hospital or a convalescent hospital and in which no type of medical or dental service is provided, except the administration of oral drugs. Section 9302.14e of the Lakewood Municipal Code defines a "Children's Boarding Home" as any institution or establishment providing room and board for the reception and care of children under the age of eighteen years regardless of sex, and when such children are unrelated to the caretaker, in the absence of parent or guardian, and with or without compensation. Section 9302.25a of the Municipal Code defines Home/Facility for the Aged as any home, facility, or building in which board and supervisory care, including meals, recreation, transportation, counseling, laundry and bath assistance, administration of oral medication, and supervision of general well-being is provided to persons 62 years of age and older but in which are kept no persons who are suffering from mental illness or disease who would normally be admitted to a mental hospital or a convalescent hospital and in which no type of medical or dental service is provided, except the administration of oral drugs.

In May 2004, City Council adopted Ordinance No. 2004-2 pertaining to Emergency Shelters. The Ordinance established regulations and development standards for emergency shelters. It permitted emergency shelters in the Heavy Manufacturing (M-2) zone subject to a conditional use permit (LMC Section 9368.C). This action was taken in response to the 2002 Lakewood Housing Element program which required the City to identify a zone to specifically allow emergency shelters subject to a conditional use permit.

In January 2008, SB 2 became effective, which requires cities to meet the needs of the homeless by identifying a zone or zones that permit emergency shelters by right, i.e., without being subject to conditional or other discretionary approval. The zone must have sufficient capacity to accommodate the shelter need, and provide land for at least one year-round facility. On January 24, 2012, Ordinance No. 2012-1 was adopted, which removed the requirement that a conditional use permit be obtained for emergency shelters.

5. Large Families

Large families are defined as five or more persons in a household. Large households are usually included as a special needs group because they require larger dwelling units than the market normally provides, but larger homes typically are higher-cost units. In addition, trends in new housing construction indicate a movement towards smaller units; thus, large families have difficulty finding larger units at affordable prices, which result in families living in overcrowded conditions.

Difficulties in securing housing large enough to accommodate all members of a household are heightened for renters because rental units are typically smaller than single-family units. According to the 2010 Census, the average household size of

owner-occupied units was 3.01 persons, and rent-occupied units housed an average of 3.02 persons in Lakewood. As shown on Table 12, renters represented approximately 27.9 percent and owners represented approximately 72.1 percent of the total households in the City. Neither the 2010 Census nor the 2007-2011 American Community Survey 5-year Estimates provide figures representing large families and their corresponding housing units. However, one can deduce that with the increase of households spending more than 30% of their gross income towards rents, and the small amount of housing stock with four or more bedrooms (13.5% of total housing stock), the ability for large families to find affordable housing has become increasingly difficult. To address the issue of providing affordable housing for larger families and households living in overcrowded conditions, the City's programs include:

- Tax Credits Housing
- Planned Developments
- Second Units

6. Female Headed Households

According to the 2010 Census, there were 3,975 female-headed households living in the City of Lakewood. This represents 15 percent of Lakewood's total households. Approximately 6.2 percent of the households headed by a female had children under 18 years of age, and approximately 11 percent of these female-headed families were living below poverty. All family households, especially those headed by females, typically need affordable units located near schools, day care centers, and recreation facilities and services. Many households find this a severe constraint, particularly for the single parent who is unable to work. As a result of not working, the parent cannot provide for basic necessities such as food and housing for their children.

Affordability needs of female-headed households can be addressed through rent subsidies, affordable childcare, and family housing in proximity to commercial uses, recreational facilities and public transit. The City encourages the use of these programs and services particularly among female-headed households with children. One of the major services offered to female-headed households is Su Casa, which was previously described in this Housing Element. Su Casa provides a domestic violence prevention program for victims of domestic violence. It provides 24-hour hotline service, emergency shelter, counseling and assistance with restraining orders. Several other local and regional programs provide housing and social services to female-headed households include:

- **Mothers at Work Children's Center** – This program is located at the Burns Community Center and provides childcare for children ages 2-5 years old. Services include instruction and experience in language development, math, art, music and more. An after-school child care program is also available for children ages 6 to 12.
- **Family Services of Long Beach** – This agency has several offices located in the area. The agency provides individual and family counseling, drug and alcohol diversion, and anger management classes. The agency also provides educational program and support groups.

- **Housing Authority of the County of Los Angeles (Section 8)** – This agency is located in the City of Alhambra but provides assistance to all residents living within the County of Los Angeles. This program provides housing vouchers to families and individuals in need of affordable housing. The Section 8 Program also provides the Family Self-Sufficiency Program (FSS). This is a voluntary five-year program that assists participants with education, job training and other services which teaches participants how to become independent and not need public assistance.

7. Farm Workers

The City of Lakewood is located in a highly urbanized area of Los Angeles County. The 2010 Census indicated that there were 102 Lakewood residents employed in agriculture, farming, forestry or fishing occupations. The majority of the agricultural activities in Lakewood are limited to wholesale nurseries. There is no evidence of a significant number of migrant farm workers residing in the City.

8. Extremely Low-Income Households

According to the 2012 SCAG Existing Housing Needs Data Report, there were 1,453 extremely low-income households in Lakewood, representing about 6% of the total number of households in the City (see Table 14). The SCAG Data Report, however, does not make a distinction between renter- and owner-occupied dwelling units. The U.S. Department of Housing and Urban Development (HUD) does provide detailed data on this income group, which also tends to experience housing problems at a high rate. Data from HUD is based on the 2010 Census; thus the total number of households is slightly different from that posted by SCAG as part of the RHNA, which is based on the 2005-2009 American Community Survey. As shown in Table 24, the HUD data shows that there are 1,525 extremely low-income households in the City, which represents about 6.3% of all households in the City, which is not significantly different from the 6% as the SCAG data suggests. Table 24 also shows that about half (745 of the 1,525 extremely low-income households or 49 percent) rented their dwelling units. Of those 745 households, 535 or 72% experience housing problems.

Table 24: Extremely Low-Income Housing Problems and Overpayment 2010

	Renter-Occupied	Owner-Occupied	Total Households
Households with Income <30% of Median	745	780	1,525
with any problems (%)	535 (71.8%)	505 (64.7%)	1,040 (68.2%)
paying >30% of income (%)	500 (67.1%)	505 (64.7%)	1,005 (65.9%)
paying >50% of income (%)	435 (58.4%)	420 (53.8%)	855 (56.1%)

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2005-2009, Tables 1 & 8. Note: housing problems include overpayment (payment of more than 30% of gross household income on housing), overcrowding (occupancy of more than 1.01 persons per room excluding kitchens, bathrooms, garages, closets and hallways), lack of kitchen, lack of telephone service and lack of plumbing; extremely low-income figures are calculated from the HUD Area Median Family Income (HAMFI).

As Table 24 shows, HUD data reveal that 68.2 percent of Lakewood's extremely low-income households experienced housing problems of any kind, with renters even higher at 71.8 percent. A large majority of these households were overpaying, or paying more than 30 percent of their total income for their dwelling units. Nearly 66 percent of all extremely low-income households fit into this category and 71.8 percent are renters. There was also a high rate of households suffering from a severe cost burden or paying more than 50 percent of their incomes on housing. This was the case for about 56 percent of all extremely low-income households and 58 percent of extremely low-income renters. All of these characteristics occurred at a much higher rate among extremely low-income households than in the City as a whole. Less than 40 percent of all Lakewood households had any housing problems and less than 30 percent were overpaying.

Lakewood's extremely low-income households also have a significant level of overcrowding, although this problem is not as widespread as overpayment. Overcrowding is defined as more than 1.0 occupant per room (excluding kitchens, bathrooms and garages). As Table 17 shows, a total of 886 renter households were overcrowded in 2009, which represents just fewer than 13.4 percent of all households in this tenure group. This compares with an overcrowding rate of just 5.6 percent for all households in the City.

Thus, Lakewood households with income less than 30 percent of the area median are significantly more affected by housing problems than other income groups. The City will act to alleviate these problems in a variety of ways, including preserving Section 8 units, and making density bonuses an option for multi-family developers in accordance with State law.

IV. HOUSING RESOURCES

A. INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

During December 2000 and January 2001, Lakewood conducted an inventory of its dwelling units. In revising this housing element, Lakewood's 2000-2001 inventory of dwelling units was also updated. To aid in future studies using data from the U.S. Census, dwelling units were verified and counted according to the census tract in which each dwelling unit is located and further categorized each dwelling unit by the zone designation that it is located in. To determine the potential for residential growth, all properties were analyzed to determine the maximum number of dwelling units that could be constructed, in light of the development standards for each respective zone. All the residential properties could accommodate affordable units (low- and moderate-income housing). Properties in the M-F-R zone have the greatest potential for the development of new dwelling units. Such units may be the result of building on vacant land, or by recycling underutilized M-F-R parcels. Since development standards vary from one zone to another, the development potential of each residential zone is discussed below.

1. Residential Zones

Single-Family Residential and Residential/Limited Agriculture Zones.

Properties in both the Single Family Residential (R-1) and Residential/Limited Agriculture (R-A) zones were reviewed to identify vacant sites suitable for development of low-density residences. Sites which are utilized for water wells, utility easements, and schools were not counted as being suitable for residential development due to the infeasibility of developing such sites. There are a total of 21,386 dwelling units in the R-1 zone and 194 dwelling units in the R-A zone.

Multiple-Family Residential Zone. Properties in the M-F-R zone have the greatest potential for the development of new lower-income dwelling units, including multi-family rental housing. Such units may be the result of building on vacant land or by recycling underutilized M-F-R parcels. For the M-F-R zone, building permit records, aerial photos, address maps, and surveys were used to determine the number of dwelling units on each property. As shown in Table 25, a total of 5,195 dwelling units exist on approximately 246 acres of M-F-R zoned land in the City. The General Plan states that, for medium/high residential development including development on the M-F-R zone. The Medium/High Density land use in the City of Lakewood is a single land use designation which includes two or more residential units per lot (attached or detached) with densities ranging from 8.8 to 30 units per acre. The average density of the existing units on M-F-R zoned land is 20.8 units per acre, and the maximum allowable is 22 units per acre on lots less than 12,500 square feet, 24 units per acre on lots 12,500 to 25,000 square feet and 30 units per acre on lots greater than 25,000 square feet.

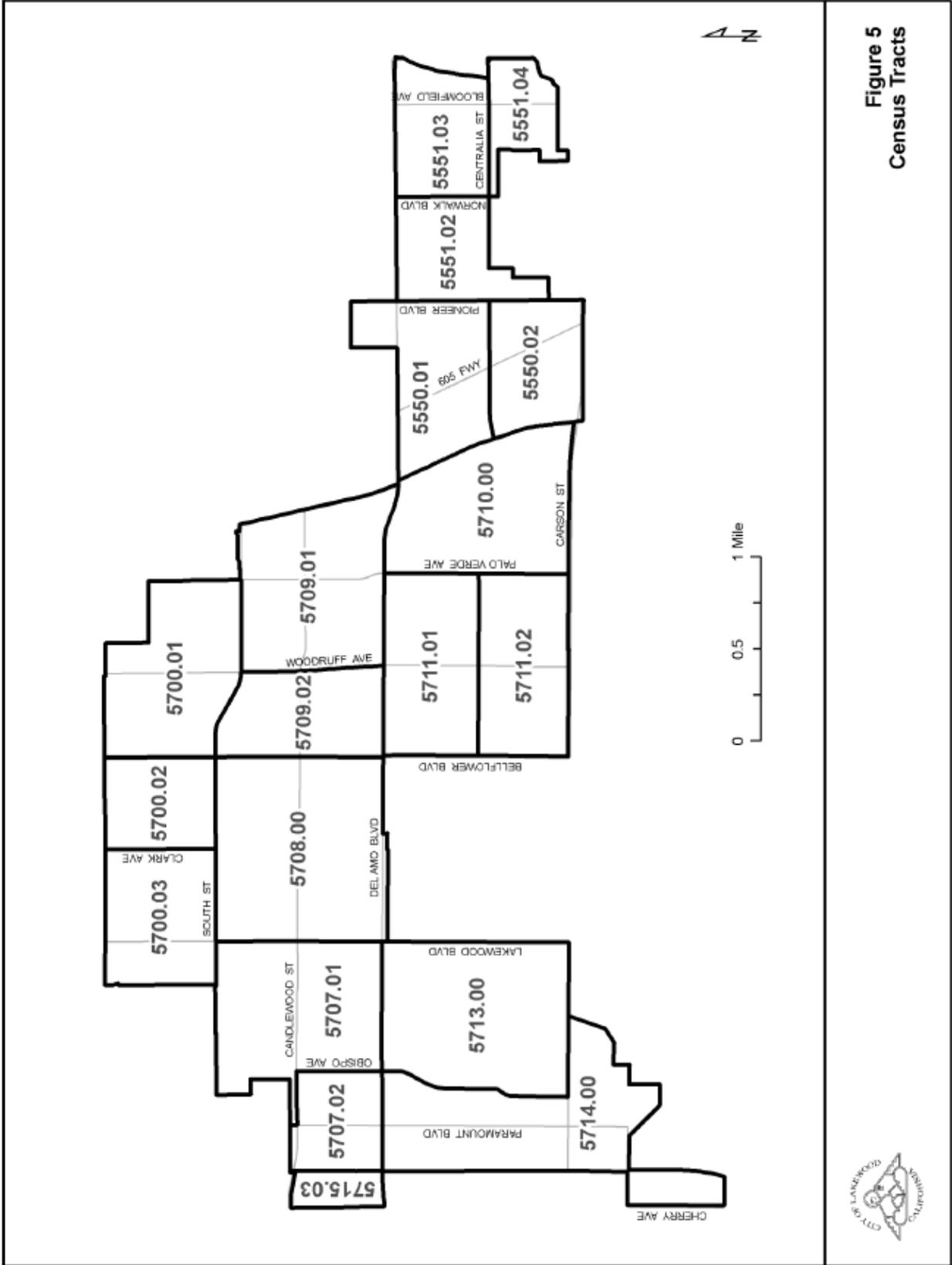
Table 25: Potential Gain of Dwelling Units in M-F-R Zone, 2013

Census Tract	Existing Units	Developable Acres	Average Existing Units per Acre	Potential Units (22 units/ac)	Potential Net Units
5550.01	687	54.2	12.7	1,193	506
5550.02	658*	29.2	22.5	642	0
5551.02	876	49.1	17.9	1,079	203
5551.03	644*	21.5	29.9	473	0
5551.04	279*	12.1	23.0	266	0
5700.01	188	10.5	17.9	231	43
5700.02	56	3.0	18.7	65	9
5700.03	72	6.4	11.3	139	67
5707.01	1,139*	40.9	27.8	900	0
5708.00	84	5.4	15.5	118	34
5709.02	149*	5.2	28.6	114	0
5713.00	20*	0.7	29.7	14	0
5714.00	343*	7.7	44.7	168	0
Total:	5,195	245.9	21.1	5,402	862

Source: Lakewood Community Development Department and U.S. Census. Note (*): Existing units include legally non-conforming units, thus, existing units in these census tracts exceed potential units. Note: These figures exclude land in the Multiple-Family Dwelling Unit Planned Development (PD-MF) zone. Additionally, six Lakewood census tracts are not listed on the table because they contain no M-F-R-zoned land (5707.02, 5709.01, 5710.00, 5711.01, 5711.02 and 5715.03).

To calculate the additional dwelling units permitted under the M-F-R designation, a realistic density of 22 units per acre was applied to the net developable acreage in each census tract. This determined the potential number of dwelling units that could be built in each census tract. The existing number of units and the total net acreage of developable land shown in Table 25 are based on data compiled using the City's Geographic Information System (GIS). The number of existing units in each census tract was subtracted from the number of total units allowed in each census tract to obtain the potential net gain of dwelling units for that census tract. Next, the totals in each census tract were combined to determine the total potential net gain of dwelling units. Based on the calculations, the net gain is estimated at 862 dwelling units.

As shown in Table 25, in some census tracts, such as tracts 5551.03, 5551.04, 5707.01, 5709.02 and 5714.00, the number of existing dwelling units exceeds the number of units allowed based on the density requirements of the General Plan and the regulations of the zoning ordinance. This is due to legal non-conforming units exceeding the maximum allowed density. These figures have been factored into the potential net gain of dwelling units as shown in Table 25 and appear as "0" in those census tracts because the potential net units cannot be shown as a negative number. The census tracts within the City are illustrated in Figure 5.



**Figure 5
Census Tracts**



The construction of additional dwelling units is dependent on whether existing units are demolished in an effort to make room for development projects that provide more units. Although there is a short-term displacement of residents associated with teardowns, the additional dwelling units provided are a long-term benefit to the community. It is unnecessary, unfeasible and unrealistic to demolish low-density residential housing that is well maintained for the sake of higher intensity development at this time.

Planned-Development Single-Family Residential and Planned-Development Multiple-Family Residential Zones. By definition, projects in the Planned-Development Single-Family Residential (PD-SF) and the Planned-Development Multiple-Family Residential (PD-MF) zones are developed to the maximum number of dwelling units allowed under the approvals for each project. There are 551 dwelling units in the PD-SF zone, and 124 units in the PD-MF zone, for a total of 675 planned dwelling units. Since each planned development has been completed, there is no additional capacity to provide dwelling units in these projects.

Mobile Home Park Zone. The Lakewood Municipal Code allows up to ten (10) mobile homes per acre in Lakewood's Mobile Home Park (MHP) zone. There are 7.9 acres of MHP zoned property in Lakewood and based on the maximum density allowed under the City's current zoning, 79 units of low- income housing. There are 88 mobile home and/or trailer spaces located in the MHP zone, which exceeds the approved density by nine units.

2. Mixed-Use Development Potential

The potential for mixed-use housing development in Lakewood is extremely limited. Lakewood is a housing-rich, job-poor city that strives to reach a better balance between employment and housing. Based on the SCAG Existing Housing Needs Data Report 2012, the City's ratio of jobs to housing units is 0.69 (approximately two units for every job in the City), as compared to a region-wide estimate of 1.18. All cities within the region are encouraged to strive toward the regional ratio, which means that Lakewood should encourage more job growth than housing growth. Since the City is built out, it is not feasible to open a large amount of commercial and industrial land for residential development.

However, in the City's effort to meet the RHNA allocation of housing units, the City has permitted the development of residential uses on formerly commercial property in certain instances. For example, in the 3.5-acre Lakewood Estates at Gordon Ranch project located at the southeast corner of Studebaker Road and Del Amo Boulevard, the majority of an underutilized site was rezoned from C-4 to PD-SF in order to accommodate a 27-unit single-family residential project. A small separate parcel retained the C-4 designation. Conversion of commercially-zoned parcels are rare due to the limited nature of commercial uses in Lakewood, and the City's efforts to promote more economic development on its commercial and industrial land in order to generate necessary sales tax revenues, as well as to provide jobs and neighborhood services. In fact, the City's General Plan Land Use Element designates only six percent of all land in focus is on promoting job- and revenue-generating activities on the limited amount of land available for these uses.

3. Vacant Land

Figure 6 illustrates the locations of vacant land in Lakewood suitable for residential development. As presented in Table 26, there are five sites zoned R-1 that are suitable for development of low-density residential uses. Other properties zoned for residential or agriculture are developed with non-residential uses such as; churches, schools, utility easements, water wells and similar uses. These non-residential uses are a necessary component of Lakewood's land use pattern; therefore, such sites were not counted as suitable development sites.

There are 10 vacant M-F-R-zoned sites within the City that have a combined acreage of approximately 6.7 acres. Three vacant M-F-R sites (Sites 3.2, 3.3, and 3.4) in Table 26 are potential lot consolidation sites, and therefore are not included in the housing growth calculation on vacant land. These sites are included in Appendix B and calculated as potential recycling.

As shown in Table 26, build-out for these vacant sites assume a realistic density of 20 units per acre on lots less than 12,500 square feet, 22 units per acre on lots 12,500 to 25,000 square feet and 30 units per acre on lots greater than 25,000 square feet. There is a combined potential of 181 new units in the M-F-R zone. Ten of the sites can accommodate low-income housing, as shown in Table 26. The largest of these sites is the 3.56-acre vacant site (Site 1.1) located on South Street in northwestern Lakewood. Build-out of this site alone could accommodate 72 units, which represents more than one-half of all potential new units on vacant residential land.

Therefore, a combination of the developable vacant land shown in Table 26 would total 7.93 acres and have the potential to add 193 dwelling units to Lakewood's housing stock.

Table 26: Vacant Developable Land

Site No.*	APN	Location	Affordability	General Plan	Zone	Net Lot Size (Acres)**	Realistic Density (Units/Acre)	Potential New Units
1.1	7157007009	2922 South St.	Low Income	MHD	M-F-R	3.56	30	107
1.2	7150030001	4415 Parkview Dr.	Moderate Income	LD	R-1	0.36	8.7	2
2.1	7170008900	5734 Sunfield Ave.	Moderate Income	LD	R-1	0.24	8.7	2
2.2	7170005901	5301 Fidler Ave.	Moderate Income	LD	R-1	0.12	8.7	1
2.3	7061007900	6453 Turnergrove	Moderate Income	LD	R-1	0.17	8.7	1
2.4	7178010901	4333 Woodruff Ave.	Moderate Income	LD	R-1	0.12	8.7	1
3.1	7059016800	North side of 206th St. between Alburis Ave. and Roseton Ave.	Low Income	MHD	M-F-R	0.24	20	4
3.2	7059019900 7059019901 7059019902	NW corner of Pioneer Blvd. and 206th St.	Low Income	MHD	M-F-R	0.29	22	6
3.3	7059015900 7059015901 7059015902	11643-47 1/2 207th 11644 206th St. 11649-51 207th St.	Low Income	MHD	M-F-R	0.63	30	18
3.4	7059014900 7059014901	11610 207th St. 11618 207th St.	Low Income	MHD	M-F-R	0.48	22	10
3.5	7059021021	NW corner of Pioneer and 208th	Low Income	MHD	M-F-R	0.75	30	22
3.6	7058019035	20723 Elaine Ave.	Low Income	MHD	M-F-R	0.36	22	7
3.7	7058020800	Alley facing lot adjacent to 20804 Seine Ave.	Low Income	MHD	M-F-R	0.11	20	2
3.8	7059011900	20920 Roseton Ave.	Low Income	MHD	M-F-R	0.20	20	4
3.9	7060022063	11609 216th St.	Moderate Income	OS	O-S	0.26	20	5***
3.10	7065024001	11700-06 216th St.	Low Income	MHD	M-F-R	0.04	20	2
TOTAL						7.93		194

Source: Lakewood Community Development Department. Note *: Corresponds to lot numbers in Figure 6 – Vacant Land. Note **: Some lots require road dedications thereby reducing their gross developable area. Note ***: Potential new units figure assumes a General Plan Amendment to MHD and a rezoning to M-F-R.



Figure 6
VACANT LAND

P-1 Zone, suitable for development
 M-F-R Zone, suitable for development

Lakewood 2014-2021 Housing Element



4. M-F-R Realistic Development Capacity

The development standards for Lakewood's M-F-R zone include height limits; front, rear and side yard setbacks; open space requirements; and provision of vehicle parking. These standards were designed to ensure that it remains feasible to develop the maximum number of units allowed by the Municipal Code. This was accomplished via a series of site plan reviews of hypothetical multi-family projects containing the maximum permitted number of units for the lot size. Where a requirement under consideration was found to have a prohibitive effect on the potential of a site to develop to the maximum allowed density, the requirement was revised so as to permit the construction of more dwelling units. The development standards contained in the Municipal Code are the result of this process.

Additionally, a review of recently completed and approved projects in the M-F-R zone showed that projects frequently included the maximum number of units allowed by the Municipal Code. Some failed to achieve the maximum density only because of excess lot area that was insufficient to build one additional unit, but nonetheless diluted the overall density of the project. For example, a recently completed project located at 11731-33 Centralia Street technically had excess land for 0.4 additional units, which reduced its density to approximately 18 units per acre. It is therefore reasonable to assume that most multi-family developers will seek to build the maximum number of units allowed by the Municipal Code.

Moreover, the City can cite at least one recently built project in each M-F-R parcel size classification that achieved the realistic density used in the Housing Element. In the less-than 12,500 square feet category, a five-unit apartment project at 11731 216th Street had a density of 20.74 units per acre. In the medium size class (12,500-25,000 square feet), a ten-unit condominium development at 11716-28 205th Street reached 22.83 units per acre. In the largest size class (over 25,000 square feet), a 23-unit apartment project proposed for 20937 Bloomfield Avenue, could provide a density of 30 dwelling units per acre.

The densities of these projects slightly exceed those used in the Housing Element to calculate the realistic development capacity of the three parcel size classifications. Furthermore, all three of these projects included the maximum number of units permitted by the Municipal Code and did not require construction of below-grade parking.

In light of these examples, it is reasonable to assume that most M-F-R development projects will aim to include the maximum number of units allowed under the permitted density. The City recognizes, however, that there will be some developers who choose to build slightly fewer units than the allowed maximum, and that the possibility of such development must be incorporated into the realistic development capacity of vacant and underutilized sites. Thus, the densities used in calculating realistic capacity (20, 22 and 25 dwelling units per acre) are slightly lower than the allowed maximums densities (22, 24 and 30 dwelling units per acre). For vacant, recyclable and underutilized sites greater than 25,000 square feet on M-F-R-zoned land, a density of 30 dwelling units per acre was used. The City deems this to be an accurate assumption considering the general tendency of multi-family projects to include the maximum number of units allowed by the Municipal Code. In order to

more effectively encourage and facilitate the development of affordable housing, the Housing Element and the Municipal Code were amended in 2012 to provide an increase in the maximum density on the largest parcels in the M-F-R zone (greater than 25,000 square feet, or 0.57 acre) from 27 to 30 dwelling units per acre. At the same time, a minimum density of 20 dwelling units per acre was established and in no case could such a property be developed with less than 16 dwelling units. As a “metropolitan jurisdiction” as defined by State law, this is Lakewood’s default density for the purpose of identifying zoning appropriate to support the development of housing affordable to lower-income households.

For parcels greater than 25,000 square feet, certain development standards have been relaxed to better accommodate additional dwelling units. For example, the minimum dimension for private open space was reduced from eight feet to six feet. Thus, the maximum density is used as the realistic density for the purpose of determining the capacity of all large M-F-R sites in this inventory.

5. Land Recycling

Residential land recycling means developing land occupied with dilapidated, deteriorated or obsolete structures in an effort to create a healthy, viable mix of housing for different income groups and household sizes. Lakewood’s M-F-R- zoned area located east of the I-605 Freeway was originally designated for very low-density residential and agricultural uses, which was typical of the development found throughout southern California in the early half of the 20th century. At that time, these properties were subdivided into narrow, deep lots and developed with just one house, with the remainder of the lot intended for light agriculture and other farming activities. As the population of the area increased, many of these properties were developed with duplexes and triplexes to meet a demand for additional housing. After this area was incorporated into the City of Lakewood, it was rezoned as M-F-R to allow development at greater densities than what had been built when the area was in the County. Following the initial adoption of the M-F-R zone regulations in the early 1970’s, this area has been subject to recycling, with new medium- and high-density residential projects replacing older lower density development.

A housing survey was conducted in January 2008, and revised for this housing element update, of four study areas zoned M-F-R in the eastern portion of Lakewood. The results of the survey, which are presented in previous Table 10, indicate that many residential parcels are candidates for recycling. Many of these housing structures exhibit signs of deterioration and substandard construction and are in violation of existing building code standards. An inventory of the units in the four study areas totaled approximately 2,022 existing dwelling units, including both single-family and multi-family structures. As presented in Table 27, there are 80 existing units on approximately 8.7 acres within the four study areas that are candidates for recycling. Assuming realistic densities of 20 units per acre for parcels less than 12,500 square feet, 22 units per acre for parcels 12,500 to 25,000 square feet, 25 units per acre for parcels over 25,000 square feet, and 30 units per acre for vacant, recyclable or underutilized sites greater than 25,000 square feet on M-F-R-zoned land, the potential realistic density of the four study areas is 192 dwelling units, for a net increase of 112 units, with 53 units available for lower-income households. Figure 7 illustrates the location of the study areas, and Figures 8 through 11 show the parcels with the potential for recycling at higher densities.

Appendix B lists the parcels identified in the four study areas as candidates for recycling and increasing residential densities.

To more effectively focus the recycling analysis on feasible sites for affordable housing within the planning period, this inventory excludes sites in the M-F-R zone's lowest size category (less than 12,500 square feet or 0.29 acre) unless they have capacity to at least double the number of existing units. Thus, the inventory only includes those recycling sites with the greatest potential for growth, and those that can be consolidated as part of larger projects. The ample excess capacity on these sites ensures that demolition and relocation costs will pose a minimal obstacle to future development. Furthermore, only those recycling sites in the largest size category (greater than 25,000 square feet) are applied toward the RHNA requirement for lower-income households. Sites in this category will be subject to the M-F-R maximum density of 30 units per acre, which makes them suitable for affordable housing development.

Existing uses on virtually all of the non-vacant sites identified in the inventory consist of older single-family homes, duplexes and triplexes that are wood-frame construction and inexpensive to remove. Since the cost of recent demolitions in Lakewood's M-F-R areas has generally been \$5,000 per unit or less, the existing use is not a constraint to development. The cost of removal can be readily absorbed into the development budget of a market-rate project or an affordable project with adequate gap financing.

Previously, sites with substandard housing conditions were developed to higher densities through implementation of the Scattered Lot Acquisition program. Through this program, the former Lakewood Redevelopment Agency acquired properties in blighted conditions and sold these properties to developers at below-market prices with conditions that affordable units be developed. However, the State's dismantling of redevelopment left the Scattered Lot Program without funding. All properties previously purchased by the Lakewood Redevelopment Agency are now controlled by the Lakewood Successor agency and will be developed for affordable housing as originally intended.

Table 27: Potential Recycled Units

Study Area	Acreage of Recyclable Parcels	Existing Recyclable Units	Potential Units at Realistic Density	Potential Net Recycled Units
1	1.19	7	22	15
2	5.99	60	140	80
3	1.52	13	30	17
4	0	0	0	0
Total	8.70	80	192	112

Source: Lakewood Community Development Department and GRC Associates Field Investigation. Note: See Appendix B for more information.

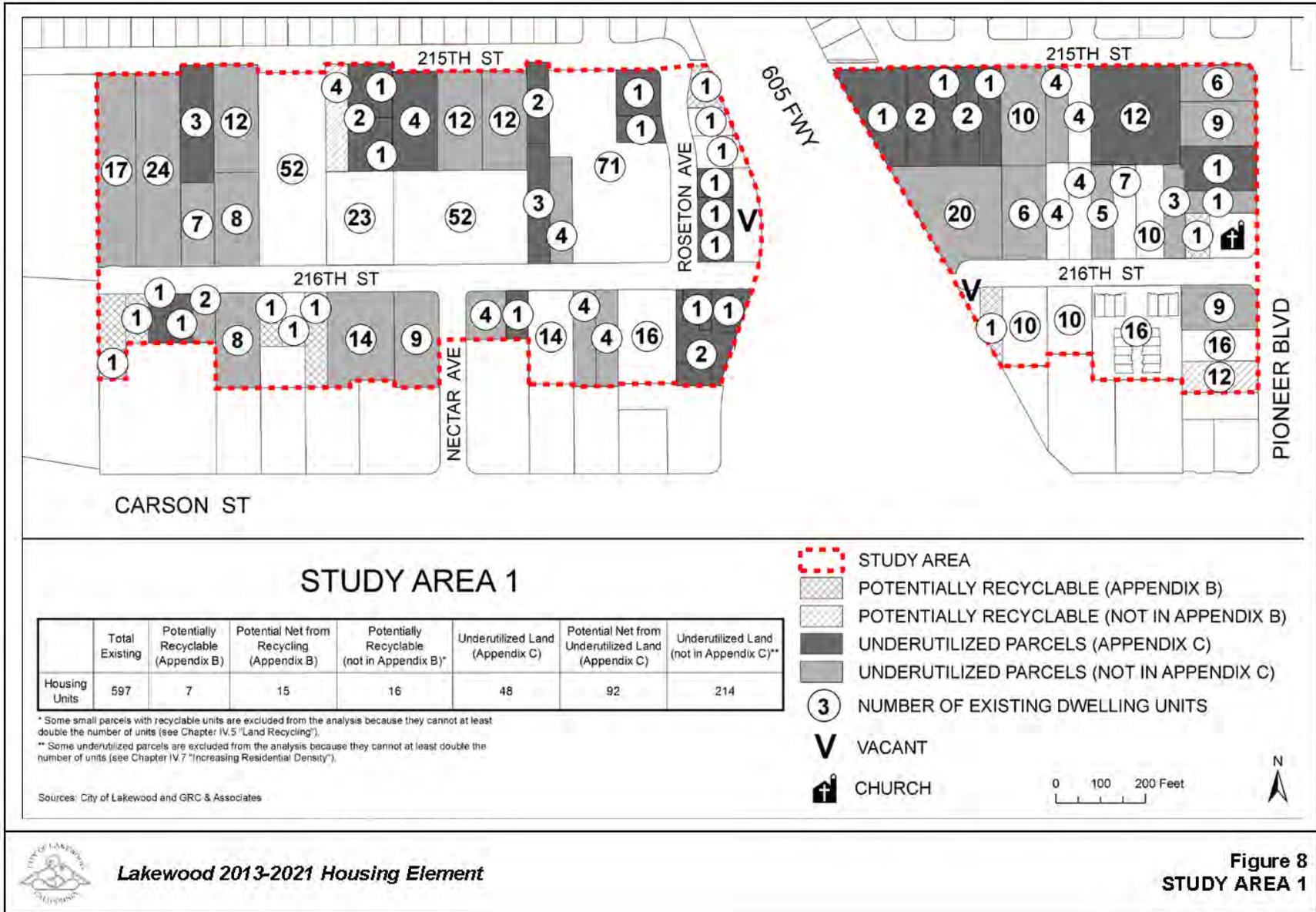


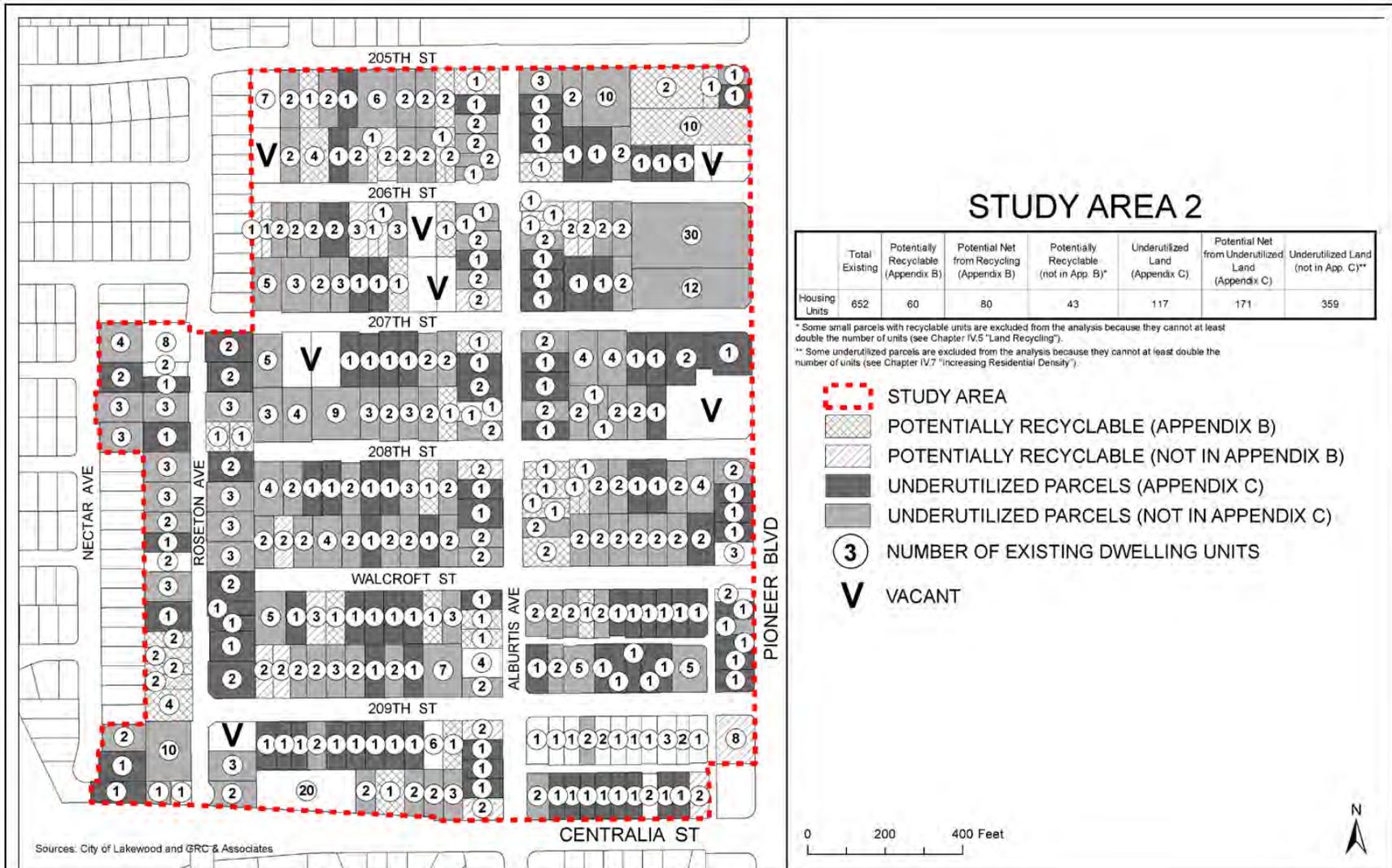
KEY MAP: UNDERUTILIZED MFR STUDY AREAS



Lakewood 2013-2021 Housing Element

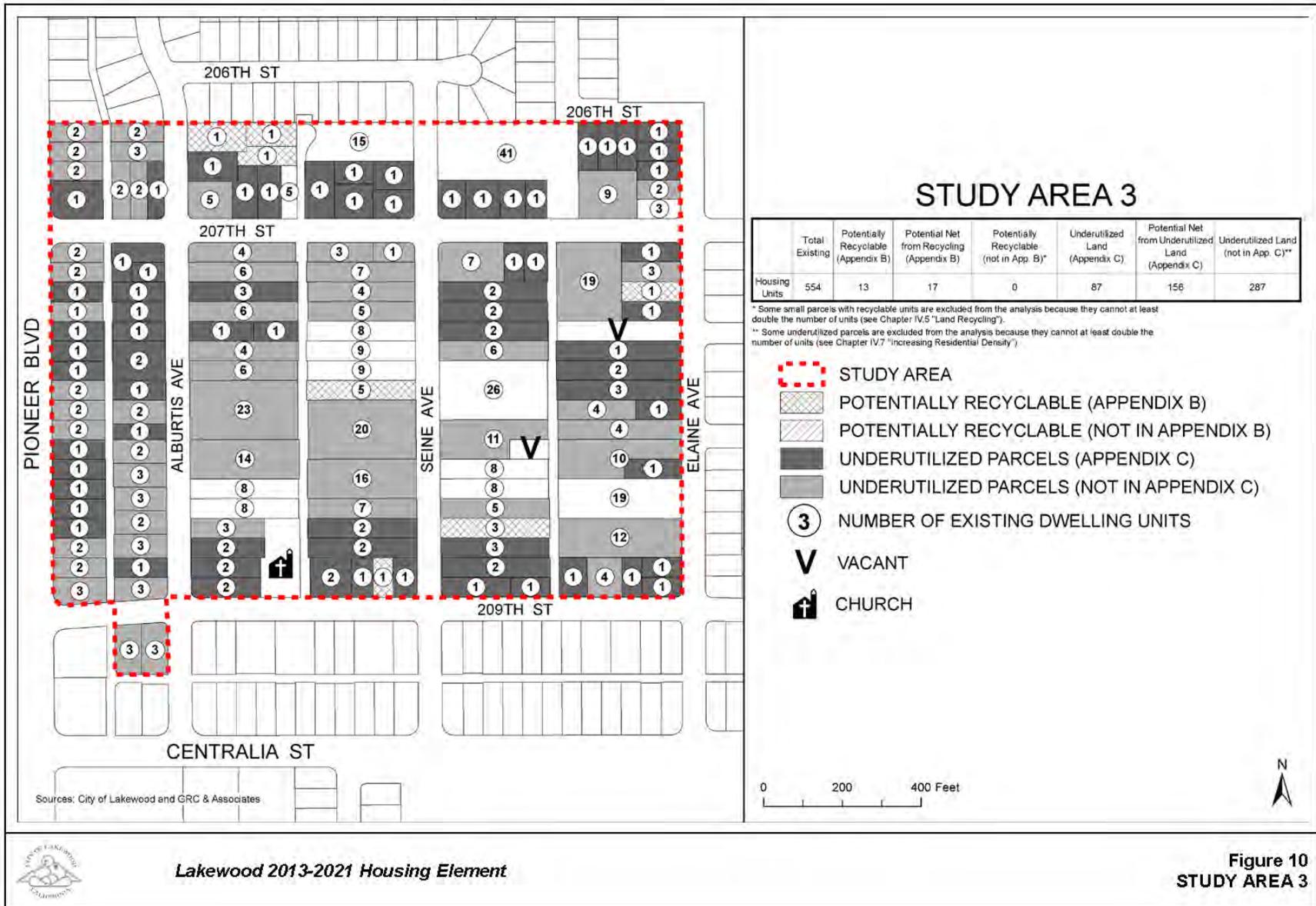
Figure 7
STUDY AREAS

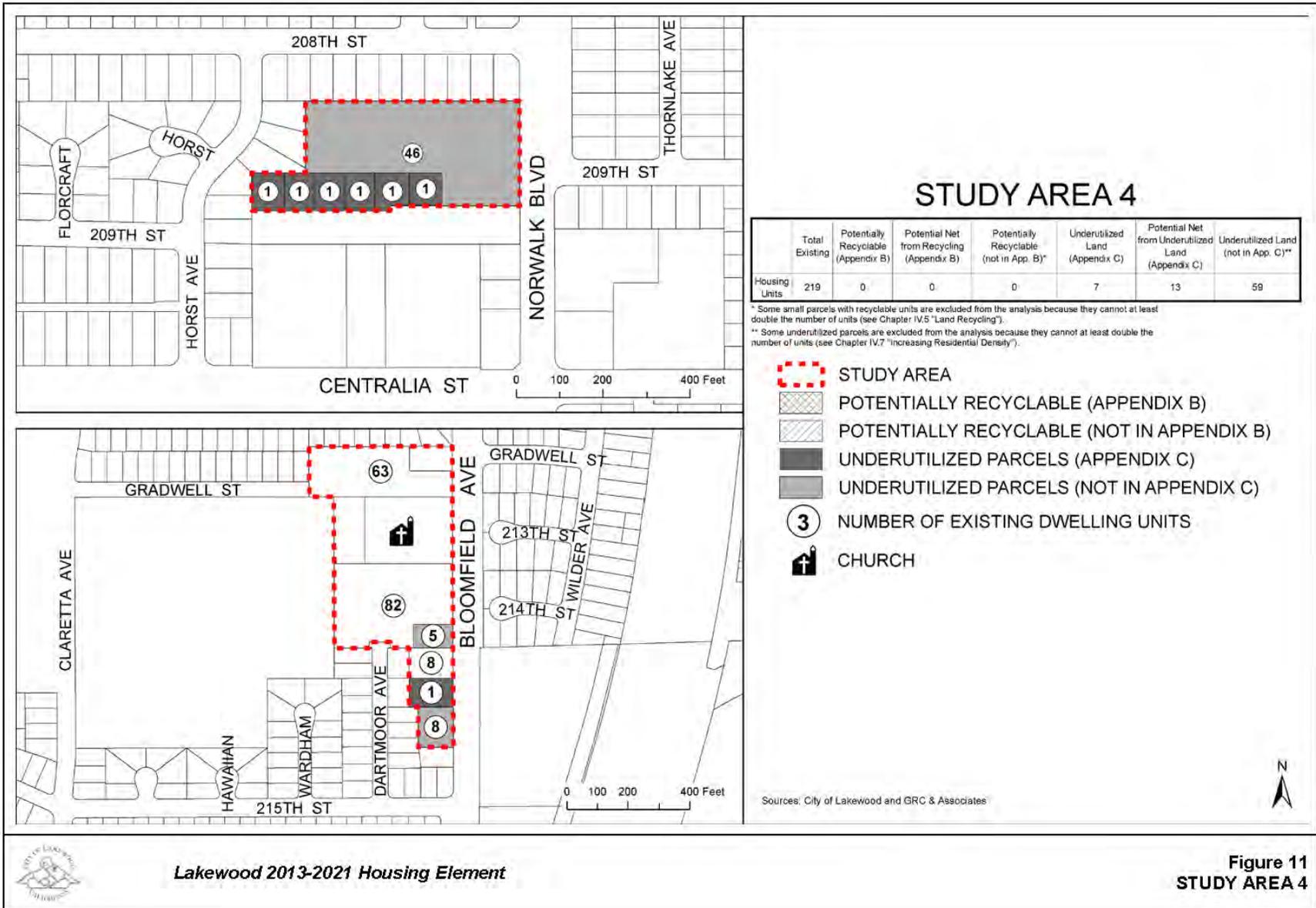




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Figure 9
STUDY AREA 2





6. Underutilized Church Sites

The revised housing survey discussed under Section 5 – Land Recycling also identified four church sites on large underutilized parcels. Half of each site could be developed with affordable housing. The first site is near Hayter Avenue and Candlewood Street and sits on 4.5 acres. The second site is on Centralia Street in the eastern portion of the City and consists of two acres. The third site is located on South Street near the northwest corner of the City. All three sites are zoned M-F-R and have the potential for additional 126 lower-income units. Appendix C includes parcel-specific information for these church sites.

7. Increasing Residential Density

Within each study area, there are parcels that contain less than the maximum number of units allowed, regardless of the condition of those units. Although these parcels may not be recycled in the near future, they have the potential for additional units on the property. However, recent housing trends in the City indicate that single-family unit properties zoned M-F-R have added units in the back of the property. These parcels are good candidates for long-term housing growth and the construction of units for moderate and above-moderate-income households. The inventory of non-blighted underutilized sites excludes those sites with the least potential for development. All of the sites in this section have capacity to at least double the number of existing units. These sites will serve to demonstrate the long-term capacity of the M-F-R zone to add moderate-income and market-rate units.

Table 28 shows that there are 259 units on parcels that could potentially be increased, based on densities of 20 to 30 units per acre, which would result in a net increase of 558 units. Previous figures 7 through 11 show the underutilized parcels with the potential for additional housing units.

Table 28: Potential Net Units from Increasing Residential Density

Study Area	Acreage of Underutilized Parcels	Existing Units	Potential Units at Realistic Density	Potential Net Units
1	6.82	48	140	92
2	16.31	117	288	171
3	13.19	87	243	156
4	1.16	7	20	13
Church Sites	4.20	0	126	126
Total	41.68	259	817	558

*Source: Lakewood Community Development Department Records and Field Investigation.
Note: See Appendix C for more information.*

The City of Lakewood is a highly urbanized community that is virtually built-out. There is less than eight acres of vacant land available for residential development citywide, and therefore, most of the opportunities for affordable housing growth lie in the recycling of existing residential land to higher densities in the M-F-R zone. The M-F-R zone is primarily located in the eastern portion of Lakewood, which has lower

median household incomes than other census tracts in the City, with the exception of Census Tract 5715.030 which is split between the Cities of Lakewood and Long Beach. The area is generally located within a half-mile radius of Pioneer Boulevard and Centralia Street and is part of Census Tracts 5550.01, 5550.02, and 5551.02. The 2006-10 ACS 5-Year Estimates report that the median household income for these Census Tracts is \$68,074, \$67,431, and \$55,700 respectively, while the median household income for the entire City is \$77,380. The same area also has a high concentration of homes exhibiting blighted conditions, and therefore, many homes in the area require significant structural rehabilitation and/or replacement.

In addition, approximately 46 percent of the parcels located in the M-F-R zone of eastern Lakewood contain single-family homes, many of which were constructed before the zoning changed to higher densities. These single-family homes are aging and are candidates for recycling to higher densities within this planning cycle. An example of a recent project is 11714 Walcroft Street, in which an older single-family home on M-F-R-zoned property was replaced by two detached units, one of which the developer agreed to offer as affordable housing for a period of 55 years.

This project took place on a 4,800-square foot parcel that the former Lakewood Redevelopment Agency acquired through its Scattered Lot Acquisition Program. It included the maximum permitted number of units under the M-F-R zone's density restrictions (minimum 1,920 square feet per unit on lots less than 12,500 square feet). In return for the affordability provision, the City agreed to permit minor deviations from four development standards that, if strictly enforced, would have resulted in a less desirable project. These relaxations included: 1) a five-foot decrease in the rear yard setback; 2) a decrease in one unit's private open space from 130 to 90 square feet; 3) elimination of private storage space for the other unit; and 4) allowing front unit garages to be designed to allow vehicles to back into the street, rather than on-site turn-around space as required in the M-F-R zone.

The project was entitled through a statutory specific plan and had to be approved by the Planning and Environment Commission and the City Council in order to proceed. This was due to the fact that the larger, three bedroom, market-rate unit significantly exceeded the minimum floor area for a unit of this size (1,746 square feet vs. 1,050 square feet), and because of the decision to construct the units as detached dwellings. These voluntary decisions by the developer were the primary reason the project could not be approved by right, and a slightly more economical project that still maximized the number of units on the property would have been completely feasible under the full M-F-R development standards. At the same time, this project serves as an example of the avenues available to developers who are willing to fully develop underutilized sites and provide affordable housing. The specific plan process provided the flexibility the City and the developer needed in order to get the units built, and the resulting project was more desirable. Given the representative project discussed above, Lakewood's underutilized M-F-R sites are both suitable and feasible for the construction of sufficient market-rate and affordable housing to fulfill the portion of the City's RHNA allocation not covered by vacant land.

8. Small Sites and Lot Consolidation Opportunities

The greatest potential to add new affordable housing units is in the M-F-R zone, which permits development of apartments and other multiple-family units at densities ranging from 8.8 to as high as 30 units per acre. The allowable densities within this zone are based on the size of the parcel – the larger the lot, the higher the allowed density. Through this stepped density standard, the City encourages large-lot development in order to increase its housing stock. Approximately 97 percent of the total parcels within the M-F-R zone are less than 25,000 square feet, and therefore, there are many opportunities to consolidate adjacent smaller lots.

Lot consolidation is most feasible on vacant lots and lots that are considered candidates for recycling. The Housing Element identifies recyclable lots based on the housing conditions survey. These include parcels with substandard or dilapidated/deteriorated housing. Lot consolidation could occur on 23 parcels on 3.96 acres and result in net increase of 60 units over the existing number of units assuming realistic densities. Appendix B identifies and illustrates adjoining vacant and recyclable parcels that are suitable for consolidation. The former Lakewood Redevelopment Agency's Scattered Lot Acquisition Program is an example where lot acquisition and consolidation has resulted in the development of housing (the program is now controlled by the Lakewood Housing Successor Agency). Properties acquired through this program and the development status of these properties is presented below in Table 29.

In Lakewood, small sites can and have been developed with viable market-rate and affordable projects. To more realistically analyze the short-term development potential of such sites, however, the non-vacant sites analysis excludes small sites in the lowest M-F-R size category (12,500 square feet or less – about 0.29 acre) if they do not have capacity for at least double the number of existing units. Additionally, only those non-vacant sites in the highest M-F-R size category, or at least 0.58 acre, are used as credit toward the lower-income portion of the RHNA.

The remaining small sites, including those requiring consolidation, have the best potential for recycling within the planning period. Development of these sites to their full capacity will yield substantial gains toward the RHNA allocation. Experience with recent affordable development in this zone, however, shows that the City may need to slightly ease parking, setback and/or open space requirements to achieve the full densities allowed by the M-F-R zone.

As discussed above, the existing zoning ordinance, with its stepped density standards for larger parcels in the M-F-R zone, encourages larger lot development. As funding becomes available for the development of large lots previously acquired by the former Redevelopment Agency and now controlled by the Lakewood Housing Successor Agency, those large lots will also be developed into new housing at higher densities.

Table 29: Scattered Lot Acquisition Projects

	Address	Existing Use	Project Status	Potential Units
1	11714-16 Walcroft St.	1 market rate and 1 affordable unit	Project complete	Built-out
2	20921-23 Roseton Ave.	1 market rate and 1 affordable unit	Project complete	Built-out
3	Transitional Housing (1)	3-unit apartment	Project complete	3 units for victims of domestic violence
4	20920 Roseton Ave.	vacant	Pending RFP	4 units
5	11610 206 th Street	vacant	Pending RFP	11 units (2)
6	11618 206 th Street	vacant	Pending RFP	
7	11644 206 th Street	vacant	Pending RFP	18 units (2)
8	11643 207 th Street	vacant	Pending RFP	
9	11649 207 th Street	vacant	Pending RFP	
10	20525-29 Pioneer Blvd.	vacant	Pending RFP	6 units (2)

Source: Lakewood Community Development Department.

(1) Address cannot be revealed for security purposes.

(2) Reflects consolidation of multiple parcels.

Sites 7, 8, and 9 in Table 29 (11643 207th, 11644 206th, and 11649 207th Streets) are adjacent to each other. The City will release an RFP to develop all three sites as a single consolidated site to accommodate affordable housing in order to maximize the

number of units. If developed individually, these three parcels could accommodate a combined 13 units; however, if the parcels are consolidated into a single property, the maximum allowable density will be higher. Currently, the M-F-R zone permits 22 units per acre on lots less than 12,500 square feet, 24 units per acre on lots 12,500 to 25,000 square feet and 30 units per acre on lots greater than 25,000 square feet. After required road dedications, the consolidated site would have a total combined size of 27,300 square feet, which is the highest density category for the M-F-R zone. Accordingly, this project could potentially result in the development of 18 units. Figure 12 shows the location and existing uses of the three lots.

Figure 12: Consolidation of Underutilized Properties



9. Potential Housing Growth

As previously discussed, the City's housing stock could increase as a result of new development on existing vacant land, recycling of existing poorly maintained parcels and increasing densities on M-F-R-zoned land. Table 30 reflects the total potential increase in housing units in the City. It assumes a housing density of five units per

acre on R-1 zoned land; for the M-F-R zone, the realistic density is 20 units per acre on lots less than 12,500 square feet, 22 units per acres on lots 12,500 to 25,000 square feet and up to 25 units per acre on recycled sites greater than 25,000 square feet, and 30 units per acre on vacant lots greater than 25,000 square feet. As Table 30 indicates, the total new units on vacant land (194 units), recycled land (112 units), underutilized church sites (126 units), increasing the density on underutilized M-F-R-zoned parcels (432 units), and potential second units in the R-1 and R-A zones (280 units) could result in a potential net gain of 1,144 units, which would exceed the RHNA allocation for the City of 403 units during the 2014-2021 period.

Table 30: Total Existing and Potential Units

Zoning Designation	Minimum Density (Units/Acre)	Maximum Density (Units/Acre)	Existing Units	New Units on Vacant Land	Net Recycled Units Appendix B	Net Underutilized Parcel Units Appendix C	Net Underutilized Church Site Units Appendix C	Net Potential Second Units Appendix D	Potential Net Gain of Units
R-1	0.1	8.7	21,386	7				278	285
R-A	0.1	8.7	194	0				2	2
PD-SF	0.1	8.7	551	0					0
M-F-R Less than 12,500 s.f. 12,500 - 25,000 s.f. Over 25,000 s.f.	6.9 3.4 20	22 24 30	4,953	187	112	432	126		857
PD-ME Less than 12,500 s.f. 12,500 - 25,000 s.f. Over 25,000 s.f.	6.9 3.4 20	22 24 30	140	0					0
MHP	n/a	10	85	0					0
Total	n/a	n/a	27,309	194	112	432	126	280	1,144

Source: Lakewood Community Development Department, March 2013.

10. Zoning to Accommodate the Development of Housing Affordable to Lower-Income Households

Lower income housing is currently permitted under all residential zones. These may include second units that are allowed within the R-1 (Single-Family Residential) and R-A (Single-Family Residential – Limited Agriculture) zones. Incentives to promote affordable housing in the M-F-R zone include the Density Bonus Ordinance which grants a higher maximum density, provided a certain percentage of the total units are restricted to very low and low income households.

All residential zones in the City are capable of accommodating affordable housing units, provided that the structure containing the units meets all development standards specified under the zoning ordinance. However, properties in the M-F-R zone have the greatest potential for the development of new lower-income housing units in the City.

As discussed previously, the permitted densities are the highest under the M-F-R zone (maximum density of 30 units per acre) and the development standards permit dwelling units as small as 600 square feet for efficiency units, 750 square feet for one bedroom units, and 900 square feet for two bedroom units. With higher densities, the per unit construction costs are lower, which is reflected in the sales prices or rental rates of the units. Second, the majority of available vacant land for residential development is in the M-F-R zone which is located primarily in eastern Lakewood. Currently, of the 16 vacant sites available for residential development, ten sites are within the M-F-R zone and all but one of those is located in the eastern portion of the City. Since this area has the lowest household income in the City and the average price of homes in eastern Lakewood is generally lower than the rest of the City, the M-F-R zone has the greatest potential for the development of affordable housing.

To promote the development of affordable housing, the former Lakewood Redevelopment Agency had operated the Scattered Lot Acquisition Program, which was funded primarily with Redevelopment Housing Set-Aside Funds. Under the Scattered Lot Acquisition Program, the Agency acquired only the most deteriorated properties or vacant land and entered into disposition and development agreements with builders and property owners seeking to construct new homes. This program removed very blighted conditions and rehabilitated or constructed new homes. Since Housing Funds were used, housing development or rehabilitation by public or private entities other than the Agency had to make 15 percent of the total units affordable to low- and moderate-income persons or households. Of these units, 40 percent must be affordable to very low-income households.

Since the dissolution of redevelopment, the Scattered Lot Acquisition Program is now controlled by the Lakewood Housing Successor Agency. The Housing Successor Agency will oversee the disposition and development of the scattered lots it inherited from the former Redevelopment Agency. The sites will be developed with affordable housing consistent with the manner for which these properties were originally acquired.

The allowed density in the M-F-R zone is consistent with what is required to support viable affordable housing development in Southern California. Depending on land values, demolition costs and other factors, affordable multi-family development can take place at a wide range of densities, with a minimum of anywhere from 10 to 40 units per acre required, according to an interview with the nonprofit developer, Jamboree Housing Corporation. Jamboree referred to its projects in Fontana (12 dwelling units per acre) and Anaheim (25 dwelling units per acre) as examples. In order to more effectively encourage and facilitate the development of affordable housing, however, the revised Housing Element includes a program to update the Density Bonus Ordinance so that it is consistent with State law.

When the City increased the allowable density to 30 dwelling units per acre on parcels greater than 25,000 square feet in the M-F-R zone, the City also relaxed development standards on parcels in this size category to allow greater flexibility in designing required open space areas and parking facilities, so that such projects are not otherwise constrained from reaching the maximum allowable density.

Recently, a property owner proposed a new apartment at 20937 Bloomfield Avenue which, if constructed, could provide a density of up to 30 dwelling units per acre. Furthermore, the Housing Element has already established that the general trend is for developers to include the maximum permitted number of units in their projects, especially those projects on larger sites. Thus, the maximum density is used as the realistic density for the purpose of determining the capacity of M-F-R sites in this inventory.

The inventory of vacant, recyclable and underutilized parcels greater than 25,000 square feet in the M-F-R zone has the potential to accommodate 332 very low, low, and moderate income dwelling units.

Vacant:	146 units
Recycle:	42 units
Underutilized:	144 units
TOTAL:	332 affordable units

RHNA Figure: 170 very low-, and low-income units

This indicates that Lakewood has the land resources currently available to accommodate the required RHNA figure of 170 lower income units.

11. Zoning for a Variety of Housing Types

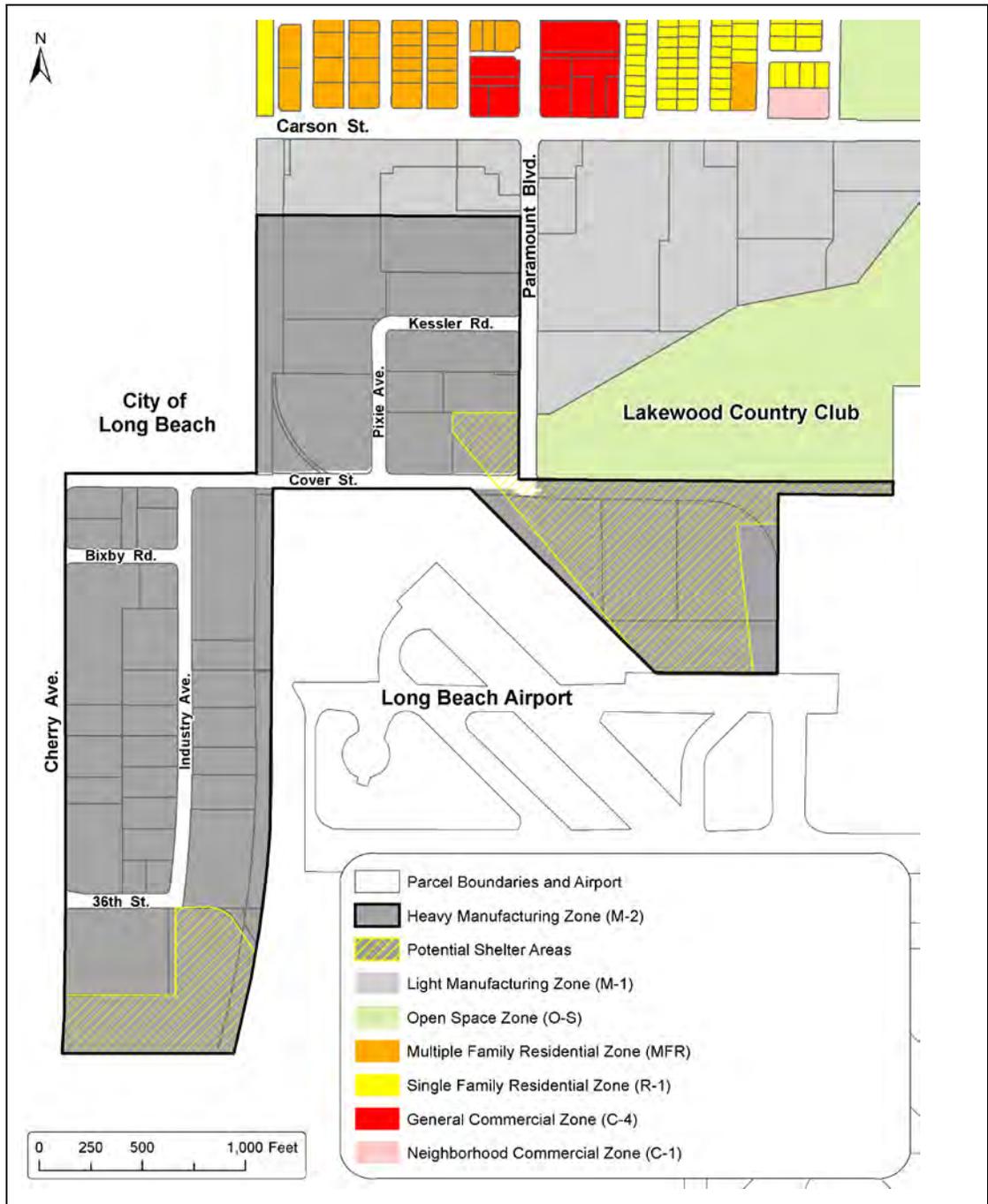
Emergency Shelters

The M-2 (Heavy Manufacturing) zone currently permits emergency shelters by right. The M-2 zone is located in the southwestern portion of the City, near the Long Beach Airport, and totals approximately 112 acres (See Figure 13).

The M-2 zone is developed with commercial and industrial uses; however, there are existing underutilized properties that have the potential to be redeveloped to accommodate at least 75 homeless individuals during a one year period or an average of six individuals per month. These areas are designated as "Potential Shelter Areas" on Figure 13. Besides the presence of large, contiguous underutilized sites, this zone offers the benefit of good access to Long Beach Transit bus service. Bus lines 21 and 22 use Cherry Avenue, on the western edge of the zone, while Lines 101 and 103 run along Carson Street which is just north of the M-2 zone.

Also, the area is served by a Ralph's supermarket, at 2250 East Carson in the City of Long Beach (near the intersection with Cherry Avenue) and a Wal-Mart store with a grocery department, which is located at 2770 Carson Street in the City of Lakewood.

Figure 13: Lakewood's M-2 Zone



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Figure 13

LAKWOOD'S M-2 ZONE

Transitional and Supportive Housing

The City, in compliance with State law, permits transitional and supportive housing in all residential zones (R-1, R-A, MHP, M-F-R, PD-SF and PD-MF) and are subject to the same development standards as any permitted residential use under these zones. The City will continue to comply with State law and allow transitional and supportive housing in residential zones. For example, a facility operated by the Su Casa Family Crisis Center which provides housing and a range of services to victims of domestic violence and child abuse, recently purchased and rehabilitated an apartment complex in the M-F-R zone. It was subject to the same restrictions as any other residential dwelling in the same zone. Another use similar to transitional and supportive housing; “Adult Care Facilities” are even more relaxed than the general requirements of the M-F-R zone. The minimum unit size is 200 square feet, as opposed to 600 for conventional multi-family projects. Additionally, the zone allows such projects to exceed the maximum density, meaning that they can incorporate as many units as possible while adhering to lot coverage, open space, setback and parking requirements.

In processing applications for the development of transitional and supportive housing, the City will comply with State law, which requires that such housing be considered a normal residential use. The City also recognizes the need to promote and facilitate this type of development, and thus will continue to apply the ordinance’s relaxed standards for adult care facilities in the M-F-R zone. Where the ordinance is more restrictive than State law allows, it will be the City’s policy to apply the general development standards of the zone.

Single Room Occupancy (SRO) Units

The City recognizes that single room occupancy (SRO) hotels are an effective method for providing affordable housing to low and extremely low-income residents. Lakewood’s zoning ordinance already allows SRO hotels with a Conditional Use Permit in M-2 zones. The City has not received any applications for the construction of a SRO.

Second Units

In recognition of the fact that second-units can provide an important source of affordable housing in a community, AB 1866 was approved and became law (“Second-Unit law”) in 2003. The Second-Unit law requires that applications for second-units be considered ministerially without discretionary review by local governments. The City allows second units in the R-1 and R-A zones. The City has not received any applications for second units.

B. OPPORTUNITIES FOR ENERGY CONSERVATION

The need to conserve energy has increased as a result of rising prices for energy, combined with a growing awareness of non-renewable resources. As a predominantly residential community, Lakewood has a special awareness of the need for energy conservation. When energy conservation methods are built into new home construction and room additions, Title 24 often governs those improvements. Title 24 came about as a result of the Public Resources Code Section 25402 which directs the California Energy Commission to “prescribe, by regulation, building design and construction standards which increase the efficiency in the use of energy for new residential buildings and new nonresidential buildings.” Furthermore, “the standards shall be cost effective, when taken in their entirety, and when amortized over the economic life of the structure when compared with historical practice.”

1. Benefits of Energy Conservation

The California Energy Commission’s Residential Manual clearly explains why it is advantageous for energy conservation techniques to be integrated with residential construction.

Comfort - Compelling reasons exist for more efficient energy use in buildings. Comfort is an important reason. If a house is drafty, even a large, modern furnace will not keep it comfortable on a winter day. On a hot summer day, no reasonable amount of air conditioning can maintain an appropriate sense of coolness in a room surrounded by clear glass windows without shading. The mechanical heating and cooling equipment are only part of the overall system that maintains a pleasantly comfortable indoor environment. The building shell (or envelope) is equally important, and energy efficiency helps ensure that new homes maintain a reasonable level of comfort.

Economics - A second reason for energy efficiency is economics. For the homeowner, investing in building energy conservation helps to ensure that energy use in residences is affordable both now and into the future. Providers of financing recognize the impact of efficiency through energy efficient mortgages. From a larger perspective, the less the State economy depends on non-renewable resources such as natural gas, coal and oil, the stronger and more stable it will remain in the face of increases in costs of those resources. Cost-effective investment in energy efficiency helps everyone.

Environment - A third benefit of energy efficiency is to the local environment. In many parts of the world, the need for more energy has led to oil spills, acid rain, smog and other forms of environmental pollution. California is not immune to these problems, but they would be worse today without appliance standards, building standards and utility programs in effect since the late 1970s. The benefits of reducing environmental damage also include less destruction of natural habitats, which in turn helps protect animals, plants and the natural systems.

2. Energy Conservation in Lakewood

Since the City is nearly 99 percent “built-out,” most energy conservation efforts directed towards reducing energy consumption include altering one’s behavior and making energy conscious purchases. This may include residents making a conscious effort to turn off lights when a room is unoccupied and adjusting thermostat levels. It may also include purchasing energy efficient refrigerators and other appliances.

Ongoing repairs and modifications may also be used to reduce energy conservation. Homeowners may replace windows with dual-glazed windows, weather-stripping and by adding attic insulation. Lakewood encourages the use of active solar systems, such as solar water heaters in an effort to conserve energy and lower energy costs. Construction of room additions must be Title 24 compliant. At the time that a room addition is being planned, consideration may be given to solar orientation and exposure. Under normal circumstances, the City offers “over the counter” approval for the installation of active solar systems without Development Review Board approval. The Development Review Board is Lakewood’s board responsible for consideration of architectural design.

Such efforts also apply to new construction. New homes and multi-family dwellings are required to be Title 24 compliant, and developers are encouraged to include solar orientation and passive solar building techniques in their designs. This also applies when a developer is filing a tentative parcel or tract map.

3. Incentive Programs

The Gas Company, which supplies natural gas to Lakewood households, offers various energy saving tips and incentives for customers who purchase and install Energy Star appliances or insulation. More information on these and other incentive programs is available from The Gas Company.

Southern California Edison, which supplies electricity to Lakewood households, offers programs such as the Energy Star Refrigerator Rebate program, the incentive programs for pool efficiency as well as home cooling and heating installation and maintenance rebates. More information on these and other incentive programs is available from Southern California Edison.

C. INVENTORY OF UNITS AT RISK OF LOSING USE RESTRICTIONS

In accordance with Government Code Section 65583 et seq., local governments are required to identify and analyze those units which are at risk of losing their low-income status during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expirations of use restrictions.

The City is also required to present quantified objectives in its housing element regarding the number of assisted units that can be conserved. Preserving the affordability of units at risk of losing their low-income status, counts toward conserving affordable rental residential units.

1. Types of Projects

Section 65583(a)(8) of the California Government Code contains the legislative definition of "Assisted housing developments:"

"Assisted housing developments" for the purpose of this section, shall mean multi-family rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multi-family revenue bond programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multi-family rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916."

An inventory of assisted housing developments which are potentially at risk in the City of Lakewood is provided in the following section. They include projects eligible to change to non-low-income housing uses due to termination of a subsidy contract, mortgage prepayment, or expiring use restriction during the 10-year period following the statutory adoption of the Housing Element.

2. Rental Units Expected to Be Lost From the Assisted Housing Inventory

Some ways in which assisted housing units could be lost from the assisted housing inventory include conversion of assisted rental units to home ownership and prepayment or voluntary termination of a federally assisted mortgage. This section analyzes these possibilities.

Conversion to Home Ownership

Rental housing that is assisted through Federal Section 8 assistance could be lost as a consequence of an owner's decision to convert such units to sales units (or condominiums/townhomes). Conversion of multi-family rental units is discouraged in the City of Lakewood. Municipal Code Section 9332.2 et. seq. prohibits such conversions unless the vacancy rate is at least five percent. According to the 2007-2011 American Community Survey 5-year estimates, the rental vacancy rate in Lakewood is 3.9%.

Municipal Code Section 9332.2 et seq. requires that each condominium, planned development, community apartment or stock cooperative include a two-car garage located adjacent to the entry of the unit or abutting the private open space to the unit, unless the site is greater than 25,000 square feet. Most apartment developments cannot meet these criteria as carports, and open parking spaces have often been provided and are separate from the unit or its private open space. This same Section also requires separate laundry facilities within each unit. While conversion of rental units to sales units may be possible, current City regulations provide more than sufficient deterrents to such actions.

Thus, it can be safely said that Section 8 assisted rental units will not be lost as a result of such units being converted to sales units.

Prepayment or Voluntary Termination of a Federally Assisted Mortgage

Centralia Apartments. In July 1996, the owners of the 64-unit Centralia Apartments notified HUD of their intention to prepay the existing federally- insured mortgage for Centralia Apartments. Meetings were held to inform the tenants of the transition and how they may be affected. In addition, interviews were conducted by HACoLA to determine which families may be eligible for Section 8 assistance. Households with combined incomes of less than 80 percent of the county's annual median income for their family size received a Preservation Certificate for a term not to exceed one year. Upon expiration of the Preservation Certificate, households who remained eligible were switched to a regular Section 8 Certificate. Sixty-four households were eligible and participated in this voluntary program. According to the on-site manager, in April 2013, there were 29 households or 45% of the Centralia Apartments were currently being rented at below-market rates. The on-site manager reports that they will continue to accept Section 8 vouchers as space becomes available.

Candlewood Park. Candlewood Park, a senior citizen apartment project, is financed with a market rate mortgage (Section 221(d)(4)) which was issued by the federal government on September 1, 1978. The loan amount was \$2,682,700 for a term of 40 years at an 8% interest rate. The loan was issued to the "for profit" organization, Levine Construction, for the construction of a wholly elderly housing project. These projects are required to have at least one elderly tenant per unit who is at least 62 years of age or older. There are no use restrictions attached to this project's Section 221(d) (4) loan. Prepayment of the loan will not affect the Section 8 or the City of Lakewood's use restrictions attached to the project. Table 31 provides information on the Candlewood Park senior apartment complex.

The use restrictions for Candlewood Park are a result of a Section 8 new construction opt-out contract which was attached to the property when the market rate mortgage was issued on January 21, 1980. The Section 8 contract guarantees, for the term of the contract, that Candlewood Park's units are rented to lower income senior citizens. Candlewood Park's contract is a typical Section 8 rent subsidy. The low-income senior citizen pays 30 percent of his/her adjusted gross monthly income to the owner or manager of the project. HUD pays the difference between the rent paid by the tenant and the market rate rent. Market rate rents are determined and reviewed on a yearly basis by HUD.

Table 31: Assisted Housing Units at Risk Candlewood Park

Address	4051 Candlewood St.
Ownership	Levine Management Group 822 S. Robertson Blvd., Ste. 200 Los Angeles, CA 90035 (310) 358-3489
No. and Type of Units	81 Seniors / Persons with Disabilities Units
Bedroom Mix	72: 1 BR 8: 1 BR/HC ¹ 1: 1 BR/Mgr ²
Building Age	1979: 34 years old
Final Exec./ Endorsement Date	January 21, 1980
Governmental Program Name	HUD Sect. 221 (D) (4) and Section 8
Earliest Possible Date of Change	June 1, 2018 (+5) ³

Source: City of Lakewood Community Development Department.

(1) HC = a unit designed for the persons with disabilities.

(2) Managers Unit.

(3) This project is financed with market rate financing but has a Section 8 rental contract attached to the project. The earliest date that the owner may elect to withdraw from the Section 8 program is May 1, 2014. The owner must provide notice of Section 8 termination to the local HUD office at least one year prior to termination, as the contract between the owner and HUD is an annual contract that comes up for renewal on May 1 of every year.

The Levine Management Group, owner of Candlewood Park, has renewed the Section 8 contract for this year and has not expressed intention of opting out and prepaying its mortgage, and therefore, will continue to renew the Section 8 contract on an annual basis. If the owner does decide to opt out, HUD may offer incentives to keep the Section 8 contract. Such incentives could include offers to refinance the loan at a lower interest rate and/or the option to charge higher rents for the units.

However, if the owner were to opt-out of the Section 8 contract for Candlewood Park, then 81 of the City's existing 324 low-income senior rental units would no longer be in a federal program to guarantee reduced rents. This could result in a 29 percent decrease in the citywide number of senior housing units. The other remaining subsidized low-income senior housing project is the 201-unit Whispering Fountains Apartments which were built in 1990 and are financed through a 40-year Los Angeles County Housing Authority mortgage revenue bond. Seasons Apartments, which were built in 1996, is under a 60-year lease with the Successor Agency of the former Lakewood Redevelopment Agency, and must maintain 42 of the 89 units as affordable for low-income seniors through 2056.

In addition to Candlewood Park's Section 8 use restrictions, the project was also approved with parking use restrictions which were attached to the property's deed. Pursuant to the provisions of Lakewood Municipal Code Section 9490.T.3, Parking Requirements for Housing for Elderly or Persons with Disabilities, the City's Planning

and Environment Commission approved Conditional Use Permit No. 198 (Resolution 19-77) for the subject Candlewood Park project with a significant reduction in the number of required off-street parking spaces. Because the 80-unit (plus 1 manager's apartment) project was to be occupied by seniors and persons with disabilities, only 50 parking spaces were required. Under the City's existing parking requirements, a project of the same size for non-elderly persons would require 178 parking spaces. Consequently, the project was approved with a 128 parking-space deficiency.

As part of the project's approval, the City required the preparation of an alternative parking plan that demonstrated the project could provide the required 178 parking spaces, should it ever convert to a regular multiple family apartment use. In order to accommodate the required 178 parking places on site, a 47,013 square-foot, three-level subterranean parking structure was proposed. Should the project ever convert to a regular apartment project without an age limitation, all 178 spaces would then be required. Currently, the construction cost of a 47,013 square foot parking structure is approximately \$3,960,000. Although the cost of building the parking structure would be expensive, retaining the surface parking lot and reducing the number of dwelling units to comply with the City's parking ordinance could be cost prohibitive.

Another factor that would discourage the conversion of a senior housing complex to non-senior housing complex would be the required minimum unit size for senior housing resident verses non-senior housing.

Pursuant to the provisions of Municipal Code Section 9332.1.C.3, Development Standards for Housing for Elderly or Persons with Disabilities, there are minimum unit sizes which are much smaller for senior housing units than for non-senior housing units. The minimum unit sizes for the elderly or persons with disabilities are:

- One Bedroom Unit: Minimum size - 460 square feet and shall consist of a dwelling unit designed and intended for the occupancy of no more than two (2) persons.
- Two Bedroom Unit: Minimum size - 650 square feet and shall consist of a dwelling unit designed and intended for the occupancy of no more than three persons.

Under the City's existing development standards, a project of the same size for non-elderly persons would require a minimum size for a one-bedroom unit to be 750 square feet and a two-bedroom unit to be 900 square feet. Should the project ever convert to a regular apartment project without an age limitation, the required minimum size per non-senior unit as stated above would then be required. Again this could prove to be cost prohibitive. However, as long as the project continues as a Section 8 subsidized elderly project, the parking requirement and minimum unit size will not apply.

3. Cost Analysis -- Preserving Verses Replacing At-Risk Units

This cost analysis consists of the following:

- The cost of producing new rental housing comparable in size and rent to replace the units which could convert; and
- The cost of preserving developments at risk of converting.

If the costs associated with preserving versus replacing at-risk units cannot be estimated directly, then the costs will be described which are anticipated to be higher or lower than the replacement estimates, with explanation, as well as the differences in the estimates. In order to accurately assess the advantage of replacing versus preserving Candlewood Park's 81 elderly housing units (one unit is a managers unit), a purchase price has to be determined. Obviously, the cost of replacing the project directly correlates to the value of the land occupied by Candlewood Park, all on-site buildings, and revenues received from rents.

- **Project Revenues.** According to the property manager for the Levine Company, Candlewood Park currently receives an average of approximately \$55,440 per month or \$665,280 annually in Section 8 contract subsidies.
- **Construction Costs.** Construction costs were estimated for a 56,160 square-foot building built within the Lakewood vicinity. Estimates were derived from a building model with basic components. The type of construction was based on standard face brick backed with concrete blocks and wood framing. The replacement costs for a newly constructed 56,160 square-foot building, similar to Candlewood Park, would be approximately \$7,547,904 or approximately \$94,348.80 per unit. As previously discussed, the proposed parking structure could cost approximately \$3,960,000.
- **Market Value of Multiple Family Projects in Lakewood.** Multiple family units available for sale were researched in the City of Lakewood. In April 2013, there were no apartments available for sale in Lakewood. There was only one apartment complex for sale in neighboring Long Beach. The listed price was \$9,000,000, for an average of \$176,470.58 per unit. There were no other apartment complexes for sale in other neighboring cities including Downey, Paramount or Bellflower.

The estimated cost to replace the entire 81-unit Candlewood Park project would cost approximately \$7,547,904. Other costs and variables to be considered are; locating a suitable M-F-R-zoned two-acre parcel (which is difficult because Lakewood is 99 percent built-out); cost of permits, fees, and preparation of plans; and, the cost of temporary relocation of 81+ senior citizens.

Based on the above-discussed costs associated with the replacement of Candlewood Park Apartment's 80 tenant units (does not include managers unit), it would be less expensive to acquire and preserve these units than to replace them at \$94,348.80 per unit at an undetermined location in the City of Lakewood.

V. CONSTRAINTS ON HOUSING

There are constraints from both the governmental and market sectors of the community that are capable of limiting or paralyzing efforts to maintain and provide affordable housing. Such constraints must be overcome in order to implement the General Plan, including the Housing Element. Some constraints may be minor enough that market conditions are able to easily overcome problem situations. Other types of constraints can be significant enough to discourage development altogether. Constraints fall into two general categories: Governmental constraints and Non-Governmental Constraints.

A. GOVERNMENTAL CONSTRAINTS

Governmental constraints are defined as government decisions or actions that have the unintended potential to impede the market's ability to satisfy demand for affordable housing. Categories of governmental constraints may include appropriately zoned land, zoning ordinances, and the availability of infrastructure. Each of these is discussed in further detail below:

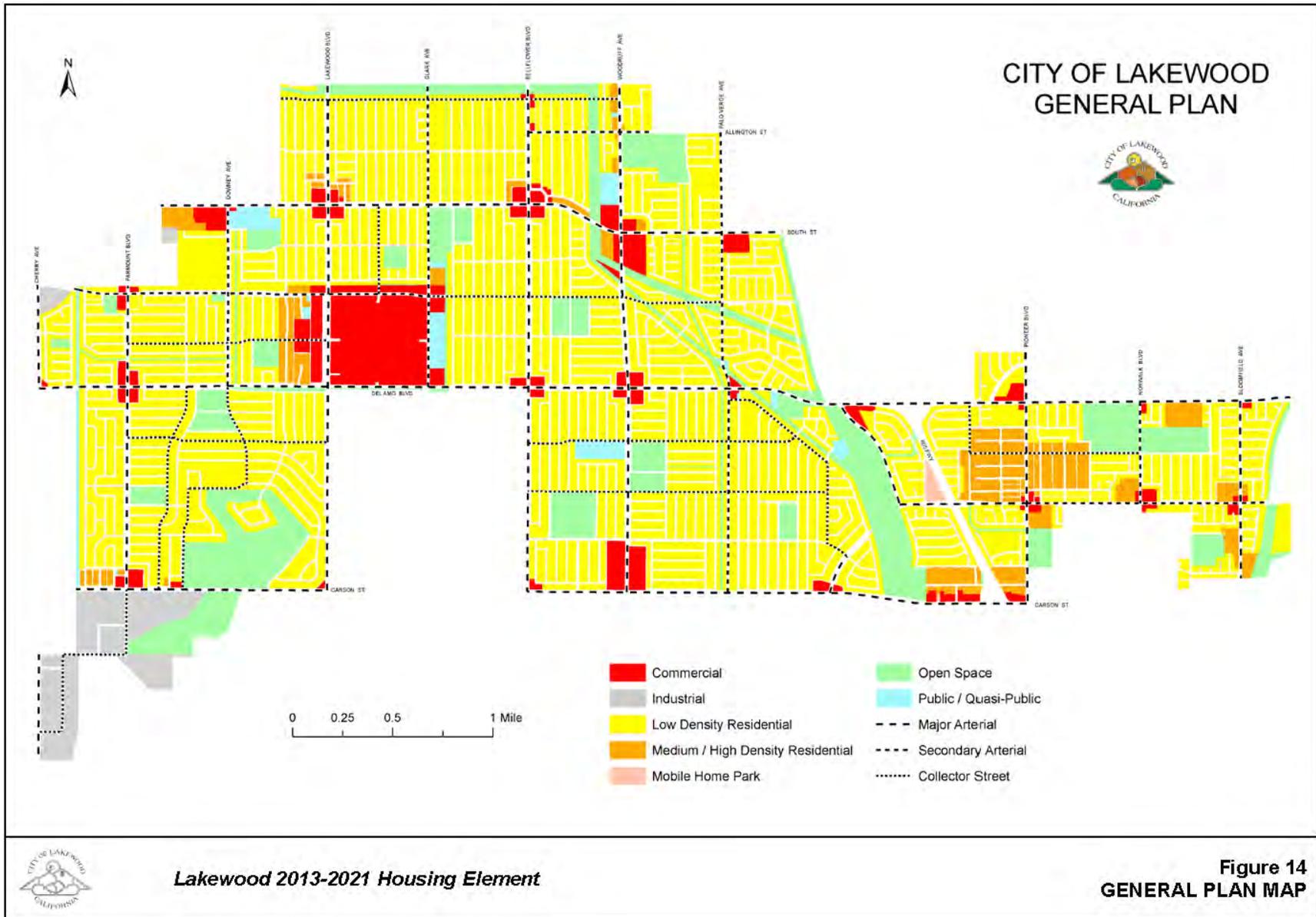
1. Land Use Controls

The City of Lakewood has a General Plan and an effective zoning ordinance that contains standards pertaining to development and the density of residentially zoned property. Figure 14 illustrates the City's General Plan land uses. The General Plan land use map and zoning ordinance identify those areas of the City that are to be developed with residential uses, and what standards apply to the different types of residential uses. Such standards are understood as being a necessary tool in an effort to promote and ensure a healthy, compatible, and high-quality living environment.

Lakewood does allow the placement of manufactured homes, including mobile homes, on vacant sites in residential areas. The designs of all new low-density residential uses, including manufactured homes, are reviewed by the Development Review Board (DRB). Reviews by the DRB are consistent with Government Code Section 65852.3 which regulates the application of local zoning regulations on manufactured homes (for more information on DRB procedures, see page 75).

In addition, the City allows the development of "second units" as specified by Government Code Sections 65852.1 and 65852.2. However, to date, the City has not received an application for the development of a second unit.

The City's code enforcement program, also known as the Community Conservation Program, focuses on deteriorating or dilapidated areas throughout the City and is dedicated to preserving and improving the City's environmental quality. The Community Conservation Program is funded with both CDBG and General Fund monies. It serves CDBG-eligible areas and approximately 500 low and moderate-income households.



The City is divided into three code enforcement areas, each with a representative who responds to citizen service requests regarding planning and zoning issues. On average, more than 100 service requests are reported throughout the City every month. Within Community Development Block Grant (CDBG) funded areas specifically, an average of 29 service requests were reported each month.

Community Conservation representatives notify property owners and/or tenants of violations related to public safety, maintenance standards and zoning nonconformance. A major concern of the program is unauthorized rental units, which often take the form of illegally converted garages. Such conversions pose health and safety risks to the occupants because the units may not meet minimum building code standards. Other common violations include:

- Unsightly or deficient exterior building materials
- Litter or debris in public view
- Businesses operating out of homes without a permit
- Inadequate ground cover
- Inoperative vehicles parked anywhere other than the garage
- Vehicle parking on the front lawn
- Overgrown vegetation that poses a danger to public safety (for example, by obstructing the sidewalk)

The Community Conservation Program continues to work closely with the Single Family Residential Rehabilitation Loan Program as well as the Fix-Up Paint-Up Grant Program. Both the loan and grant programs make funds available to low-income households for maintenance and rehabilitation. The Community Conservation Program provides loan and grant program information at the time of notification of code violation.

The City also operates a Public Nuisance and Property Abatement Team, which consists of a specially assigned Los Angeles County Sheriff's deputy, a Community Conservation Program representative and a City prosecutor. Since 1999, this team has worked to identify and "clean up" residential and commercial properties that create nuisances, provide a haven for crime, or otherwise disturb the peace and safety of Lakewood residents. The Community Conservation representative handles citations for code violations, which are generally simple for property owners to correct. If there is criminal activity on the property, the Sheriff's deputy and City prosecutor will apprehend the person(s) responsible and prosecute the offense.

In preparing this Housing Element, land use controls, as they pertain to density, parking requirements, minimum lot sizes, on and off-site improvements, street design, utility connections and circulation improvements, are found to be fair and consistent with current development standards and practices being employed throughout the region.

The maximum density allowed in the M-F-R zone is based on a formula that allows for more dwelling units as the size of the property increases. For properties less than 12,500 square feet, the minimum lot area per dwelling unit is 1,920 square feet (22 dwelling units per acre). For properties ranging in size from 12,500 square feet to

25,000 square feet, the minimum lot area per dwelling unit is 1,750 square feet (24 dwelling units per acre). For properties greater than 25,000 square feet, the minimum lot area is 1,452 square feet per dwelling unit, or 30 dwelling units per acre. For new subdivisions, the minimum lot size for properties in the R-1 zone is 6,000 square feet and 15,000 square feet for properties in the M-F-R zone. Developers are encouraged to combine parcels to create land for projects of greater density; however, a legally created lot with less than the above minimum sizes may be developed under the same density regulations as a conforming lot.

Parking requirements for new projects in the M-F-R zone are based on the number of bedrooms in each dwelling unit. Units with one or two bedrooms require two parking spaces, units with three bedrooms require 2.5 parking spaces, and units with four or more bedrooms require three parking spaces. An additional 10 percent on top of the total off-street parking spaces is required for guest parking. Where the residential project is for elderly or persons with disabilities, these requirements may be reduced with a conditional use permit to not less than one parking space for each three dwelling units plus one parking space for every three employees. The required 10 percent additional parking for guests would apply as well.

Road dedications are very seldom required for residential projects as adequate right of ways were dedicated as the City developed. The roadway widths within these right-of-ways are usually adequate in width to accommodate the future growth allowed by current zoning regulations. When road or alley dedications are required, such dedications are typically five feet or less and are not enough to render a project economically infeasible. Other land use controls, such as off-site improvements, are reviewed by the City's Public Works Department and/or the Los Angeles County Department of Public Works to ensure compliance with current standards.

According to the service providers and utility companies, the City's present infrastructure is adequate to accommodate planned growth levels, and since the City is fully developed, streets, sidewalks and curbs are already in place. However, there are several neighborhoods in eastern Lakewood where the street rights-of-way are of substandard width and require improvements. If the City determines that a street dedication or improvement is required, the street shall be widened in accordance with the width, standards and right-of-way lines of the City's General Plan or the Circulation Element of the General Plan. The Circulation Element's street classification and right-of-way standards are presented below in Table 32:

Table 32: General Plan Street Classifications

Street Classification	Right-of-Way Width	Roadway Width	Minimum Roadway Width for Streets Providing M-F-R Access
Arterials:			
Major	100 ft.	84 ft.	84 ft.
Minor	80 ft.	64 ft.	64 ft.
Collector Streets	60 ft.	36 ft.	40 ft.
Local Streets	60 ft.	36 ft.	40 ft.

Source: Lakewood General Plan.

As presented earlier in Table 30, existing vacant land zoned residential and underutilized M-F-R-zoned land could accommodate the future housing needs of Lakewood as allocated by the SCAG RHNA. The RHNA established a need for 403 additional dwelling units and Lakewood has the capacity for up to 1,143 more dwelling units under realistic build-out conditions. Since a comparatively small percentage of Lakewood's land is devoted to commercial and industrial uses, it is in the interest of the economic health of Lakewood to maintain the existing stock of non-residential uses. As employment figures indicate, the City is housing-rich and jobs-poor. With limited land available for new low-density residential development, the vast majority of new dwelling units will be located in areas designated for medium and high density residential uses.

2. Development Standards

Since properties in the R-1 and R-A zones are nearly built out, it is not the zoning regulations that restrict the construction of low-density residences; rather, it is the lack of land to build low-density residential projects. As mentioned above, construction of a significant number of new, low-density residential projects is infeasible.

The M-F-R zoning ordinance allows the development of medium- to high-density multi-family projects. The M-F-R zoning ordinance requires that certain features be included in new projects, such as adequate off-street parking, common and private open space areas, utility rooms (including those used for laundry facilities), trash enclosures and internal walkways. These features should not be viewed as luxury items; rather, they are amenities that seek to improve the quality of life for the residents by creating a clean, functional, and safe development. Table 33 presents the development standards for residential zoned properties.

Planned Developments (PD-SF and PD-MF), both for low-density residential and for multi-family housing, has been built on land that had been previously cleared. Planned Development projects have a defined project boundary and are "built-out" based on the density approved under each particular planned development. Any new developments of this nature would not be constrained by zoning ordinances, but they would be faced with a lack of available land.

There are two properties in Lakewood that are in the Mobile Home Park Residential (MHP) zone. The MHP zone is built out, having no space to accommodate additional dwelling units.

3. Cumulative Impact of Land Use Controls and Development Standards

As discussed above, Lakewood's M-F-R zone has a number of development standards pertaining to lot size and dimensions; height limits; front, rear and side yard setbacks; open space requirements; and provision of vehicle parking. These standards were tested prior to adoption via a series of site plan reviews to ensure that they would not prohibit the construction of the maximum number of units allowed under the General Plan or Municipal Code density.

Some projects, depending on the size of the units and the extent of the amenities developers choose to include, may require subterranean parking in order to accommodate the maximum number of units allowed by code. It is possible nonetheless to construct a maximum-density project with the full number of parking spaces at-grade if

dwelling units stay close to the minimum size specified in the Municipal Code and the project does not include extra amenities such as a swimming pool or fitness center.

Multiple-family residential projects at 11731 216th Street, 11716-28 205th Street and 20601-07 Seine Avenue all include the maximum number of units allowed under the Municipal Code while providing the necessary parking at-grade. Thus, modestly scaled, non-luxury multi-family developments, which are most likely to be affordably priced absent any subsidies, will be available. These are, generally not burdened with the high cost of constructing parking below-grade, which otherwise would be passed on to tenants in the form of higher rents.

Table 33: Residential Development Standards

Standards	R-1	R-A	M-F-R	MHP (1)
Min. Lot Size	6,000 SF	6,000 SF	15,000 SF	4 acres
Min. Width	60 feet	60 feet	100 feet for interior lots 125 feet for corner lots	N/A
Min. Depth	100 feet	100 feet	At least 100 feet	N/A
Max. Density	1 unit/min. lot area	1 unit/min. lot area	22 units/acre on lots <12,500 SF 24 units/acre on lots 12,500-25,000 SF 30 2 7 units/acre on lots >25,000 SF	10 units/acre
Max. Building Height	2.5 stories or 35 feet	2.5 stories or 35 feet	2 stories or 25 feet, taller allowed with CUP	N/A
Min. Front Yard	20 feet; 10 feet on cul-de-sac or knuckle intersections	20 feet 10 feet on cul-de-sac or knuckle intersections	20 feet	10 feet each space
Min. Side Yard	5 feet	5 feet	5 feet for interior lots 10 feet for corner lots	5 feet each space
Min. Rear Yard	10 feet	10 feet	10 feet	5 feet each space
Min. Usable Open	750 SF	750 SF	650 SF/unit	25% of each space
Min. Landscaping	N/A	N/A	5%/lot	5% of total lot area 750 SF of each space, plus one 15-gallon tree
Parking within a Garage	2 enclosed spaces	2 enclosed spaces	Min. 2 enclosed garage parking spaces/unit.	N/A

Source: Lakewood Municipal Code.

(1) CUP required for establishing or reconstructing a mobile home park.

4. Permitted Residential Uses by Zone

Table 34 presents a summary of the residential uses permitted by the zoning ordinance.

5. Building Codes, Permits, and Processing Procedures

The high cost of housing is often attributed to the lengthy processing time required to obtain development permits and approvals. Lakewood has established a streamline process that eliminates duplication efforts and reduces the processing time for approval. To assist a developer in obtaining the required permits and final approval of a housing project, the City's Community Development staff provides service at the counter from 7:00 a.m. to 5:30 p.m., Monday through Thursday. On Fridays, the Community Development Department counter is open from 7:00 a.m. to 5:00 p.m., and is closed on alternating Fridays. The lead staff person is also responsible for monitoring the project through completion. The staff person and the developer have easy access to the City's geographic information system, which is linked to the counter computer in order to provide information on the project site.

The City's time frame for project approval depends on the type and scale of the development project. Under normal conditions, the average residential development project that does not require entitlements may only require one to two weeks for a final plan check and building permit approval, which is reviewed by the County of Los Angeles under contract with the City. During the approval process, the project will also be reviewed by the Development Review Board and by the staff of the Community Development Department.

Residential development projects that require an entitlement (variance, conditional use permit, zone change) or other discretionary actions and environmental clearance may require approximately six to eight months for final project approval. The City has prepared a Master Environmental Impact Report (EIR) and Master Environmental Assessment (MEA) for the General Plan which simplifies the environmental documentation and reduces the environmental clearance process for major residential developments. Large-scale residential projects (i.e., projects that involve a new subdivision and require a new parcel or tract map under the Subdivision Map Act) will require review by the Community Development Department and the Development Review Board and approval by the Planning Commission and the City Council. Table 35 presents the average processing time required for various permits and procedures prior to project approval.

Table 34: Permitted Residential Uses by Zone

Housing Type	R-1	R-A	MHP	M-F-R	A	C-1	C-3	C-4	M-1	M-2	OS	PD-SF	PD-MF
Single-family residences	P	P			P							P	
Multi-family residences				P									P
Mobile homes			P										
Manufactured homes	P	P	P	P	P							P	P
Second units	P	P			P							P	
Emergency hospitals			C	C		C	C	C	P	P			C
Hospitals, convalescent homes and sanitariums (all sizes)			C	C		C	C	C					C
Boarding schools/homes	C	C	C	C	C	C	C	C				C	C
Family day care homes	P	P	P	P	P							P	P
Adult care facilities/assisted living: 6 or fewer persons	P	P		P	P							P	P
Adult care facilities/assisted living: More than 6 persons				C									C
Storage facility caretaker quarters									C	C			
Emergency shelters										P			
Transitional housing	P	P	P	P	P							P	P
Single room occupancy										C			
Supportive housing	P	P	P	P	P							P	P
Farm-worker housing ¹													

P = Permitted

C = Conditional Use Permit

¹ Not applicable in Lakewood

Table 35: AVERAGE PROCESSING TIME FOR PROJECT APPROVAL

Process	Required Time Period		Review and Approval
	Single-Family in R-1, R-A, PD-SF	Multiple-Family in M-F-R & PD-MF	
Design Review	1-2 Weeks	1-2 Weeks	Community Development Dept. (CDD) and Development Review Board (DRB)
Plan Check and Building Permit ¹	3 Weeks	3 Weeks	CDD and DRB
Conditional Use Permit ²	None required	None required except for condominium projects	CDD, DRB, Planning Commission and City Council ³
Variance ²	5-9 Weeks	5-9 Weeks	CDD, DRB, Planning Commission and City Council ³
Subdivision	4-6 Months	4-6 Months	CDD, DRB, Planning Commission and City Council
Zone Change w/ EIR and Public Hearing	6-9 Months	6-9 Months	CDD, DRB, Planning Commission and City Council
General Plan Amendment w/ EIR and Public Hearing	6-9 Months	6-9 Months	CDD, DRB, Planning Commission and City Council

Source: City of Lakewood Community Development Department.

¹ The County of Los Angeles under contract with the City reviews plan checks and building permits.

² Design review is done concurrently with these processes.

³ CUPs and variances require City Council approval only upon appeal.

The Development Review Board (DRB) performs architectural review of all development within the City. The DRB consists of the Director of Community Development, a registered A.I.A. architect or equivalent, and a qualified landscape architect or equivalent. Prior to plan check by the Community Development Department, the DRB reviews proposals to ensure that the design enhances both individual property values and the general aesthetic character of the City. The DRB assures compliance with the Zoning Code, certain Building Codes, the General Plan, any precise plan and other regulations of the City in order that property, when it is proposed for development, will be in accordance with the applicable regulations and the provisions pertaining to location, height, bulk, number of stories, size and use of lots, yards, courts, open space, lot coverage, intensity of land use, building setback lines, signs, billboards and off-street parking, and regulation of the use of buildings and structures as between agricultural,

industrial, business, residential, and other purposes. The General Plan and Municipal Code are the primary criteria that guide and constrain the DRB in deciding whether to approve or deny development applications. Projects reviewed at a DRB meeting will be given approval, conditional approval or denial. Once an applicant obtains DRB approval, the applicant may then submit building plans for plan check, after which building permits are issued and work can begin.

DRB approval is required prior to constructing and/or modifying all single and multiple family residential structures in the City. More specifically, approval is required for:

- New construction of single and multi-family units, including mobile homes and mobile home parks;
- Additions to or exterior remodeling of existing multi-family units;
- Patio covers, screened or open, that are visible from the street;
- Other roof-mounted mechanical equipment, such as air conditioning units; and
- General site modifications (i.e., changes in the off-street parking or landscaping design, addition of trash enclosures, addition or modification of signs).

Residents are advised to discuss preliminary plans with the Planning staff of the Community Development Department to determine whether DRB approval is required.

DRB meetings are held the second and fourth Wednesdays of each month. Plans must be submitted seven days in advance of each meeting in order to be considered. Meetings are informal and open to the public.

The following items must be submitted in order for a proposal to be reviewed:

- Development Review Board Application Form, available from the Community Development Department.
- Site Plan (3 copies), prepared by an architect or building designer showing:
 - North arrow and scale (no larger than 1 in. = 30 ft.).
 - Title Block, which shall include the name of the development, the date the plan was prepared, the name of the person or firm preparing the plans, and the name and address of the applicant.
 - Location and dimensions of all property boundary lines.
 - Location and dimensions of all existing and proposed structures, distances between structures, and distances from property lines to structures.

The DRB determines whether projects comply with zoning ordinances. In making its decision on a project, the DRB must consider the site plan, landscaping, general design and development, setbacks, height, vehicular and pedestrian circulation, and the project's relationship to development in the immediate area of the project, as well as

proposed future development in those areas. Interior design is not considered except as related to the foregoing. The DRB cannot impose conditions that would result in a project being incongruous with the surrounding area.

The DRB may approve, conditionally approve, or disapprove a project pursuant to the following standards:

- Such approval does not constitute a special privilege not available to others within the same zone.
- Such approval is in substantial compliance with the General Plan.
- The nature, condition and development of adjacent uses, buildings and structures have been considered and no approval shall be granted where such will adversely affect or be materially detrimental to said adjacent uses, buildings, or structures.
- The site of the proposed use shall be adequate in size and shape to accommodate the yards, walls, fences, buildings, parking and loading facilities, landscaping, and other development features required by this Chapter, or as required as a condition in order to integrate said uses with the uses in the neighborhood.
- The site for the parcel for which the development plan is sought will be served by highways or streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.
- The building, structure, or development complies with the terms and provisions of the Municipal Code, and the development as proposed or modified subject to conditions will not depreciate the value of surrounding properties or interfere with or endanger the public health, safety or welfare in that none of the following factors are found to exist or will be adequately controlled or compensated by reason of the conditions imposed in said approval.

6. Development Fees and Exactions

As shown in Table 36, Lakewood's total residential development fees are on average \$16,030 for a single-family project, \$7,254 per apartment unit, and \$12,294 per condominium unit. The largest single fee for any residential development is the fee for Parks or Recreational Purposes.

The costs shown in Table 36 do not include school fees as the fees vary depending on which school district a residential development will be constructed. Lakewood is served by four school districts, which are shown below accompanied by the per square foot fee assessed by each district:

- | | |
|---------------------------------------|-----------------------------|
| ▪ ABC Unified School District: | \$2.97 per square foot |
| ▪ Bellflower Unified School District: | Does not assess school fees |
| ▪ Long Beach Unified School District: | \$3.20 per square foot |
| ▪ Paramount Unified School District: | \$2.97 per square foot |

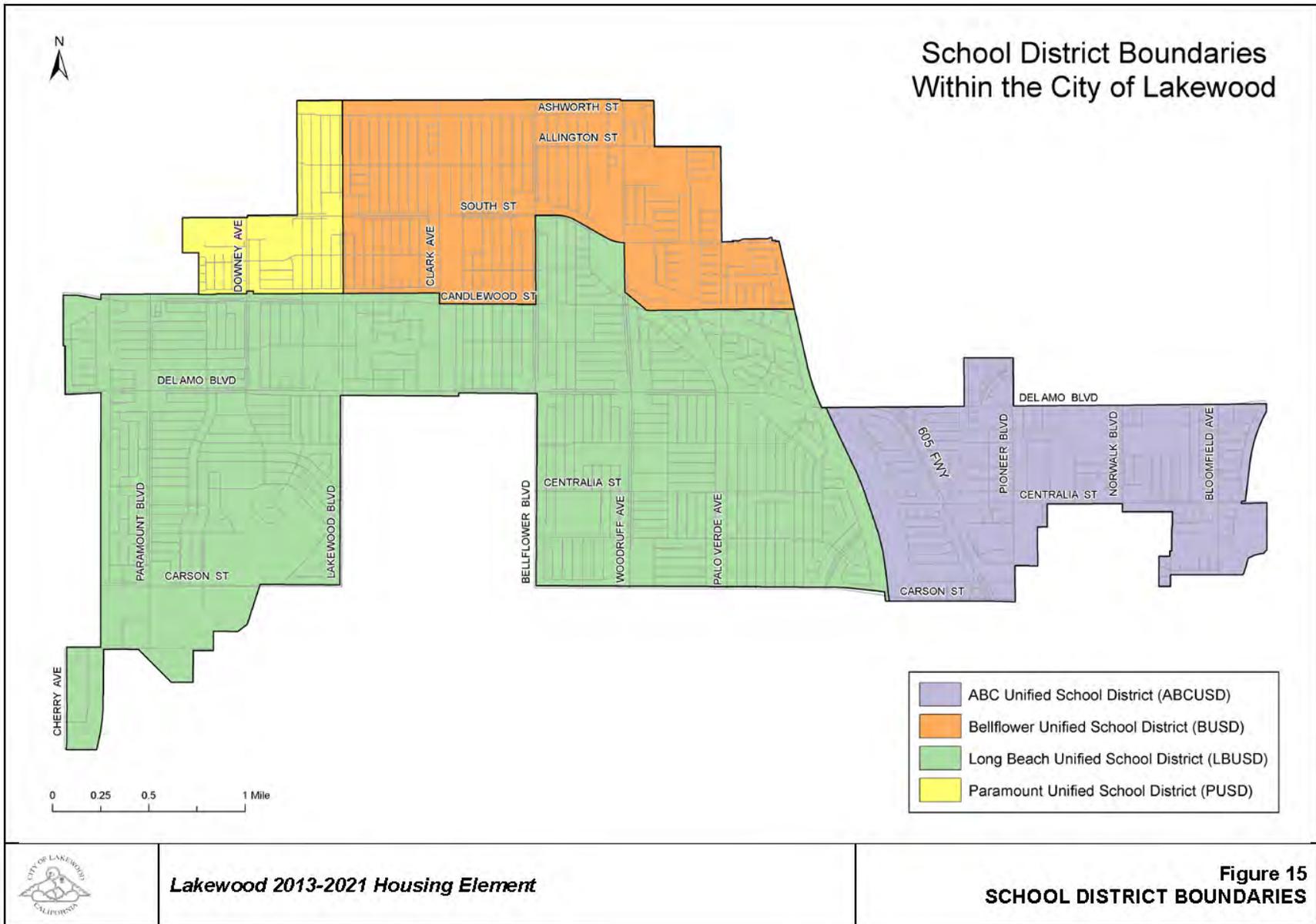
Compared to most of Lakewood, that portion of the City served by the Long Beach Unified School District has the highest school impact fee for new residential development. Given the current school district schedule, school fees for dwelling units in the Long Beach Unified School District would be approximately eight percent higher than units developed in areas served by the ABC or Paramount Unified School District. Figure 15 illustrates the school district boundaries.

Table 36: Residential Development Fees

Fees	Single-Family Units (1)	Multiple-Family Units (2)	Condominiums (3)
Building Plan Permits	\$5,255.10	\$4,791.10	\$4,791.10
Electrical Permits	\$324.10	\$241.70	\$241.70
HVAC Permits	\$121.10	\$121.10	\$121.10
Plumbing Permits	\$320.90	\$282.50	\$282.50
Sewer Connection Fee	\$2,480.00	\$1,488.00	\$1,860.00
Fee for Parks or Recreational Purposes (4)	\$7,529.13	\$330.00/unit	\$4,997.75
Total Fees per Unit (5)	\$16,030.33	\$7,254.4	\$12,294.15

Source: Lakewood Community Development Department

- (1) Fees based on a single-family detached dwelling of 1,400 sq. ft. of living area, 400 sq. ft. garage, 3-bedrooms and 2-baths, building valuation \$207,000.
- (2) Fees based on a multiple-family unit of 1,200 sq. ft. of living area, 400 sq. ft. garage, 2-bedrooms and 1.5-baths, building valuation \$180,000.
- (3) Fees based on a condominium unit of 1,200 sq. ft. of living area, 400 sq. ft. garage, 2-bedrooms and 1.5-baths, building valuation \$180,000.
- (4) Based on Lakewood's 2012 Median SFR Home Price of \$356,250 minus \$200,000 construction costs, and a 5,000 square foot lot. Condominium fee based on a realistic density of 22 units per acre and a land value of \$1,072,423 per acre per Section 4.A.4 of this Housing Element. Note that Park and Recreation Fees do not apply to land that has already been subdivided.
- (5) Cost is per unit for identical floor plans. Differing floor plans require additional plan check fees and must be assessed individually. School fees not included and may vary from \$0 to \$7,168 depending on type of construction. Proof of school fee payment must be shown prior to issuance of any construction permits. Additions to existing vary in cost depending on size and other factors.



7. Constraints Due to Limitations of Public Facilities, Services, and/or Infrastructure

Areas in Lakewood identified by the General Plan and the approved Master Environmental Assessment (MEA) have been reviewed by all service providers, including, but not limited to school districts, water departments, utility providers, law enforcement, the fire department, all City of Lakewood departments, other city and county agencies, and the waste disposal company. Comments received during the preparation of the General Plan indicate that resources are available to accommodate the maximum build out of the City.

Although the implementation of the General Plan would increase usage of the existing public infrastructure, the MEA did not identify any significant impacts.

- **Water:** Development under the adopted General Plan will result in greater demand for water. However, the General Plan policies require managed growth and promote the development of adequate infrastructure prior to new development. Therefore, the gradual increase in demand for water services per year in conjunction with implementation of the policies is not anticipated to result in significant impacts on existing services. The MEA indicated that most areas served by the City have adequate fire flows that meet Los Angeles County Fire Department Standards.
- **Sewer:** The MEA concluded that the sewer trunk lines to the Long Beach Water Reclamation Plant operated by the County Sanitation Districts of Los Angeles County and the treatment capacity of the reclamation plant are adequate to handle the level of wastewater generated within the City.
- **Storm Drain:** Future growth consistent with the General Plan will not increase the percentage of the City covered with impervious ground cover. As a result, existing conditions relating to site run-off due to storms will likely remain for the foreseeable future. Future development in the City will provide on-site drainage control systems to lessen the drainage needs of the City.

Two common methods for addressing actual and projected inadequacies in public facilities, services, and/or infrastructure, are dedications and in-lieu fees. In Lakewood, dedications typically come in the form of street dedications. The cost to a developer for street dedications is very low, usually consisting of only a minimal Los Angeles County Recorder's fee. Infrequently, the services of a civil engineer may be necessary to prepare a legal description of the land to be dedicated. The loss of acreage available for development reduces the developer's flexibility in project design options and may also be a constraint.

8. Constraints on Housing for Persons with Disabilities

Residential Care Facilities

State law requires that residential care facilities that serve six or fewer residents be considered a residential property and be treated the same as a single-family home. This means that local government can impose on these facilities only those local use

restrictions or fees which apply to other single-family residences. The City currently complies with State law and permits residential care facilities serving six or fewer residents by right in all single-family residential zones (R-1, R-A, A, PD-SF). However, the City currently does not grant such facilities any formal exceptions to the development standards for these zones. Residential care facilities serving more than six residents are not allowed in the R-1 zone.

The M-F-R zone allows residential care facilities subject to a conditional use permit (CUP) and imposes special development standards as described below. For facilities that call for six or fewer residents, it is the City's policy to comply with State law and allow such facilities by right. Further, the City applies the underlying development standards of the zone as they are less restrictive than the special development standards (namely with respect to lot size). Facilities serving seven or more residents with disabilities are defined as Adult Care Facilities in the Zoning Ordinance. The Zoning Ordinance permits such facilities only in the M-F-R zone, and only with a CUP. The special development standards for Adult Care Facilities are:

- Minimum lot size of 0.5 acre
- Maximum lot coverage of 60 percent
- Minimum unit size of 200 square feet, with no more than two beds per room and each unit consisting of at least a bedroom with a private or shared bath, with an optional separate sitting room
- Two-bedroom units require a minimum bedroom size of 120 square feet
- Minimum 15 square feet of common indoor recreation area per unit, totaling at least 450 square feet
- Minimum usable open space of 200 square feet per unit
- Off-street parking at a rate of six-tenths of a space per unit

There is no maximum density for residential care facilities; the number of units is limited only by lot coverage and the size of the units alone.

Although the CUP requirement for facilities of seven or more may lengthen the approval process for these facilities, the City considers this requirement appropriate. These uses are often commercial ventures by nature and a CUP is the mechanism by which the City can ensure that the facilities' living standards are adequate and their residents' welfare is being protected.

Multi-family Housing for Elderly and Disabled Persons

In addition to residential care facilities, the Zoning Ordinance contains some special development standards for new multi-family projects intended to house elderly and/or disabled persons and that require modifications to normal M-F-R development standards. The Ordinance contains these requirements in order to ensure that such residents are safe in their dwellings and that their needs are served. Any development proposing to depart from standard M-F-R development requirements may do so with a CUP. In reviewing the CUP application, the Planning and

Environment Commission must consider whether there are services (such as grocery stores, drug stores and laundry facilities) within a reasonable distance; whether the applicant has established a need for such housing within the community; and whether the proposed housing is compatible with adjoining uses.

In addition, the Commission must find that the modified development standards meet a set of certain minimum requirements. For example, the M-F-R zone requires ramps, elevators, and emergency signals, and includes standards related to handrails, the height of electrical outlets, and placement of disabled units on the ground floor. Other restrictions include:

- Minimum lot size of one acre
- Maximum lot coverage of 60 percent
- Minimum one-bedroom unit size of 450 square feet
- Minimum two-bedroom unit size of 650 square feet

Requests for Reasonable Accommodation

All visitors to the Community Development Department are informed that they are entitled to request a reasonable accommodation with respect to zoning, permit processing and building code standards if they feel that they qualify for such an accommodation under the federal Fair Housing Act, and that their requests will be reviewed by City staff. The request will be approved or denied once the Department has made determinations as to the following:

- The qualifying status of the individual,
- The necessity of the accommodation, and
- The financial or administrative burden on the City.

9. Other Governmental Constraints

Developers consider time delays to be significant governmental induced constraints. When approving agencies take an unnecessarily long time to review development proposals, costs rise as additional interest must be paid on loans, and equipment, and employees are idle. Furthermore, the development community views approving agencies as not being accountable for delays caused by inaction. This in turn may cast a negative light on local government.

Lakewood's permit process and staff expedites projects to prevent unnecessary delays. Residential construction in Lakewood typically consists of room additions, not new dwelling units. Room additions often receive "over the counter" approval.

B. NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints are those conditions that are incompatible with the development of residential uses; either from a functional standpoint or because of the potential risk they might have on residential development. These conditions include hazards, land resources and construction costs, each of which is described below.

1. Environmental Risks and Hazard Risks

The General Plan Guidelines describe hazard risks as a constraint relative to meeting identified housing needs. While hazards generally occur naturally, they may also be man-made risks, as is the case of fire hazards. Site identification for housing must be made in the context of multiple variables, including hazards. Potential threats to housing must be identified, evaluated, and mitigation measures established. In most cases, a local agency's geographic location determines the types of hazards that would be expected. Potential hazards facing Lakewood include: fire, flooding, and earthquakes.

- **Fire.** The City of Lakewood receives fire protection services from the Los Angeles County Fire Department. Future development under the General Plan will not have a significant impact on fire services. In addition, most areas in the City have adequate fire flows that meet County Fire Department standards. For those limited areas of the City where some residential uses fail to meet required fire flow standards by a few hundred gallons, new and upgraded water lines will continue to be upgraded to remedy the situation. As new development projects occur, including subdivisions, required fire flow tests provide additional opportunities to upgrade firefighting capabilities.
- **Flooding.** Recent public improvement projects to the flood control channels include: raising the access roads adjacent to the levees by up to four feet; constructing parapet walls along the tops of existing flood control channel levees; modifying traffic, railroad, utility, and pedestrian bridges; armoring the backside of the levees along some portions; widening the flood control channel at the confluence of the Rio Hondo Channel and the Los Angeles River; and, overlaying some existing grouted stone channel sides with concrete. As a result of these improvements, flood protection status in Lakewood was restored to Flood Zone "X," or an area of minimal flood risk. In August 2011, the Federal Emergency Management Agency (FEMA) approved the City's Hazard Mitigation Plan. Chapter 7 of that plan discusses flood risks and notes that all of the residentially-zoned properties in Lakewood are areas of low flood risk, as opposed to areas of moderate to high risk (i.e. Flood Zones A, B, C, D, and V). No replacement units are required.
- **Landslides.** Lakewood is relatively flat. Since there are no residentially zoned properties on or near any slopes subject to landslides, landslides are not a constraint that would impact residential development in Lakewood.
- **Earthquakes.** The region has many active and potentially active faults that could impact existing and future residential development. No part of the City, however, is within an Alquist-Priolo Special Study zone, and there are no

known active faults within the City of Lakewood. The closest active fault is the Newport-Inglewood Fault Zone, located about four miles southwest of the City. Existing and future development does have the potential to be impacted by earthquakes and related hazards, primarily from ground shaking, which is not uncommon throughout the region. For those areas that are identified as being susceptible to liquefaction, construction will be subject to applicable building code requirements.

2. Land Costs, Resources and Availability

The amount of available land to be developed can directly affect a city's ability to meet housing demand. Regardless of how land is zoned or how the General Plan designates it, a decreasing supply of both vacant and underutilized sites for redevelopment may make it difficult to meet the community's housing needs. The cost of land depends on various factors such as whether the site is vacant; accessibility to the site, and the site's buildable area (easements, slopes, geological structures; and flooding may affect how much of the site can support building and parking areas). As illustrated earlier in Table 25 and illustrated in Figures 8 to 11, the majority of new dwelling units in Lakewood will be added in the M-F-R zone with the potential to exceed the SCAG RHNA projections.

3. Construction Costs

Construction costs can be a major impediment to the ability of a community to augment its housing stock and influence rents and sale prices when new units are placed on the market. A major component of these costs is the price of building materials, which has seen a significant increase so far this decade but is showing signs of leveling off. An analysis of the construction market published in the *Construction Industry Market Report—2012 Fourth Quarter* by Davis Langdon found that the continuing economic conditions "should create an environment that encourages investment in construction, since the cost of financing developments is low, and successful developments can offer far higher rates of return than available in many other forms of investment." Consequently, short term construction costs are stable, however, costs may increase in the mid to long term as economic conditions improve.

In general, the Los Angeles County standard for construction costs by type of residential product range as follows:

- Apartment with on-grade parking: \$80.54 per square foot.
- Attached housing with parking garage: \$131.28 per square foot.
- Attached housing with underground parking: \$162.11 per square foot.

4. Financial Constraints

Financial constraints affect the decisions of consumers and developers alike. Nearly all homebuyers must obtain a loan to purchase property, and loan variables such as interest rates and insurance costs play an important role in the decisions of homebuyers. Homeowners also give consideration to the initial costs of

improvements following the purchase of a home. These costs could be related to making necessary repairs or tailoring a home to meet individual tastes. While the City does not control these costs directly, City activities, such as code enforcement, are related to the maintenance of housing stock.

Mortgage rates also have a strong influence over the affordability of housing. The availability of financing affects a person’s ability to purchase or make improvements on a home. Increases in interest rates decrease the number of persons able to afford a home purchase, while decreases result in more potential homebuyers being introduced into the market.

Interest rates are determined by economic conditions and policies developed at the national level. Since local jurisdictions cannot affect interest rates, they can offer interest rate write-downs to extend home purchase opportunities to targeted resident segments, such as lower income households. Local governments may also insure mortgages, which would reduce down payment requirements.

Currently, mortgage interest rates for new home purchases were in the three-to-four percent range for a conventional 30-year fixed-rate loan. According to the Federal Home Loan Mortgage Corporation’s (Freddie Mac) interest rate survey from 2002 to 2012 presented in Table 37, annual average mortgage interest rates have ranged from well under five percent for the past three years. Interest rates may begin to increase as the economy gains strength, but for now, interest rates are at an all-time low as reflected in the Freddie Mac survey which dates back to 1971.

Table 37: National Annual Average Mortgage Interest Rates

Year ¹	Average Interest Rates
2002	6.54%
2003	5.83%
2004	5.84%
2005	5.87%
2006	6.41%
2007	6.34%
2008	6.03%
2009	5.04%
2010	4.69%
2011	4.45%
2012	3.66%

Source: *Freddiemac.com*

¹ January to December of each year. Based on 30-year fixed rate mortgages.

Rates are typically lower for graduated payment mortgages, adjustable mortgages and buy-down mortgages. However, the risks to which both buyers and lenders are exposed when taking on adjustable-rate (and especially the now-infamous “subprime”) loans are well documented, and the number of properties in the U.S. on which foreclosure filings were reported rose in 2007 by 75 percent over the

previous year (*“U.S. Foreclosure Activity Increases 75 Percent In 2007,” RealtyTrac, January 29, 2008*). As a result, some of the more affordable mortgage options will be less accessible to prospective Lakewood homebuyers as financial institutions exercise greater caution in their lending practices.

As shown in Table 38, the number of foreclosed and auctioned homes in Lakewood was 301 units in 2008. This number has been decreasing over the past five years to 127 units in 2012.

Table 38: City Of Lakewood Residential Properties Foreclosed and Auctioned By Year

Year	2008	2009	2010	2011	2012
Units Foreclosed	301	269	246	253	127

Source: RealtyTrac

VI. REVIEW OF ACHIEVEMENTS

Pursuant to Government Code Section 65588(a), this section evaluates the results of the 2008-2014 Lakewood Housing Element (adopted 2010) goals, policies, objectives and programs.

A. 2008-2014 HOUSING ELEMENT GOALS

The goals established in the 2008-2014 Housing Element are as follows:

- 1.1 Preserve and improve the existing affordable housing stock.
- 1.2 Preserve and improve the residential neighborhood environments that provide a high quality of life for all Lakewood residents.
- 2.1 Develop housing to meet the identified local housing needs of the community while maintaining and providing a high quality of life for all Lakewood residents.
- 2.2 Develop the maximum number of new housing units possible to meet Lakewood's fair share of regional housing needs as identified in the SCAG Regional Housing Needs Assessment.
- 2.3 Achieve compliance with energy conservation measures to be included in new housing developments.
- 2.4 Provide suitable sites for housing development.
- 3.1 Provide housing assistance needs of Lakewood residents.
- 3.2 Preserve and increase the number of assisted housing.
- 4.0 Promote housing opportunities for all persons regardless of race, color, ethnicity, national origin, religion, sex or marital status.

B. PROGRESS IN ACHIEVING THE 2008-2014 HOUSING ELEMENT OBJECTIVES

Since the adoption of the 2008-2014 Housing Element, the City of Lakewood has progressed in meeting the goals and objectives and the proposed implementation of programs set forth in the Housing Element. The quantitative objectives and the programs stated in the 2008-2014 Housing Element and the achievements are summarized in Table 39.

Table 39: Evaluation of the 2008-2014 Housing Element

Program	Program Objectives	Achievements	Appropriateness
Code Enforcement and Community Conservation	The City will continue to actively inspect properties for code violations. The City will identify areas within the City that require priority attention. The Community Conservation program will continue to provide available funds to low- income households for maintenance and rehabilitation and provide information on the loan program to eligible households at the time they are notified of certain code violations.	Each month the Code Enforcement program receives more than 100 service requests. The Community Conservation Officer works in coordination with the Crime, Public Nuisance, and Property Abatement Team and refers code violators to the City's Rehabilitation Program.	Appropriate – continue program
Senior Citizen/Physically Disabled Deferred Payment Loan Program	The City will continue to provide zero interest, deferred loans to seniors and persons with disabilities and disseminate information on the loan program.	Program was merged with the Residential Deferred Payment Loan Program and is now known as the Single-Family Rehabilitation Loan Program.	Appropriate – continue Single Family Rehabilitation Loan Program
Residential Deferred Payment Loan Program	The City will continue to provide deferred loans to qualifying owner-occupiers of single-family homes and disseminate information on the loan program.	Since 2010-2011, the City has funded 13 loans.	Appropriate – continue Single-Family Rehabilitation Loan Program
Increased Maximum Loan Limit for Existing Rehabilitation Loan Programs	The City will continue to provide loans under the rehabilitation loan program and consider increasing the maximum loan amount under the program.	During the last five years, the maximum loan amount has been \$18,000.	Appropriate – continue Single-Family Rehabilitation Loan Program
Water Conservation	The City will continue to offer water conservation funds and disseminate information on this program.	Water conservation information is available through the City website.	Appropriate – continue program
Development Review Board Process	The Development Review Board will continue to review residential development projects to ensure that the design of new, remodeled or additions are compatible with the surrounding neighborhood/community.	The Development Review Board continues to meet twice a month to ensure that projects are constructed in accordance with the City's goals and policies.	Appropriate – continue program
Lakewood Beautiful Residential Awards Program	The City will continue to recognize residents that beautify their neighborhood with the Lakewood Beautiful Award and disseminate information on the program.	Every year, the City welcomes nominations for recognition. The City announces the event on its website.	Appropriate – continue program
Neighborhood Clean Up Program	The City will continue to identify specific areas that would benefit from this program and assist those residents in collecting and disposing of unwanted items.	The City provides neighborhood-cleaning events during the spring every year. Since FY 2010, an average of 319 properties per year have benefited from this program.	Appropriate – continue program

Table 39: Evaluation Of The 2008-2014 Housing Element (continued)

Program	Program Objectives	Achievements	Appropriateness
Fix-Up Paint-Up Program	The City will continue to offer minor home repair services to very low- and low-income property owners of single-family households and continue to disseminate information on this program.	This is an on-going program. Since 2010, the program has provided an average of approximately 10 grants per year.	Appropriate – continue program
Protection of Mobile Home Parks	The City will continue to enforce the MHP zoning regulations.	On-going. The City continues to monitor the viability of the MHP zone.	Appropriate – continue program
Condominium Conversion Regulations	The City will continue to enforce the regulation prohibiting the conversion of apartment developments to condominiums.	No apartments were converted to condominiums since 2010.	Appropriate – continue program
Ensure Availability of Adequate Sites for New Housing	<p>The City will continue to maintain an updated land inventory that identifies vacant land and underutilized properties suitable for higher density residential development as well as properties that can accommodate larger-size/lower-density housing. The detailed parcel-by-parcel land use and housing database shall be updated annually.</p> <p>The City will amend the Zoning Ordinance to increase the maximum density for lots greater than 25,000 square feet (0.57 acres) in the M-F-R- zone from 27 to 30 units per acre, with a minimum density of 20 dwelling units per acre, with the provision that not less than 16 dwelling units be built on such properties in any case.</p>	<p>The City of Lakewood Housing Successor Agency assumed control of former LRA-scattered lots.</p> <p>In February 2012, the City amended the Zoning Ordinance to increase the maximum density for lots greater than 25,000 square feet (0.57 acres) in the M-F-R- zone from 27 to 30 units per acre. The same ordinance also requires the development of at least 16 dwelling units on such sites, and requires a minimum density of 20 dwelling units per acre.</p>	<p>Appropriate – Oversee the development of the scattered lots as intended.</p> <p>Appropriate – implement program as applications are submitted.</p>
Sale of City Land at Below Fair Market Value	The City will explore design alternatives to develop the scattered lots formerly owned by the Lakewood Redevelopment Agency- to accommodate affordable housing.	On-going. This is a property that has poor access and is difficult to market for development. The City will continue to explore other design options to use the site.	Appropriate – continue program
Density Bonus	The City of Lakewood shall amend its Municipal Code to conform to State law allowing density bonus for residential development projects.	In 2004, the City adopted Ordinance No. 2004-1 granting density bonuses in compliance with State law.	Appropriate – continue program to comply with new State law
Federal Low Income Housing Tax Credit	The City will promote the use of federal low income tax credit through the distribution of informational material to potential investors.	On-going. Information was provided by Staff.	Appropriate – continue program

Table 39: Evaluation Of The 2008-2014 Housing Element (continued)

Program	Program Objectives	Achievements	Appropriateness
California Low Income Housing Tax Credit	The City will promote the use of state low income tax credit through the distribution of informational material to potential investors.	On-going. Information was provided by Staff.	Appropriate – continue program
Second Unit Housing	The City has adopted an ordinance permitting second unit housing in the City’s single-family residential zones by-right.	Since the adoption of the Housing Element in 2010, the City has not received any applications for second-unit housing.	Appropriate – continue program
Manufactured, Modular and Mobile Homes in Single Family Zones	The City will continue to allow manufactured housing on single-family zoned lots.	The City has not received any applications for manufactured housing on single-family zoned lots.	Appropriate – continue program
Scattered Lot Acquisition Program	A program of the former Lakewood Redevelopment Agency, it was designed to identify and acquire various underutilized and blighted properties, and work with developers to convert those properties to new multi-family housing projects which included affordable housing units.	The City of Lakewood Housing Successor Agency assumed control of the sites and will oversee the development of those sites as intended when they were acquired by the former Redevelopment Agency.	Program ended with the demise of redevelopment.
Permit Streamlining	The City will continue to offer a streamlined development process and will periodically review departmental processing procedures to ensure efficient project processing. The City will also update the General Plan Master EIR which simplifies the environmental clearance process for major residential projects. Additionally, the City’s website will provide information on how to file applications and what permits, applications and fees are required.	On-going. In August 2007, the City completed the Master Environmental Assessment (MEA) for the City of Lakewood Comprehensive General Plan which updated the Master EIR. The information in the MEA may be used or referenced in other EIRs or negative declarations as part of the City environmental clearance process. In addition, the City’s website provides information on the permitting process.	Appropriate – continue program
Lakewood Housing Strategy	The City will conduct a parcel-by-parcel housing survey of the study area in eastern Lakewood and develop housing strategies to rehabilitate the existing housing stock in the area. The City will also work with the Gateway Council of Governments in developing a region-wide housing strategy to increase affordable housing.	In 2003, the Lakewood Housing Strategy was completed. The City continues to be involved with the Gateway COG.	Appropriate – continue program to implement the Housing Strategy
Section 8 Rental Assistance	The Housing Authority of the County of Los Angeles (HACoLA) will continue to assist eligible, low-income Lakewood residents in receiving Section 8 rental assistance. Information on the Section 8 program will be made available at City Hall.	Provided rental assistance a maximum of 215 low-income households annually.	Appropriate – continue program

Table 39: Evaluation Of The 2008-2014 Housing Element (continued)

Program	Program Objectives	Achievement s	Appropriateness
California Housing Finance Agency's Mortgage Credit Certificate (MCC) Program	The City will refer interested home buyers to the CalHFA website or their realtor for information regarding the program.	Information on the MCC program will be available on the City website.	Appropriate – continue program
Parking Use Restrictions for Elderly and Persons with Disabilities Housing Projects	City will continue to allow the modification and reduction in the required number of parking spaces for elderly and persons with disabilities housing projects with an approved CUP.	On-going. No action has been required over the 2008-2014 Housing Element planning period.	Appropriate – continue program
Multi-Housing Revenue Bonds	The City will continue to pursue Multi-Housing Revenue Bonds for use in purchasing property for the development of assisted housing projects.	On-going. No action has been required over the 2008-2014 Housing Element planning period.	Appropriate – continue program
Community Development Block Grant Funds (CDBG)	The City will continue to use CDBG funds for code enforcement, public improvement projects, operation of the City's Housing Department and consider use of the funds for at-risk units, if and when it becomes necessary.	The City receives an annual allocation from HUD to be used for activities that benefit low and moderate- income people and eliminate slum and blight.	Appropriate – continue program
Tax Increment/Set Aside Funds	The City will consider the use of the Redevelopment Agency funds for at-risk units, if and when it becomes necessary.	The City continues to monitor affordable housing projects (Candlewood Apartments) at-risk of conversion.	These funds are no longer available.
Fair Housing Program	The City will actively implement the three elements of the Fair Housing Program – education, counseling and special projects. In addition to the Fair Housing Program, the City will prepare an Analysis of Impediments to Fair Housing.	The City has contracted with a Fair Housing Program consultant. In May, 2010, the City prepared the Analysis of Impediments to Fair Housing Choice.	Appropriate – continue program
Senior Housing Program	The City will continue to implement the parking requirements of the City's Municipal Code for Housing of Elderly or Persons with Disabilities and the use of Multi- Housing Revenue Bonds for assisted elderly housing projects.	On-going program. No action was required during the 2008-2014 Housing Element planning period.	Appropriate – continue program

Table 39: Evaluation Of The 2008-2014 Housing Element (continued)

Program	Program Objectives	Achievements	Appropriateness
Continuum of Care – Assisting the Homeless	Where appropriate, off-site improvements; construction financing; rehab existing structures of emergency shelters and transitional housing. Commence programs to organize churches, non-profit and social benefit organization to provide emergency and transitional housing. Consider using Proposition A funds to provide transportation of homeless to shelters.	On-going program. The City continues to provide support services to homeless persons in need at the Burns Community Center. An average of 22 persons per year are assisted by the City.	Appropriate – continue program
Emergency Shelter	The City will amend the M-2 zone to specifically allow emergency shelters by right.	In 2012, the City Council amended the Municipal Code by approving Ordinance 2012-1 which allowed emergency shelters by right in the M-2 zone, subject to certain development standards.	Appropriate – implement program as applications are submitted.
Transitional Housing	The City may provide funding and occasional in-kind services to Su Casa Family Crisis and Support Center if funding/services are available.	On-going. Su Casa assists approximately 25 households per year.	Appropriate – continue program
Public Services	The City will continue to provide funding for public services that could directly and indirectly prevent homelessness in the Lakewood area.	On-going. See above program achievements for the homeless.	Appropriate – continue program
Government Constraints on Housing for Persons of Disabilities	In response to this recent state requirement, the City will analyze its current development standards, building code requirements and financial assistance programs in relation to providing housing for the disabled.	The City continues to provide relaxed development standards in the M-F-R zone for structures with units that accommodate the needs of elderly and disabled residents.	Appropriate – continue program
Larger Housing Units	The City will continue to identify underutilized sites and rezone the land for Planned Developments order to allow larger unit developments in the City.	Two properties, (1) Estates at Gordon Ranch (PD-SF) allowed development of 27 single-family homes, and (2) 11740 216th Street (PD-MF) allowed the development of 16 new multi-family units.	Appropriate – continue program
Housing Information	The City will improve and expand the use of the various media to inform and promote the use of Lakewood's housing programs to its residents and developers.	Information on the City's housing programs is available at the City and on the City's website.	Appropriate – continue program

VII. HOUSING PLAN

A fundamental purpose of this Housing Element is to create a framework or guide for the specific actions that the City will assume in the future. This framework and the planned actions are the two components of the City's housing program.

In developing the framework for action, the City of Lakewood has adopted a four-pronged approach to meeting the housing needs of the community.

- **Housing Preservation and Improvement:** Preservation and improvements to the existing affordable housing supply and preserve the nature of Lakewood's residential neighborhoods.
- **Housing Development:** Development of new housing on sites suitable for residential use to expand the supply and choice of units for all household incomes.
- **Housing Assistance:** Assistance to low- and moderate- income households and households with special needs.
- **Equal Housing Opportunity:** All housing in the City will be available equally to all persons without restrictions based on race, color, ethnicity, national origin, religion, sex or marital status.

The Housing Plan includes the goals, policies and quantified objectives within each approach. The goals, policies, and quantified objectives which have been developed, and described herein, are intended to provide a practical and workable framework in which the Planning and Environment Commission and City Council may take action affecting housing and neighborhoods within the community.

A. SUMMARY OF QUANTIFIED HOUSING UNIT OBJECTIVES

According to Government Code Section 65583 (b), local governments housing elements are required to establish quantified objectives for the maximum number of housing units which can be constructed, rehabilitated, and conserved over a five-year time frame. The objective for units to be conserved should include a subtotal for the number of at-risk units developed pursuant to Government Code Section 65583 (a)(9)(A).

Table 40 presents the Housing Element's quantified housing objectives for the 2014-2021 projection period:

Table 40: Quantified Objectives, 2014-2021

Category	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above-Moderate Income	Total Objective
SCAG RHNA New Construction	48	59	63	67	166	403
Rehabilitation ¹	30	15	13	5	0	63
Units at Risk	0	80	0	0	0	80

Source: Southern California Association of Governments

¹ Continue Single Family Rehabilitation Loan Program at current levels as allowed by available funding (approximately 9 loans per year). Populated figures are estimated averages for each category.

B. GOALS AND POLICIES

The goals, policies, and quantified objectives for the Housing Element have been developed recognizing the community needs and resources. Where appropriate, these key housing guidelines have been developed consistently with other elements of the General Plan, as well as other planning and policy documents for the City.

1. Housing Preservation and Improvement

Preservation and improvement of the existing housing stock, particularly housing that is affordable to low- and moderate-income households, is an essential element of meeting the housing needs of the community. It is important to the health, safety, and welfare of the City's residents that their dwellings be maintained. Proper maintenance helps preserve and protect the home while providing a decent and suitable living environment. The following goals, policies and quantified objectives shall guide the on-going preservation and improvements of the City's existing housing stock.

GOAL 1.1 Preserve and Improve the Existing Affordable Housing Stock

GOAL 1.2 Preserve and Improve the Residential Neighborhood Environments that Provide a High Quality of Life for All Lakewood Residents

Policy 1.1 Reduce the amount of substandard housing units through measures such as rehabilitation, code enforcement, and new construction.

Policy 1.2 Actively engage in identifying substandard and deteriorating housing and take appropriate actions to ensure correction of these deficiencies, such as initiating rehabilitation, maintenance, or replacement programs.

- Policy 1.3** Protect viable housing and the continued maintenance and stabilization of healthy neighborhoods.
- Policy 1.4** Encourage and/or stimulate conservation of existing residential areas and, where possible, minimize or prevent the intrusion of incompatible uses into the neighborhoods.
- Policy 1.5** Promote rehabilitation which maximizes the utility of the existing housing stock.
- Policy 1.6** Provide or assist in obtaining rehabilitation loans and grants, counseling and other follow-up services as needed.
- Policy 1.7** Support revisions of income and property tax laws to encourage housing stock rehabilitation and to discourage the continuation of substandard housing.
- Policy 1.8** Encourage private, and as appropriate, public investment in existing housing through home improvements that expand and enhance the functionality and beauty of the home as well as extend the life of the home.
- Policy 1.9** Encourage a full range of public improvements and services to provide for the needs of all residential neighborhoods.
- Policy 1.10** Maintain existing liberal regulations concerning non-conforming buildings and setbacks to encourage low cost expansion of existing housing.
- Policy 1.11** Maintain and refurbish the City's hardscape and landscape in order to preserve and enhance neighborhood ambiance and safety.
- Policy 1.12** Maintain and ensure the continued existence of valuable amenities which provide beauty, identity and form to the City and all neighborhoods within the community.

2. Housing Development

In adopting these goals, policies and objectives, the City is communicating to both the community at large and the home building industry the guidelines in developing new housing within the City. The goals and policies for housing development have been refined and updated to reflect current resources and constraints. The adopted goals and policies for housing development reflect the community's desires for the City relative to the development of housing in numbers, type, density, and other qualities of importance to the residents of this community.

GOAL 2.1 Develop Housing to Meet the Identified Local Housing Needs of the Community While Maintaining and Providing a High Quality of Life for All Lakewood Residents.

GOAL 2.2 **Develop the Maximum Number of New Housing Units Possible to Meet Lakewood's Fair Share of Regional Housing Needs as Identified in the SCAG Regional Housing Needs Assessment.**

GOAL 2.3 **Achieve Compliance with Energy Conservation Measures to be included in New Housing Developments.**

GOAL 2.4 **Provide Suitable Sites for Housing Development**

Policy 2.1 New housing construction should be oriented to both the ownership and rental markets and should strive towards meeting Lakewood's housing needs.

Policy 2.2 Attain new housing construction over a range of prices and rents in accordance with projected housing demand.

Policy 2.3 Encourage development under the provisions of the zoning regulations.

Policy 2.4 Encourage a variety of housing arrangements and densities, each appropriately located with reference to traffic circulation, community facilities, and aesthetic considerations.

Policy 2.5 Assure that new housing development has design and appearance consistent with standards established by the City's Development Review Board.

Policy 2.6 Encourage the remodeling of and additions to existing housing as a means of providing "new" housing in existing subdivisions.

Policy 2.7 Insist that all new housing units have those qualities and amenities that will continue to make them competitive on the private market and compatible with the community.

Policy 2.8 Encourage a balance of housing in a variety of types which provide a range of housing affordable to households at all economic levels. The balance of housing promoted would include townhouses, cluster developments, condominiums, apartments, and single-family dwellings.

Policy 2.9 Encourage and increase the variety and supply of housing available and at costs affordable to the various income levels of the population.

Policy 2.10 Encourage continued and new investment in the established communities of Lakewood.

- Policy 2.11** Encourage the assemblage and consolidation of existing small parcels in areas which permit higher density. Larger parcels can better accommodate increased density housing, through a more efficient use of space, while allowing for aesthetic amenities and greater use of open space.
- Policy 2.12** Encourage the consolidation of multiple land ownership by private or public means into single ownership. This will facilitate the use of contemporary planning techniques in providing multiple-family residences with greater amenities and enhance the quality of life for the citizens of Lakewood.
- Policy 2.13** Cooperate with private housing producers wherever justifiable to reduce the overall cost of housing units.
- Policy 2.14** Support efforts to develop and implement cooperative ownership and other nonprofit mechanisms as a means of reducing construction, selling, and reselling housing costs.
- Policy 2.15** Encourage the design and construction of new homes and rehabilitation of existing homes in accordance with energy saving criteria.

3. Housing Assistance

The inclusion of programs designed to provide housing assistance is an integral component of the Housing Element. The City of Lakewood recognizes that there are unmet housing assistance needs within the community and will continue to focus efforts in providing housing assistance to the City residents.

GOAL 3.1 Provide Housing Assistance Needs of Lakewood Residents

GOAL 3.2 Preserve and Increase the Number of Assisted Housing

- Policy 3.1** Make provisions for all low-income families to receive or to be advised of the existence of any of a variety of special housing subsidies which are now available or are expected to be available in the future. Maximum advantage will especially be taken of home ownership programs.
- Policy 3.2** Urge private developers to include the maximum number of publicly-assisted housing units determined to be economically and socially feasible within all future development programs.
- Policy 3.3** Discourage overcrowding by directing existing housing subsidies to families whose income would otherwise prevent them from occupying sound housing of the proper size.

- Policy 3.4** Encourage the production of a sufficient number of assisted and market rate large-size housing units to meet reasonable projections for large-size families.
- Policy 3.5** Develop elderly housing throughout the City. Where both publicly-assisted family and elderly housing may be developed, elderly housing should have priority, since site locations available for this kind of household are limited.
- Policy 3.6** Meet resident housing needs to the maximum extent possible, with appropriate emphasis on the special needs of elderly, persons with disabilities, and disadvantaged population.
- Policy 3.7** Encourage and enable others to provide assistance and necessary support services to residents and persons with special needs to successfully function as full members of the community.

4. Equal Housing Opportunity

The preservation of housing is different than housing maintenance in that it is concerned with preserving the number of housing units that currently exist. It is also concerned about preserving the level of affordability that currently exists. The following goal, policy and quantified objective shall guide the City in the area of housing preservation.

GOAL 4.0 Promote Housing Opportunities for All Persons Regardless of Race, Color, Ethnicity, National Origin, Religion, Sex or Marital Status.

- Policy 4.1** Continue to support the City's Fair Housing program to provide a comprehensive community education program on fair housing issues and laws and counseling pertaining to fair housing and landlord-tenant issues.

VIII. HOUSING PROGRAMS

This section of the Housing Element describes the actions and activities that the City has undertaken and will continue to undertake to achieve the goals, policies, and quantitative objectives outlined in the Housing Plan. The City, through a series of housing programs that are funded by local, regional, state and federal sources, will implement the goals and policies of the Housing Element.

A. HOUSING PRESERVATION AND IMPROVEMENT PROGRAM

The programs included in this section address issues of housing affordability, condition, quantity, and accessibility. The City of Lakewood will use its regulatory powers as well as aggressively pursue available State and Federal funding to implement programs that will encourage the preservation and improvement of housing.

The housing preservation and improvement program is outlined below. This program focuses efforts as follows:

- Code Enforcement and Community Conservation.
- Rehabilitation of the Existing Housing Stock.
- Provision of Neighborhood Public Services and Facilities.
- Maintenance of Existing Single-Family Homes and Neighborhoods.

The specific activities and/or resources used to preserve and improve the existing housing stock are described below.

1. Enhanced Code Enforcement Program

Lakewood's Enhanced Code Enforcement Program is aimed at cleaning up blighted neighborhoods through comprehensive code enforcement of whole blocks at a time. The City has been divided into three areas, each with a Community Conservation Representative who responds to citizen service requests regarding planning and zoning issues. This program actively inspects properties for code violations, which may pose health and safety concerns such as accumulated debris, inoperative vehicles, graffiti, fencing and zoning issues and illegal garage conversions.

Notification is sent to property owners and/or tenants regarding any violations. Community Conservation Representatives receive over 100 service requests per month. The Enhanced Code Enforcement Program also works closely with staff administering the Housing Rehabilitation Program, which provides loans and grants for housing maintenance and rehabilitation. Staff provides information on either the loan or grant program to eligible households at the time they are notified of certain code violations.

Objectives	Funding Source	Responsible Agency	Time Frame
Continue to enforce existing building codes and with Community Conservation Representatives working in conjunction with the Crime, Public Nuisance and Property Abatement Team.	City General Fund and Community Development Block Grant (CDBG)	(CDD)	Annually 2014-2021

2. Single-Family Residential Rehabilitation Loan Program

The Single-Family Residential Rehabilitation Loan Program provides a maximum loan amount of \$18,000 in deferred payment loans at zero percent interest to seniors, persons with disabilities, and families of low income who own and occupy their home. Other income and asset restrictions also apply. The purpose of the program is to eliminate housing deficiencies created by code violations and lack of adequate property maintenance. This program ensures that lower income individuals and families are able to live in decent, safe and attractive housing.

The loan program information flyer can be obtained at the Community Development Department counter located at City Hall. Information for this program is also available in Spanish. Because of limited funding, there are more applicants than there are loans available resulting in a waiting list. Therefore, there is not a need to heavily advertise this program. Most applicants are made aware of the program by individual inquiries for assistance or from a Code Enforcement referral of residents whose homes were in violation of the building and/or municipal codes. Program funding may be used to assist in rehabilitating homes to comply with building and/or municipal codes.

Objectives	Funding Source	Responsible Agency	Time Frame
Provide nine loans per year	2012-2013: CDBG funds 2013-2021: Program revenue from previous Housing Set-Aside loans	(CDD)	Annually 2014-2021

3. Fix-Up/Paint-Up Program

The Fix-up/Paint-up Grant Program provides minor home repair grants of up to \$3,000 to qualified low-income homeowners. This program assists lower income individuals and families in maintaining the exterior appearance of their homes. Minor home repairs consist of the repair of broken windowpanes and screens, weather-stripping around windows and doors, gate repairs, exterior painting, and other minor exterior repairs.

Information on the Lakewood Fix-Up/Paint-Up program is available at the Community Development Department counter located in City Hall. Eligibility requirements for the Grant are the same as for the Loan except equity is not required. Because of limited funding, there are more applicants than there are grants available resulting in a waiting list. Therefore, there is not a need to heavily advertise this program. Most applicants are made aware of the program by individual inquiries for assistance or from a Code

Enforcement referral of residents whose homes were in violation of the building and/or municipal codes. Program funding may be used to assist in rehabilitating homes to comply with building and/or municipal codes.

Objectives	Funding Source	Responsible Agency	Time Frame
Provide 11 grants per year	2012-2013: CDBG funds 2013-2021: Program revenue from previous Housing Set-Aside loans	(CDD)	Annually 2014-2021

4. Energy Conservation

Grants and rebates are available from local utility providers. These incentives not only provide a benefit to the environment through conservation, but they also help to reduce monthly utility expenses. These cost savings can provide significant cost savings for household budgets.

Through funding from the Southern California Gas Company, various rebate and incentive programs for home efficiency are offered to qualified property owners. As noted on their website (www.socalgas.com), offers vary and may change depending on funding. Items listed in their rebate program include energy efficient clothes washers, water heaters, attic or wall insulation and gravity wall furnaces. The Energy-Efficiency Contractor Program offers incentives for installing on-demand intelligent pumps in central domestic hot water systems with re-circulation loops to help reduce natural gas consumption. The Southern California Gas Company also offers the Comprehensive Mobile Home Program that provides no-cost energy conservation evaluations, installations of low-flow showerheads and faucet aerators as well as gas energy efficiency improvements such as a duct test and seal of HVAC systems.

Southern California Edison (SCE) offers various incentives for its customers. On their website (www.sce.com), customers can find instructions on how to apply for energy saving rebates for household appliances such as clothes washers, refrigerators and water heaters. In addition, SCE also offers customers rebates for the use of energy efficient portable air conditioners, pool pumps and motors and for assessing and maintaining current permanent air conditioning units. SCE also offers customers a free Home Energy Survey which identifies what upgrades may be most beneficial to a specific household. By participating in this program, SCE offers up to \$4,500 in rebates for improvements that are completed on those areas identified in the Energy Survey. SCE also offers rebates for multi-family units and manufactured homes. Funding is limited for all rebate programs, and assistance is provided on a first-come first-served basis.

Golden State Water Company, who provides services to residents in the portion of Lakewood east of the San Gabriel River, provides rebates for high efficiency toilets and clothes washers to its residential customers. It also provides rebates for weather-based irrigation controllers (Smart Controllers), efficient sprinkler nozzle and turf removal. Golden State Water also offers incentives to commercial and institutional contractors for items such as high efficiency toilets, urinals and efficient nozzles and rotors.

The City of Lakewood’s Department of Water Resources offers a rebate program that promotes water conservation. The City of Lakewood Water Fund provides residents in its service area (that part of Lakewood west of the San Gabriel River) with rebates for turf projects and water-saving irrigation devices. The Water Department offers rebates of \$1 per square foot of turf removal, up to \$800, for the removal of thirsty grass landscaping. While artificial turf is not an approved substitute, other water and air permeable surfaces are encouraged. Turf removal rebates can be used in conjunction with a second device rebate offer of \$5 to \$50 towards the purchase cost of water saving devices such as “rotor” sprinkler heads, drip irrigation kits and hose-end timers. Additional rebates are available for irrigation timers/controllers and moisture sensors.

Currently, the City’s Development Review Board (DRB), through its review process, ensures that energy conservation features of Title 24 are incorporated into the design of residential developments. In addition, the City adopted the California Green Building Code by reference, which considers community and site design and energy efficiency.

Objectives	Funding Source	Responsible Agency	Time Frame
<p>Continue to encourage utilities to offer energy conservation funds for rebates and incentives for energy-reducing appliances and devices to low-income household and disseminate information on such programs.</p> <p>Continue to offer residents water rebate incentives by encouraging the use of water saving irrigation devices and/or installing water permeable surfaces.</p>	<p>Southern California Gas Company, Golden State Water Company and Southern California Edison</p> <p>City of Lakewood Water Fund</p>	<p>Varies by service provider</p>	<p>Annually 2014-2021</p>

5. Development Review Board Process

The Development Review Board (DRB) was created by Ordinance 72-20 in response to the Community Design Element of the General Plan. The DRB consists of a registered architect, a landscape architect and the Director of Community Development that meets on the second and fourth Wednesday of each month.

The DRB provides citizens with architectural advice in the exterior design of new multiple- or single-family residential units and in remodeled units. The DRB also encourages that the residential project design will not adversely affect the surrounding neighborhoods. Furthermore, the DRB serves to prevent harmful effects on the community by encouraging designs that promote public convenience and prosperity, conserve property values and which assure the most appropriate use of land.

Objectives	Funding Source	Responsible Agency	Time Frame
Continue to review residential development projects to ensure that the design of new, remodeled or additions are compatible with the surrounding neighborhood and community.	General Fund	(CDD)	Meets twice a month

6. Lakewood Beautiful Residential Awards Program

The Lakewood Beautiful Residential Awards program responds to a long-felt community need to recognize the positive values represented in a well-kept home. Pride of ownership characterizes all the homes nominated for a Lakewood Beautiful Award. Nominations are solicited throughout the community every year. Approximately 300 homes are nominated each year, and nearly 150 awards are distributed in two categories, Distinguished Recognition and Honorable Mention.

Objectives	Funding Source	Responsible Agency	Time Frame
Continue to recognize residents that beautify their neighborhood with the Lakewood Beautiful Residential Award and disseminate program information.	General Fund, Long Beach Dist. Board of Realtors, and sponsors and business donating awards, gifts and prizes	Lakewood Public Information Office	Awarded annually

7. Neighborhood Clean Up Program

The Neighborhood Clean-Up Program provides assistance to tenants and property owners in ridding their property of unsightly and unwanted debris. This program encourages individuals and families to clean up their property at no cost to them except their labor. Trash collection bins are provided to designated neighborhoods.

Objectives	Funding Source	Responsible Agency	Time Frame
Continue to identify specific areas that would benefit from this program and provide up to six neighborhood clean-ups annually.	General funds	(CDD)	Four to Six events annually 2014-2021

8. Protection of Mobile Home Parks

The City of Lakewood has one mobile home park and one trailer park that provide a combined total of 88 spaces. Many of the households within the two facilities are lower income households that rely on the low housing costs and low mortgage commitments related to their housing units. Their welfare has resulted in the adoption of a Mobile

Home Park (MHP) zone, which limits the areas to mobile home use. Continued enforcement of MHP zoning regulations will prevent the encroachment of single-family and multi-family residential units onto land designated for mobile homes. This will provide residents an affordable alternative to more permanent structures with higher construction costs that must be recovered in the form of higher rents.

Objectives	Funding Source	Responsible Agency	Time Frame
Continue to enforce the MHP zoning regulations.	General Fund	(CDD)	Annually 2014- 2021

9. Condominium Conversion Regulations

In an effort to preserve its rental units, the City adopted an ordinance in 1979 that restricts the conversion of apartments to condominiums. Municipal Code Section 9332.2.A.6 prohibits the conversion of apartment developments to condominiums, stock cooperatives, and similar uses when the vacancy rate for the City is below five percent (5%) of the total number of available rental units in the City.

To insure the continued maintenance of the City's rental stock, the Municipal Code was again amended in 1988 to allow for "Investment Apartments." Municipal Code Section 9302.26b defines Investment Apartments or Investment Apartment Projects as a subdivision of proposed or existing multiple family residential units into multiple ownerships of at least two contiguous units per ownership, with all dwelling units to remain as rental units.

Since Investment Apartments are treated as a condominium subdivision, an owners association is required. As a result, state law requires the owners' association to set aside enough money to guarantee continued maintenance of common areas. Where regular apartment projects are concerned, an owners' association is not required nor is money required to be set aside for maintenance purposes. It is incumbent upon the good will of the property owner to set aside money for future maintenance expenses. Sometimes the units decline to a substandard state when needs go unmet. The Investment Apartment concept requires that the property owners provide for the continued maintenance of the units and assures that the units will remain at or above standards.

Objectives	Funding Source	Responsible Agency	Time Frame
Continue to enforce the regulations prohibiting the conversion of apartment developments to condominiums.	General Fund	(CDD)	Annually 2014- 2021

B. HOUSING PRODUCTION PROGRAM

The City of Lakewood will conduct several programs to encourage and promote housing production during the 2014-2021 period of the Housing Element. Housing production is more difficult to implement than housing improvement because there is little available land for development, and the market constraints of financing and interest compound the difficulties. However, the City will make a good faith effort to produce new housing by utilizing the following programs.

1. Ensure Availability of Adequate Sites for New Housing

Currently, the City's Land Use Element of the General Plan and Zoning designations throughout the City provide an availability of sites that will allow the development of enough new housing units to satisfy and exceed the City's regional fair share allocation for new housing within the time frame of this Element. The adequacy of availability in terms of new housing capacity opportunities will be sustained through the general maintenance of the existing Land Use and Zoning Designations. In the event that opportunities and requests to amend the Land Use Element of the General Plan and to rezone specific land areas arise, the City will ensure that the net future housing capacity will be maintained at the City's regional fair share of housing units as identified by the SCAG RHNA.

The City is required to identify adequate sites that can be realistically developed or recycled within the 2013-2021 Housing Element planning period. Because of the relative lack of vacant and recyclable land within Lakewood that can be developed within this period, additional capacity is required to meet the RHNA allocation on existing sites. In February 2012 the Zoning Ordinance was amended to increase the maximum density for lots greater than 25,000 square feet in area and which are in the M-F-R and PD-MF zones. The density was increased from 27 to 30 dwelling units per acre for those parcels.

This program to increase the maximum density in the M-F-R and PD-MF zones does the following:

- Allows rental multi-family residential uses by-right;
- Requires the development of at least 16 units per site;
- Requires a minimum density of 20 residential units per acre; and
- Will help to accommodate at least 50 percent of the low and very low-income regional housing needs on sites designated for exclusively residential uses.

As shown in Table 30, there is a potential net gain of 1,144 dwelling units throughout the City, which is adequate to accommodate the 170 Very Low- and Low-Income households as allocated to the City through the RHNA process.

To ensure that the net future housing capacity is maintained to accommodate the City's RHNA figures, the City will maintain an inventory of adequate housing sites for each income category. This inventory will detail the amount, type, size and location of vacant,

recyclable and underutilized parcels to assist developers in identifying land suitable for residential development. In addition, the City will continuously monitor the number of net units constructed in each income category. If the inventory indicates a shortage of adequate sites, the City will identify alternative sites so that there is “no net loss” of residential capacity pursuant to Government Code Section 65863.

Objectives	Funding Source	Responsible Agency	Time Frame
Continue to maintain an updated land inventory that identifies vacant land and underutilized properties suitable for higher density residential development.	General Fund	(CDD)	Annually 2014-2021
Monitor the number of new units constructed in each income category and identify alternative sites if there is a shortage of adequate sites.	General Fund	(CDD)	2014-2021

2. City Land Sale Below Fair Market Value

State Government Code permits cities to dispose of surplus property at less than fair market value provided that at least 80 percent of the area is utilized for housing and 40 percent of the housing units are affordable to Very Low- and Low--Income households. The City will review any City-owned properties and their zoning designation and will analyze if the City should sell any of the properties at below fair market value and require affordable rental multi-family uses by right. Such a project would not require a CUP or discretionary review or approval. If a zoning change is required, feasibility of that change will be studied. The City shall monitor the progress of the rezoning, site improvements and development and report to the Planning Commission on an annual basis.

Identifying project sites for rezoning, however, will not be necessary since Lakewood has adequate land resources to accommodate the RHNA allocation of 170 units for lower-income households.

Objectives	Funding Source	Responsible Agency	Time Frame
Examine all City owned properties for multi-family use.	General Funds	(CDD)	Annually 2014-2021
Sell land to developer and require that at least 40 percent of the housing units be affordable to very low and low-income households.			

3. Density Bonus

On May 11, 2004, the City adopted the Density Bonus ordinance according to the State law at the time. However, significant revisions to State Density Bonus law were adopted and implemented by the State Legislature in September 2004 and October 2005 in conjunction with SB 1818 and SB 435 (Government Code Sections 65915 through 65917).

The City will amend its Density Bonus Program within one year following adoption of this housing element to comply with the State Density Bonus requirements. Once the amendment process has been completed, information about the program will be posted on the City's website and made available at the Community Development Department counter. Density Bonus information will also be distributed along with formal solicitations (Requests for Proposals) for developers and in discussion with both developers and non-profit organizations in conjunction with the development of City-owned properties in the M-F-R zone.

Objectives	Funding Source	Responsible Agency	Time Frame
Amend the Density Bonus Ordinance in compliance with new State law.	General Fund	(CDD)	Within one year following adoption of the housing element

4. Federal Low Income Housing Tax Credit

The Federal Low Income Housing Tax Credit (LIHTC) is authorized by the tax code rather than by housing legislation and is based on Section 42 of the Internal Revenue Code. The Tax Reform Act of 1986 created this important and valuable tool for the production of low-income rental housing. The Tax Credit program provides a valuable incentive for investors, particularly corporations, to make equity investments in low-income housing.

Under this provision, a tax credit can be claimed annually for ten years. To qualify for the credit, the owner of the housing project must either set aside at least 20 percent of the housing units for individuals with incomes of 50 percent or less of the area median income, or the owner must set aside at least 40 percent of the units to individuals with incomes of 60 percent or less of the area median income, adjusted for family size. The rent charged for those units cannot exceed 30 percent of the qualifying income limitations adjusted for the size of the family occupying the unit.

Per Federal LIHTC requirements, projects must meet rent affordability requirements for a minimum 30-year compliance term. However, individual states may require a longer period of affordability. The City will provide guidance to developers applying for state and Federal low income tax credits through the project entitlement process.

Objectives	Funding Source	Responsible Agency	Time Frame
Support the application process for federal low income tax credits by developers	Federal Government Tax Credit	CA Tax Credit Allocation Committee	Annually 2014-2021

5. California Low Income Housing Tax Credit

The State Low Income Housing Tax Credit program is modeled after its federal counterpart with some exceptions, the most important being:

1. The credit period under the State law is four years, and the amount of the credit for all projects (regardless of whether or not "federally" subsidized) will total 30 percent over the credit period.
2. The amount of return an investor in a low-income housing project can receive is limited to a cumulative cash return of eight percent on cash invested in the project. Any additional cash flow must be used to reduce the rents or increase the number of low-income units.

Objectives	Funding Source	Responsible Agency	Time Frame
Support the application process for state low income tax credits by developers	State of California Tax Credit	CA Tax Credit Allocation Committee	Annually 2014-2021

6. Second Unit Housing

The City anticipates that second-unit development will help to fulfill the housing needs of households with extended family members, students, elderly persons, in-home health care providers, disabled persons (including persons with developmental disabilities), and others who may be unable to afford conventional rental units. In cases such as these, small, economical units located adjacent to the main dwelling can provide a place for the household members to sleep and perform daily functions without contributing to overcrowding in the main unit. An analysis of sites that could accommodate second unit housing is contained in Appendix "D." The analysis found that up to 280 additional dwelling units could be added to the housing inventory. Given the nature of such units, such as restricted unit size, shared open space areas, and other factors, it is expected that such units would be utilized for low-income housing.

In 2012, the Lakewood Municipal Code (LMC) was amended to allow second unit housing in the R-1 zone. The Code allows second units by right in single-family residential zones (R-1, R-A, and A) with a minimum lot size of 10,000 square feet. When the City receives a second-unit application, it shall be considered without a discretionary review but may require approval from the City's Development Review Board for project aesthetics. Standards on second units related to lot coverage, parking,

height, setbacks, and minimum and maximum unit size were also included in the amendment.

Public notice of the amendment was made available on the City’s website pursuant to State law. A detailed description of the amendment can also be found in the City’s Municipal Code which is available on the City’s website. In addition, to promote the implementation of the Second-Unit Ordinance after adoption, the City provides information on second-unit development opportunities on the City’s website and at the Community Development counter.

Objectives	Funding Source	Responsible Agency	Time Frame
Advertise the second-unit development opportunities on the City’s website and the Community Development counter.	General Fund	(CDD)	Annually 2014-2021

7. Manufactured/Modular/Mobile Homes in Single-Family Zones

The City zoning ordinance currently allows the development and placement of manufactured housing on single-family-zoned lots per Government Code, Section 65852.3. As with all new development in the City, all proposals to develop or place a mobile home on a residential lot must undergo a design review process. The review of the proposal is limited to the architectural appearance and compatibility of the structure’s roof overhang, roofing material, and siding material and similar features. No additional permits are necessary per Government Code, Section 65852.4 if all other standards are met as they would relate to the development of a conventional home on the same lot.

Objectives	Funding Source	Responsible Agency	Time Frame
Continue to allow manufactured housing on single-family zoned lots	General Fund	CDD	Annually 2014-2021

8. Scattered Lot Acquisition Program

In February 2012, California redevelopment agencies ceased to exist along with funding the City received for its Scattered Lot Acquisition Program. During the program’s existence, the City purchased a total of nine blighted properties. The City continues to own only six of those parcels (two were redeveloped to accommodate affordable housing and a third was converted to transitional housing).

The City will release a Request for Proposals (RFP) for the development of the remaining sites for affordable housing. Since State Redevelopment Funds are no longer available, the City will plan on entering an agreement with one or more developers whose RFP is selected and where the developer will agree to develop affordable housing units and maintain the required affordability and maintenance

covenants. The long-term maintenance covenants will carry severe economic penalties if the properties are not maintained in a first class manner.

In addition, in June 2009, the Cities of Lakewood, Paramount, Bellflower, and Downey jointly applied for funds through the Federal Neighborhood Stabilization Program (NSP). The funds were awarded in February 2010, allowing the City of Lakewood to acquire a foreclosed home in the eastern portion of the City. The City issued an RFP for the development of the site and in January 2012, the City entered into a Disposition and Development Agreement with a developer who is now completing constructing a three-unit affordable rental housing complex. The project is expected to be completed during FY 2012-2013.

Objectives	Funding Source	Responsible Agency	Time Frame
Oversee the completion of three new affordable housing rental units	NSP/ Private	(CDD)	Completion anticipated in FY 2012-2013
Prepare RFP for the development of the previously acquired RDA parcels	General Fund/ Private	(CDD)	2014-2017

9. Permit Streamlining

Lakewood contracts with the County of Los Angeles for building plan check, inspection and subdivision map review and processing services. The City is also incorporated within the Los Angeles County Fire Protection District, which includes the provision of Fire plan check, inspection and emergency services. The County Fire Department reviews building plans and subdivision maps for the City to ensure compliance with Fire Code requirements.

The Community Development Department, as the central permitting office for all permits and entitlements for residential developments, does the following to ensure timely processing of project permits and entitlements:

1. Assign one Community Development Department staff member to act as the central contact point for permit and entitlement processing.
2. Provide project applicants with complete permit and entitlement process requirements and fees at the inquiry phase of the project.
3. Provide timely notification to applicant of deficiencies in permit applications and specific guidance on what is needed to complete the application.
4. Track the permit and entitlement process for all development within the City and coordinate with all reviewing agencies to ensure a timely review and approval of those projects.

5. Assist the project applicant in working out plan check problems with contract agencies that are reviewing project plans.
6. Complete all permit and entitlement processes on residential projects within the time limits established by State law unless delays are caused by extensions requested by applicant or caused by failure of applicant to submit a complete application.

Objectives	Funding Source	Responsible Agency	Time Frame
Continue to offer a streamlined development process and periodically review departmental processing procedures to ensure efficient project processing.	General Fund	(CDD)	Annually 2014-2021

C. HOUSING ASSISTANCE PROGRAM

The high cost of housing, which continues to escalate, makes it increasingly difficult for many households to find safe, sanitary, and decent housing at costs that are within their income ranges. The City of Lakewood recognizes the need to provide assistance to lower income households so they may obtain decent housing. If affordable housing cannot be readily produced, then various subsidies are needed to allow residents to occupy the housing that is available.

The Housing Element outlines measures the City has taken to provide residents with housing assistance. The Housing Assistance Program was designed considering such parameters as the mandates of federal and state housing legislation; the goals, policies, and objectives of the City of Lakewood; and the programs and activities currently underway to assist with housing costs. The three primary categories of the housing assistance program are: (1) housing assistance in existing units; (2) housing assistance in new construction; and (3) the preservation of existing affordable units.

1. Section 8 Rental Assistance

The City has taken the steps necessary to provide rental assistance to low and moderate-income households. In 1978, the City joined the Housing Authority of the County of Los Angeles (HACoLA) through a joint powers agreement allowing the Housing Authority to administrate the Section 8 rental assistance program within the City. In 1984, the City created the Lakewood Housing Authority (LHA). The agreement with HACoLA was later amended to allow HACoLA to operate the Lakewood Housing Authority's Section 8 Program on behalf of the City and oversee the administration of the City's 215 potential housing vouchers. The number of housing vouchers issued depends on the State program's yearly budget and current program standards that are issued by the Department of Housing and Urban Development (HUD) and/or the County of Los Angeles Housing Authority.

In July 2011, the City voluntarily transferred its budget authority and baseline units from the LHA to HACoLA for administration of the program. The City does retain the option of transferring the Section 8 program back to LHA in the future. Currently, the City continues to provide information and refers the elderly, large families and low-income families to this program.

Objectives	Funding Source	Responsible Agency	Time Frame
Continue to assist eligible, low-income households in receiving Section 8 rental assistance.	Department of Housing and Urban Development (HUD)	(CDD) and the Los Angeles County Housing Authority	Annually 2014-2021

2. CalHFA Mortgage Credit Certificate Program

The California Housing Finance Agency's Mortgage Credit Certificate (MCC) tax credit program functions as a federal income tax credit that reduces the borrower's potential federal income tax liability. The credit may be used by first-time home buyers to convert a portion of the annual mortgage interest into a direct income tax credit, and therefore lowering amount of federal taxes the holder of the MCC would have to pay for the duration of the loan. The credit is subtracted dollar-for-dollar from the homebuyer's federal income taxes. Qualified buyers are awarded a tax credit of up to 15 percent and the remaining 85 percent may be taken as a deduction from the income in the usual manner.

This program encourages more owner-occupied housing and provides greater home ownership opportunities for families in Lakewood, particularly those that are low and moderate income.

Interested residents go through the normal process of choosing a realtor and arranging financing through a program participating lender. If the home selected is eligible for the program, the lender applies for the MCC on behalf of the buyer. Home prices, location and other participant restrictions apply.

Objectives	Funding Source	Responsible Agency	Time Frame
Interested buyers are referred to the CalHFA program website	Federal Income Tax Credit	Selected Lender and the California Housing Finance Agency	Annually 2014-2021

D. UNITS AT-RISK PRESERVATION PROGRAMS

According to Section 65583(c)(6) of the California Government Code, the City's amended housing element must include or reference programs to preserve the low income use of at risk projects listed in the ten-year inventory, with specific focus on units at-risk during the housing element planning period.

There are two programs for the preservation of at-risk units: the Federal Low Income Housing Tax Credit and the California Low Income Housing Tax Credit which are discussed under Housing Production Programs. In addition, the following programs, specifically relating to the preservation of at-risk units, are hereby included in the Housing Element as possible options:

1. Parking Requirements for Housing for Elderly and Persons with Disabilities Projects

Section 9490.T.3, Parking Requirements for Housing for Elderly or Persons with Disabilities, of the Lakewood Municipal Code, allows for the modification and reduction in the number of required parking spaces for elderly and persons with disabilities housing projects with an approved Conditional Use Permit. Senior housing projects, which meet the City's required criteria, may be approved with a parking ratio of not less than one parking space for every three dwelling units, plus one parking space for every three employees, and one guest parking space for every ten units.

As part of a project's approval under Section 9490.T.3 of the Lakewood Municipal Code, the City requires the preparation of an alternative parking plan that demonstrates the project could provide the required parking spaces, should it ever convert to any other use other than elderly housing. If this situation occurs, the required parking spaces in accordance with Section 9490, et seq. of the Lakewood Municipal Code for the new use will be required.

In addition, elderly and persons with disabilities housing projects are required to provide adequate security in the form of surety bond, cash, or bank deposit with the City to guarantee the construction and maintenance of the alternate parking plan in the event the conditional use permit is revoked in whole or in part. In most cases, it is cost prohibitive to convert units built with reduced parking requirements back to market rate units.

It is the City's intent to continue using the above-described parking use restrictions for elderly and persons with disabilities assisted housing projects. Because the majority of these projects receive assistance (through federal, state, or local funds) and primarily serve lower income households, parking use restrictions are a valuable tool in the preservation of these housing projects. These restrictions serve to reduce financial constraints for new housing developments for the elderly and persons with disabilities and to ensure the preservation of existing units against conversion to market-rate units.

Objectives	Funding Source	Responsible Agency	Time Frame
Continue to allow the modification and reduction in the required number of parking spaces for elderly and persons with disabilities housing projects with an approved CUP.	General Fund	(CDD)	Annually 2014-2021

2. Multi-Housing Revenue Bonds

Should a Notice of Intent (NOI) be filed for the identified assisted senior housing project (Candlewood Park Apartments) during this housing element cycle, the City would seek Multi-Housing Revenue Bonds (pursuant to the provisions of Chapter 7, part 5, of division 31 of the California Health and Safety Code) to purchase these projects. In order to protect the units, conversion to any use other than assisted elderly or family housing would cause the City to purchase the project. This is assuming the State can provide the needed funds for the bonds, the City Council approves the program, and the community approves the purchase of the project pursuant to Article 34 of the California Constitution.

Conversion of the units to a different use would be very costly as it would require the creation of additional parking spaces as required per the City's parking standards. Once the property is purchased by the City, title to the property could then be transferred to the County of Los Angeles Housing Authority or the Corporate Fund for Housing.

Objectives	Funding Source	Responsible Agency	Time Frame
Continue to pursue Multi-Housing Revenue Bonds for use in purchasing property for the development of assisted housing projects if affordable housing units are threatened.	State Multi-Housing Revenue Bonds	(CDD)	Annually 2014-2021

3. Community Development Block Grant (CDBG) Funds

Until 1998, the City of Lakewood has utilized CDBG monies for the operation of its Housing Department and the funding of its various housing rehabilitation loan and preservation programs. The Single Family Rehabilitation Loan and the Fix-Up Paint-Up programs were funded through Redevelopment Housing Set Aside funds from 1998 until 2011 when the redevelopment agencies ceased to exist. In FY 2012-2013, the City once again used CDBG monies to fund and continue the Loan and Grant programs due to the programs' reduced funding. Beginning in FY 2013-2014, the City will once again be able to utilize Redevelopment Housing Loan repayment funds to continue the City's Loan and Grant Program. By using these recaptured funds, there will be more CDBG Entitlement funds available for use for other preservation programs. On an annual basis, CDBG funds are used for City-wide code enforcement; public service projects, street improvement projects and the costs of operating the City's Housing activities

through the Community Development Department, whose duties include administration and management of all City housing loans and fair housing programs.

Objectives	Funding Source	Responsible Agency	Time Frame
Continue to use CDBG funds for code enforcement, public service programs, public improvement projects, and operation of the City's Housing Department and consider use of the funds for at-risk units, if and when it becomes necessary.	CDBG	(CDD)	Annually 2014-2021

E. SPECIAL HOUSING NEEDS

1. Fair Housing Program

The City recognized the effect that discrimination has in limiting housing choice and equal opportunity in renting, selling and financing housing. In an effort to eliminate discrimination based on race, sex, religion, national origin, disability, or age, Lakewood has developed its Fair Housing Program. The program consists of the following three elements:

- **Education.** The City provides an education service on housing issues to the public free of charge. Subjects include the Fair Housing laws, the rights of victims of housing discrimination and penalties for non-compliance. The City maintains a community resource of books, pamphlets and brochures related to Fair Housing laws and landlord/tenant civil codes. In addition, printed resources are provided for interested residents describing affirmative action laws relating to loans and financing and housing in general. In addition, the City provides a newsletter/flyer; educational materials for realtors; marketing information for management companies, landlords, and the Board of Realtors; and community presentation with the City's Fair Housing consultant at local apartment sites and other locations.
- **Counseling.** Housing and tenant/landlord counseling is an on-going activity that is provided to low and moderate income residents, minorities, and persons with disabilities. The City assists in resolving disputes; providing Health, Safety and Building referrals; distributing landlord/tenant guidebooks printed by the Department of Consumer Affairs; providing Section 8 Rental Assistance referrals; and providing counseling and resolution of housing discrimination complaints.
- **Special Programs.** In a concerted effort to promote Fair Housing practices and eliminate discrimination in housing, the City has participated in and supports Fair Housing programs and activities. Special projects in the past have included the endorsement of legislation to strengthen Fair Housing; the development of programs which endorse Fair Housing law compliance; and Fair Housing Training through the state.

The City regularly reviews its Fair Housing Program and assesses where possible discrimination is most prevalent and places particular attention on these areas. Every effort is being made to make all types of housing accessible to everyone regardless of race, sex, religion, national origin, disability or age.

Objectives	Funding Source	Responsible Agency	Time Frame
Continue to actively implement the Fair Housing Program via education, counseling and special projects. Assist 250 households annually. In addition, the City shall update the Analysis of Impediments (A.I.) to Fair Housing.	CDBG	(CDD)	Annually 2014-2021 A.I. update in 2009

2. Housing for the Elderly and Persons of Disabilities Program

According to the 2010 U.S. Census results, 9,086 persons or approximately 11.3% of the City's population was 65 years or older. As shown in Figure 3 - Population and Age Distribution, this figure is projected to increase to 9,137 persons by 2020. Although this is a slight increase, the demand for senior housing is expected to increase as the Lakewood population ages at the same time that the overall population of the City increases. Some age-in-place seniors may be competing with younger households for housing in the future, while others look to downsize into a smaller dwelling unit that still allows them to be self-sufficient. At the same time, State housing assistance has been eliminated and Federal assistance for housing development projects continues to diminish. However, the City shall continue to seek new funding alternatives and will encourage alternative ways to develop affordable housing for senior and disabled citizens.

Currently, multi-family housing units for the elderly and disabled are permitted in the M-F-R zone and are subject to the same development standards as ordinary multi-family projects. However, relaxed development standards are available with a CUP. Additionally, licensed adult care facilities for six or fewer persons are allowed in the M-F-R zone by right.

In addition to the existing residential care facilities, there are three senior apartment complexes in the City. These senior apartment complexes do not provide living assistance and are suited for seniors who can live independently. Candlewood Apartments offers 80 one-bedroom units, Seasons Apartments offers a total of 85 one- and two-bedroom units, and Whispering Fountains offers a total of 201 one- and two-bedroom units.

Objectives	Funding Source	Responsible Agency	Time Frame
Continue to implement the parking requirements of the City's Municipal Code for Housing for the elderly and continue the use of Multi-Housing Revenue Bonds for assisted elderly housing projects;	General Funds	(CDD)	Annually 2014-2021
Continue to allow multi-family housing for the elderly, disabled by-right, and developmentally disabled;	General Funds	(CDD)	Annually 2014-2021
Continue to allow licensed adult care facilities for six or fewer persons in the M-F-R zone by right;	General Funds	(CDD)	Annually 2014-2021

3. Continuum of Care -- Assisting the Homeless

The City currently provides some support services to homeless persons in need. Burns Community Center is the City's headquarters for assisting the homeless and is informed of the County of Los Angeles' cold weather shelter program. As such, the facility and its staff have become the City's center for assisting persons in need. The Burns Community Center provides information and referrals to appropriate social services agencies, bus tokens and emergency food (canned goods and can openers) to Lakewood Residents.

The City is currently working with the City of Long Beach and non-profit agency People Assisting the Homeless (PATH) in determining the kind of services most needed by the City in assisting the homeless through the Gateway Connections homeless initiative. PATH as the lead agency is working with the City of Long Beach (as subcontractor) to develop resources for the chronically homeless living in Local Coordinating Alliance (LCA) 4. The City of Lakewood will be serviced by LCA 4. Funding for services provided by LCA 4 comes from the County of Los Angeles. This program is expected to run until September 30, 2015.

Su Casa - Ending Domestic Violence, has two facilities within Lakewood, one provides emergency shelter and the other provides transitional housing. Both facilities provide counseling and support services to battered women and their children. The City shall continue to support this organization in its efforts.

As discussed previously in this chapter, the Lakewood Municipal Code allows transitional housing projects (i.e., Adult Care Facilities and Children's Boarding Homes) in the M-F-R (Multiple Family Residential) zone and emergency homeless shelters in the M-2 zone, by right. Also, in February 2012, the City amended the Lakewood Municipal Code to assist developers and/or providers in the procurement of land, off-site improvement and/or financing for the construction of emergency shelters and/or transitional housing. The City will consider commencing programs to organize churches, non-profit and social benefit organizations to provide emergency and transitional shelter for the homeless. The City will also consider using Proposition A funds to provide transportation of the homeless to shelters.

In January 2013, the City partnered with the Los Angeles Homeless Services Authority (LAHSA) and participated in a homeless count. Although results of the count have not yet been presented, the City will continue to work with LAHSA to address homeless issues in the area through the Continuum of Care Model. The continuum of care model includes outreach, intake assessment, emergency shelter, transitional housing, permanent housing, and employment services as well as other services.

Objectives	Funding Source	Responsible Agency	Time Frame
<p>Continue to strive to eliminate unnecessary constraints to the provision of emergency shelters</p> <ol style="list-style-type: none"> 1. Where appropriate, assist developers and/or providers in the procurement of land, off-site improvements and/or financing for the construction of emergency shelters and/or transitional housing. 2. Implement the Continuum of Care Model. 3. Commence programs to organize churches, non-profit and social benefit organizations to provide emergency and transitional shelter for the homeless. 4. Consider the possibility of using Proposition A funds to provide transportation of the homeless to shelters. 	<p>State and Federal Grants; Private Investment;</p>	<p>(CDD)</p>	<p>Annually 2014-2021</p>

4. Emergency Shelters

The passage of Senate Bill 2 (SB 2) (Cedillo) requires local jurisdiction to address the issue of emergency shelters in the Housing Element. Senate Bill 2, which became effective January 1, 2008, requires local jurisdictions to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones must have sufficient capacity to meet all of the City's identified needs for emergency shelters and include appropriate development standards. To comply with State law, the City amended its Municipal Code to specifically allow emergency shelters by right in the M-2 zone. In addition, the amendment to the M-2 Zoning Ordinance includes specific development standards such as, but not limited to:

- Maximum number of beds and persons to be served daily;
- Minimum number of required staff at attendance each day;
- Parking requirements, but not to exceed the required number of spaces under the zone;
- Proximity to other emergency shelters;
- Length of stay;
- Lighting;
- Security features.

Objectives	Funding Source	Responsible Agency	Time Frame
Assist contractors and/or providers with the development of emergency shelters in designated zones.	General Fund	CDD	Annually 2014-2021

5. Transitional and Supportive Housing

The City provides occasional in-kind services, as funding becomes available, to Su Casa – Ending Domestic Violence Centers, which provides transitional housing and job counseling and assistance for up to 24 persons with a maximum stay of one year.

In processing applications for the development of transitional and supportive housing, the City will comply with State law, which requires that such housing be considered a normal residential use. The City also recognizes the need to promote and facilitate this type of development, and thus will continue to apply the ordinance’s relaxed standards for adult care facilities in the M-F-R zone. Where the ordinance is more restrictive than State law allows, it will be the City’s policy to apply the general development standards of the zone.

Objectives	Funding Source	Responsible Agency	Time Frame
Continue to provide occasional in-kind services (as funding becomes available) to Su Casa Family Crisis and Support Center. Continue to comply with State law requiring that transitional and supportive housing be considered a normal residential use.	State and Federal Grants; Private Investment;	(CDD)	Annually 2014-2021

6. Single Room Occupancy

In January 2012, the City amended the Lakewood Municipal Code to allow Single Room Occupancy (SRO) projects in the M-2 zone with a conditional use permit. The City will monitor its SRO development standards by reviewing applications for SRO construction or conversions. If standards are found to impede the development of SRO projects, then the development standards will be revised as appropriate.

Objectives	Funding Source	Responsible Agency	Time Frame
Review applications for SRO construction and conditionally permit SROs	General Fund	(CDD)	Annually 2014-2021

7. Public Services

The City helps fund, through CDBG entitlement, public services such as Pathways Volunteer Hospice, Community Family Guidance, Human Services Association (HAS), and Lakewood Meals on Wheels. These services provide an array of services ranging from meal delivery to counseling aimed at alleviating the emotional problems that may be affecting individuals and families.

Objectives	Funding Source	Responsible Agency	Time Frame
Continue to provide funding for public services that can better the lives of Lakewood residents.	State and Federal Grants; Private Investment;	(CDD)	Annually 2014-2021

8. Governmental Constraints on Housing for Persons of Disabilities

The City currently implements programs for the disabled, such as reducing parking use restrictions for persons with disabilities housing projects, providing transportation services for the disabled, and complying with the California Administrative Code Title 24 standards and the federal Americans with Disability Act.

Objectives	Funding Source	Responsible Agency	Time Frame
Continue to analyze its current development standards, building code requirements and financial assistance programs in relation to providing housing for the disabled and the developmentally disabled.	General Fund	(CDD)	Annually 2014-2021

9. Planned Development Zone

Section 9470 of the Municipal Code (Planned Development Zone) establishes a means of achieving better development on land in single or joint ownership of 15,000 square feet or more. This zone allows a more flexible development standard for large-scale developments than other zoning regulations. The City has used this zoning on underutilized properties within the City for larger unit housing projects. For example, the City re-zoned the 34-acre Chevron Oil tank farm on Downey Avenue from M-1 to PD-SF (Single Family Planned Development). This allowed the development of larger units on smaller lots.

The City will analyze all of its eligible properties and announce on its website and mail Requests for Proposals to non-profits in the region inviting them to participate in development of affordable housing, especially for larger households. The City will form a partnership with the selected developer(s) and grant land at no cost in return for the development of affordable housing specially targeting large families.

Objectives	Funding Source	Responsible Agency	Time Frame
<p>Continue to identify underutilized sites and rezone the land PD-SF in order to allow larger unit developments in the City.</p> <p>Invite regional nonprofit developers to participate in the development of affordable housing, especially for larger households, and form a partnership with at least one such developer.</p>	<p>General Fund and Private Investment</p>	<p>(CDD)</p>	<p>Annually 2014-2021</p>

F. HOUSING INFORMATION

In order for Lakewood residents of all income groups to benefit from the housing programs, the City has advertised its programs through the following media:

- Code Enforcement Representatives - interested households receive information and referrals regarding home improvement loans and grants.
- City's website at www.lakewoodcity.org - 24 hour access to information on the City's website.
- Info Line -- Information and Referral Federation of Los Angeles County. Provides referrals for housing, job information, health information, etc. throughout Los Angeles County.
- CityTV Channel 31 – Home Sweet Home Video about the history of Lakewood and an in-depth discussion about all of the City's housing programs which airs periodically over the City's cable channel.
- Weingart Senior Center and the Burns Community Center -- staff at these centers provide information regarding all housing programs.
- Fair Housing Program – Interested parties receive referrals from the City on requests for information regarding home improvement loans and grants.

Objectives	Funding Source	Responsible Agency	Time Frame
Continue to improve and expand the use of the various media to inform and promote the use of Lakewood's housing programs to its residents and developers.	General Fund and Private Investment	(CDD)	Annually 2014

**APPENDIX A
CITIZEN PARTICIPATION**

CITIZEN PARTICIPATION

As required by State Law (Government Code Section 65588(c), all economic segments of the community must be provided an opportunity to review and comment on the Housing Element. In compliance with this requirement, community meetings and public workshops on the Draft Housing Element were held on the following dates:

Tuesday, March 12, 2013	Joint study session of the City Council (CC) and the Planning and Environment Commission (PEC).
Wednesday, March 27, 2013	Community Meeting #1, Executive Board Room, Centre at Sycamore Plaza, 5 pm - 6 pm.
Thursday, April 4, 2013	Lakewood Public Workshop with PEC.
Thursday, May 16, 2013	Community Meeting #2, Palms Park, 5 pm - 6 pm.
Thursday, July 2, 2013	Lakewood Public Hearing with PEC.
Thursday, August 13, 2013	Lakewood Public Hearing with City Council.

Notification of the community meetings were mailed to housing advocates, developers, and other organizations, and published in the Press Telegram. Notices were also posted at City Hall, at public parks, and on the City's website (www.lakewoodcity.org). Copies of the Draft Housing Element were made available for review at Lakewood City Hall.

Appendix A presents copies of the notices for the Lakewood Housing Element community meetings. Appendix A also includes copies of comments received on the draft housing element.

Public Notice Mailing Labels

City of Artesia
Attention: Mr. Okina Dor
Acting Director of Community Development
18747 Clarkdale Avenue
Artesia, CA 90701

City of Bellflower
Attention: Mr. Brian Lee, Director
16600 Civic Center Drive
Bellflower, CA 90706

City of Cerritos
Attention: Mr. Torrey Contreras
18125 S. Bloomfield Avenue
Cerritos, CA 90703

City of Cypress
Attention: Mr. Ted Commerdinger
5275 Orange Avenue
Cypress, California 90630

City of Hawaiian Gardens
Attention: Mr. Joe Colombo, Director
21815 Pioneer Boulevard
Hawaiian Gardens, CA 90716

City of La Palma
Attention: Mr. George Britton
7822 Walker Street
La Palma, California 90623

City of Long Beach
Attention: Mr. Craig Beck, Director
333 W. Ocean Boulevard, 4th Floor
Long Beach, CA 90802

City of Paramount
Attention: Mr. Joe Perez, Director
16400 Colorado Avenue
Paramount, CA 90723

County of Los Angeles
Department of Regional Planning
Attention: Mr. James Knowles
7807 S. Compton Avenue
Los Angeles, CA 90001

County of Los Angeles
Department of Regional Planning
Attn: Mr. Bruce W. McClendon, FAICP
320 West Temple Street
Los Angeles, California 90012

County of Los Angeles, Sanitation Dist.
Attention: Mr. Steve Maguin,
1955 Workman Mill Road
Whittier, CA 90601

County of Los Angeles Public Works
Attention: Mr. Conal McNamara
P.O. Box 1460
Alhambra, CA 91802-1460

Los Angeles County Sheriff
Attention: Mr. Lee Baca, Sheriff
4700 Ramona Boulevard
Monterey Park 91754-2169

Los Angeles County Fire Department
Attn: Mr. P. Michael Freeman, Fire Chief
1320 North Eastern Avenue
Los Angeles, CA 90063

County of Orange
Resources & Development Management
Attn: Mr. Brian Speegle
300 N. Flower Street
Santa Ana, California 92701

SCAG - Environmental Planning Division
Attention: Mr. Jacob Lieb
818 W. Seventh Street, 12th Floor
Los Angeles, CA 90017

SCAG - Intergovernmental Review
Attention: Ms. Christine Fernandez
818 W. Seventh Street, 12th Floor
Los Angeles, CA 90017

State of California
Housing & Community Development
Attention: Lynn L. Jacobs
1800 Third Street
Sacramento, CA 95814

Caltrans - District 7
Attention: Mr. Douglas R. Failing
100 S. Main Street
Los Angeles, CA 90012

ABC Unified School District
Attention: Dr. Gary Smuts
16700 Norwalk Boulevard
Cerritos, California 90703

Bellflower Unified School District
Attention: Mr. Rick Kempainen
16703 Clark Avenue
Bellflower, California 90706

Long Beach Unified School District
Attention: Christopher J. Steinhauser
1515 Hughes Way
Long Beach, California 90810

Paramount Unified School District
Attention: Mr. David Verdugo
15110 South California Avenue
Paramount, California 90723

Long Beach City College
Mr. Eloy Oakley, Superintendent
4901 East Carson Street
Long Beach CA 90808-1706

Cerritos Community College District
Attention: Mr. William C. Farmer
11110 Alondra Boulevard
Norwalk CA 90650-6269

Long Beach Transit
P.O. Box 731
Long Beach, CA 90801

Metro
One Gateway Plaza
Los Angeles, CA 90012-2952

OCTA
550 South Main Street
P.O. Box 14184
Orange, California 92863-1584

State of California
Dept. of Housing and Community Dev.
Attention: Lynn L. Jacobs
1800 Third Street
Sacramento, CA 95814

State of California
Dept. of Conservation
California Geological Survey
801 K Street, Mail Stop 12-30
Sacramento, California 95814

L.A.D.W.P
Attention: Mr. James Caldwell
P.O. Box 51111
Los Angeles, California 90051

Golden State Water Company
Attention: District Engineer
12035 Burke Street, Suite No. 1
Santa Fe Springs, CA 90670

Southern California Gas Company
Attention: Mr. Tom Mole
M.L. 8321
1919 South State College Boulevard
Fullerton, California 92806-6114

Verizon
Mr. Michael Murray
1 World Trade Center, Suite 206
Long Beach, CA 90831

AT&T Government Affairs
Attention: Mr. Timothy McKone
1133 21st Street NW, Suite 900
Washington D.C., 20036

Lakewood Center
Attention: Trey Lindle
500 Lakewood Center
Lakewood, CA 90712

Professional Native American Cultural
Resource Monitors
Attn: Mr. Samuel Dunlap, Director
27475 Ynez Road, #349
Temecula, CA 92591

Gabrielino-Tongva Tribal Council
501 Santa Monica Boulevard, #500
Santa Monica, CA 90401-2415

Southern California Edison
Attention: Mr. Larry Lobada
2800 East Willow Street
Long Beach, CA 90806

Union Pacific Railroad Company
Attention: Mr. Richard Gonzalez
5500 Ferguson Drive
Los Angeles, California 90022

Su Casa
3840 Woodruff Avenue, Suite 203
Long Beach, CA 90808

Burns Community Center
5510 Clark Avenue
Lakewood, CA 90712

State of California
Governor's Office of Planning and
Research/State Clearing House
P.O. Box 3044
Sacramento, CA 95812-3044

Levine Management Group
822 S. Robertson Blvd., Suite 2000
Los Angeles, CA 90035

Travelers Aid Society
1301 W. 12th St
Long Beach, CA 90813

Long Beach Rescue Mission
P.O. Box 1969
Long Beach, CA 90801

Catholic Charities
123 E. 14th Street
Long Beach, CA 90813

Disabled Resource Center
2750 East Spring Street, Suite 100
Long Beach, CA 90806

Lutheran Social Services
1611 Pine Avenue
Long Beach, CA 90813

National Council of Alcoholism
1334 Post Avenue
Torrance, CA 90501

Christian Outreach in Action
515 E. 3rd Street
Long Beach, CA 90802

The Salvation Army Long Beach
Temple Corps/Social Services
2158 Pacific Avenue
Long Beach, CA 90806

Harbor-UCLA Medical Center
1000 W. Carson Street
Torrance, California 90502

Los Angeles County Health Services
Office of Planning and Analysis
313 N. Figueroa Street, Room 704
Los Angeles, CA 90012

Bellflower Health Center, LA
County Health Services
10005 Flower St
Bellflower, CA 90706

Long Beach Comprehensive Health Center
L.A. County Health Services
1333 Chestnut Avenue
Long Beach, CA 90813

Public Notice for the March 27, 2013 Community Meeting #1



**The City of Lakewood Invites You to the
2014-2021 Housing Element Community Meeting**

The need for decent housing is one of the major issues facing Lakewood residents, as well as residents throughout California. In response to this issue, the City is required by State Law to develop local housing programs aimed at making sure the housing supply meets the City's fair share of the region's housing needs. To meet its fair share requirement, the City of Lakewood is updating the Housing Element of its General Plan.

Residents of Lakewood are encouraged to participate in a community meeting to learn more about the Housing Element update process, and to discuss their interests and housing needs. Participants are invited to provide ideas and strategies for meeting the State requirements, increasing the supply of affordable housing units and improving Lakewood's existing housing for all residents regardless of income, age, gender, race or ethnic background.

This community meeting will be held:

When: Wednesday evening, March 27, 2013

Time: 5:00 p.m. – 6:00 p.m.

Place: Centre at Sycamore Plaza, Executive Board Room
5000 Clark Avenue
Lakewood, California 90712

For More Information

If you have questions about the community meeting or the proposed Housing Element, please call Paul Kuykendall in the Community Development Department at (562) 866-9771, extension 2344.

Remove posted notice on Thursday, March 28, 2013

Newspaper Ad for the March 27, 2013 Community Meeting #1

**The City of Lakewood Invites You to a
Community Meeting Regarding the
Preparation of the 2014-2021
Housing Element**

The need for decent housing is one of the major issues facing Lakewood residents, as well as residents throughout California. In response to this issue, the City is required by State Law to develop local housing programs aimed at making sure the housing supply meets the City's fair share of the region's housing needs. To meet its fair share requirement, the City of Lakewood is updating the Housing Element of its General Plan.

Residents of Lakewood are encouraged to participate in a community meeting to learn more about the Housing Element update process, and to discuss their interests and housing needs. Participants are invited to provide ideas and strategies for meeting the State requirements, increasing the supply of affordable housing units and improving Lakewood's existing housing for all residents regardless of income, age, gender, race or ethnic background.

This community meeting will be held:

When: Wednesday evening, March 27, 2013
Time: 5:00 p.m. - 6:00 p.m.

Place:
Centre at Sycamore Plaza, Executive
Board Room
5000 Clark Avenue
Lakewood, California 90712

For More Information
If you have questions about the community meeting or the proposed Housing Element, please call Paul Kuykendall in the Community Development Department at (562) 866-9771, extension 2344.

Pub March 18, 2013 (1t) PT (328926)

Public Notice for the May 16, 2013 Community Meeting #2



**The City of Lakewood Invites You to the
2014-2021 Housing Element Community Meeting**

The need for decent housing is one of the major issues facing Lakewood residents, as well as residents throughout California. In response to this issue, the City is required by State Law to develop local housing programs aimed at making sure the housing supply meets the City's fair share of the region's housing needs. To meet its fair share requirement, the City of Lakewood is updating the Housing Element of its General Plan.

Residents of Lakewood are encouraged to participate in a community meeting to learn more about the Housing Element update process, and to discuss their interests and housing needs. Participants are invited to provide ideas and strategies for meeting the State requirements, increasing the supply of affordable housing units and improving Lakewood's existing housing for all residents regardless of income, age, gender, race or ethnic background.

This community meeting will be held:

When: Thursday, May 16, 2013
Time: 5:00 p.m. – 6:00 p.m.
Place: Palms Park, Community Center
12305 207th Street
Lakewood, California 90715

For More Information

If you have questions about the community meeting or the proposed Housing Element, please call Paul Kuykendall in the Community Development Department at (562) 866-9771, extension 2344.

Si usted quiere hacer un comentario o quiere más información sobre esta noticia, por favor llame al 562-866-9771, extensión 2320, y pregunte por Maribel Enriquez Morcos.

Remove posted notice on Friday, May 17, 2013

Newspaper Ad for the July 2, 2013 Planning and Environment Commission Public Hearing

NOTICE OF PROPOSED GENERAL PLAN AMENDMENT

**ADOPTION OF AMENDMENT NO. 2013-1 TO THE
CITY OF LAKEWOOD GENERAL PLAN PERTAINING
TO THE HOUSING ELEMENT AND RELATED
NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that the City of Lakewood Planning and Environment Commission ("Commission") will hold a public hearing on **TUESDAY, JULY 2, 2013, AT 7:00 P.M.** in the Lakewood City Council Chambers at the Centre at Sycamore Plaza, 5000 Clark Avenue, Lakewood, California, to consider all evidence and testimony and to recommend to the Lakewood City Council the proposed City of Lakewood 2013-2021 Housing Element ("Housing Element").

The Housing Element is a required element within the City's General Plan, and must be updated according to State law. The Housing Element discusses a number of key State mandates including identifying the City's housing needs, describing the available resources to meet the needs, identifying programs to provide and preserve affordable housing, identifying housing assistance programs for Lakewood residents.

All persons interested may appear at the hearing and testify on its matter. The Housing Element and the draft Negative Declaration may be inspected by the public prior to the hearing at the office of the Community Development Department at Lakewood City Hall, 5050 Clark Avenue, Lakewood, California. Questions regarding this Notice or the proposed Housing Element may be directed to Sonia Dias Southwell, AICP, Director of Community Development, City of Lakewood, 5050 Clark Avenue, Lakewood, California, 90712.

NOTICE IS FURTHER GIVEN that if you challenge the aforementioned action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.

DATED this 18th day of June, 2013.

Sonia Dias Southwell, AICP
Director of Community Development

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Public Notice for the August 13, 2013 City Council Meeting



NOTICE OF PUBLIC HEARING

**ADOPTION OF AMENDMENT NO. 2013-1 TO THE GENERAL PLAN
PERTAINING TO THE HOUSING ELEMENT AND RELATED NEGATIVE
DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Lakewood City Council on the adoption of the proposed 2013-2021 Housing Element of the General Plan of the City of Lakewood. The Housing Element discusses a number of key State mandates including identifying the City's housing needs, describing the available resources to meet the needs, identifying programs to provide and preserve affordable housing, identifying housing assistance programs for Lakewood residents. Said proposal does not affect any specific property within the City of Lakewood and has a general citywide effect. The negative declaration for this project shall also be considered at the hearing.

NOTICE IS FURTHER GIVEN that said public hearing will be held on TUESDAY, THE 13TH DAY OF AUGUST, 2013, AT 7:30 P.M. in the City Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California. All interested persons may appear at that time and testify in this matter. The proposed Housing Element and draft Negative Declaration are available for review in the Community Development Department of Lakewood City Hall, 5050 Clark Avenue, Lakewood.

NOTICE IS FURTHER GIVEN that if you challenge the aforementioned action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.

Dated this 2nd day of August, 2013.

Denise R. Hayward, CMC
City Clerk

Correspondence from County Sanitation Districts of Los Angeles County



1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

GRACE ROBINSON CHAN
Chief Engineer and General Manager

March 27, 2013

Ref. File No: 2543432

Mr. Paul Kuykendall
Community Development Department
City of Lakewood
5050 North Clark Avenue
Lakewood, CA 90712

Dear Mr. Kuykendall:

2014-2021 Housing Element Community Meeting

The County Sanitation Districts of Los Angeles County (Districts) received an invitation for the subject project, forwarded by your office, on March 20, 2013. The City of Lakewood (City) is located within the jurisdictional boundaries of Districts Nos. 3 and 19. We offer the following comments:

1. The Districts own, operate, and maintain only the large trunk sewers that form the backbone of the regional wastewater conveyance system. Local collector and/or lateral sewer lines are the responsibility of the jurisdiction in which they are located. As such, the Districts cannot comment on any deficiencies in the sewerage system in the City except to state that presently no deficiencies exist in Districts' facilities that serve the City.
2. The Districts should review individual developments within the City in order to determine whether or not sufficient trunk sewer capacity exists to serve each project and if Districts' facilities will be affected by a project.
3. The City's wastewater is treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 265.3 million gallons per day (mgd), or the Long Beach Water Reclamation Plant, which has a design capacity of 25 mgd and currently processes an average flow of 18.4 mgd.
4. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.
5. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is

Doc #: 2548182.D03&19

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issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, Will Serve Program, and click on the appropriate link. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Grace Robinson Chan



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR: ar

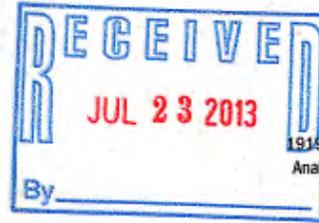
Response to Correspondence from County Sanitation Districts of Los Angeles County

Residential units developed during this housing element cycle will be subject to review on a case by case basis to determine whether or not sufficient trunk capacity exists to serve each project and if Districts' facilities will be affected by a project.

Correspondence from the Gas Company



A  Sempra Energy utility™



1819 S. State College Blvd.
Anaheim, CA 92806-6114

July 17, 2013

City of Lakewood
5050 Clark Ave
Lakewood, CA 90712

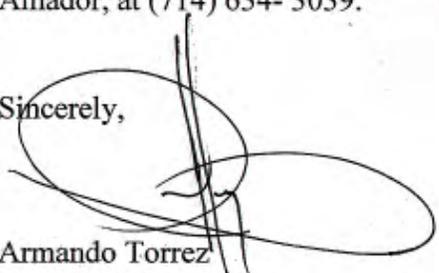
Attention: Sonia Dias Southwell

Subject: Proposed Negative Declaration – 2013-2021 Housing Element, General Plan Amendment

This letter is not to be interpreted as a contractual commitment to serve the proposed project but only as an information service. Its intent is to notify you that the Southern California Gas Company has facilities in the area where the above named project is proposed. Gas facilities within the service area of the project could be altered or abandoned as necessary without any significant impact on the environment.

Information regarding construction particulars and any costs associated with initiating service may be obtained by contacting the Planning Associate for your area, Don Amador, at (714) 634- 3039.

Sincerely,


Armando Torrez
Technical Supervisor
Orange Coast Region- Anaheim

AT/ps
mitnegde.doc

Response to Correspondence from the Gas Company

Residential units developed during this housing element cycle will be subject to review on a case by case basis with respect to Gas Company service.

Correspondence from the County of Los Angeles Fire Department



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401



DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

July 25, 2013

Sonia Dias Southwell, Director
Community Development Department
City of Lakewood
5050 Clark Avenue
Lakewood, CA 90712

Dear Ms. Southwell:

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION, "2013-2021 HOUSING ELEMENT"
TO PROVIDE SUITABLE HOUSING FOR ALL RESIDENTS OF LAKEWOOD, CITY OF
LAKEWOOD (FFER #201300099)**

The Notice of Intent to Adopt a Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. We have no comments at this time.

LAND DEVELOPMENT UNIT:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Land Development Unit, are the review of and comment on, all projects within the unincorporated areas of the County of Los Angeles. Our emphasis is on the availability of sufficient water supplies for firefighting operations and local/regional access issues. However, we review all projects for issues that may have a significant impact on the County of Los Angeles Fire Department. We are responsible for the review of all projects within Contract Cities (cities that contract with the County of Los Angeles Fire Department for fire protection services). We are responsible for all County facilities, located within non-contract cities. The County of Los Angeles Fire Department, Land Development Unit, may also comment on conditions that may

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA MIRADA	MAJIBU	POMONA	SIGNAL HILL
ARTESIA	CARSON	DUARTE	HUNTINGTON PARK	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CERRITOS	EL MONTE	INDUSTRY	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALEWYN PARK	CLAREMONT	GARDENA	INGLEWOOD	LAKEMASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	COMMERCE	GLEN DORA	IRVINDALE	LANWDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	CUDAHY	HAWTHORNE	LA HABRA	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
BIRMINGHAM							WHITTIER

be imposed on a project by the Fire Prevention Division, which may create a potentially significant impact to the environment.

2. This project does not propose construction of structures or any other improvements at this time. Therefore, until actual construction is proposed the project will not have a significant impact to the Fire Department, Land Development Unit.
3. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.
4. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, the Fire Department requirements for access, fire flows and hydrants are addressed during the subdivision tentative map stage.
5. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
6. Fire sprinkler systems are required in some residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use.
7. High Density Residential: The development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on the size of the buildings, their relationship to other structures, property lines, and types of construction used.
8. High Density Residential: Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
 - a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced fire hydrant.
 - c) When cul-de-sac depth exceeds 200 feet, hydrants will be required at the corner and mid-block.
 - d) Additional hydrants will be required if the hydrant spacing exceeds specified distances.
9. High Density Residential: Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.
10. High Density Residential: All on-site driveways shall provide a minimum unobstructed width of 28 feet, clear-to-sky. The 28 foot width does not allow for parking, and shall be designated as

a "Fire Lane" and have appropriate signage. The centerline of the on-site driveway shall be located parallel to and within 30 feet of an exterior wall on one side of the proposed structure. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building.

11. High Density Residential: The 28 feet in width shall be increased to:
 - a) 34 feet in width when parallel parking is allowed on one side of the access way.
 - b) 36 feet in width when parallel parking is allowed on both sides of the access way.
 - c) Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map, and final building plans.
 - d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.
12. High Density Residential: When serving land zoned for residential uses having a density of more than four units per net acre:
 - a) A cul-de-sac shall be a minimum of 34 feet in width and shall not be more than 700 feet in length.
 - b) The length of the cul-de-sac may be increased to 1,000 feet if a minimum of 36 feet in width is provided.
 - c) A Fire Department approved turning area shall be provided at the end of a cul-de-sac.
13. Single Family Dwellings: Single family detached homes shall require a minimum fire flow of 1,250 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. Two family dwelling units (duplexes) shall require a fire flow of 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. When there are five or more units taking access on a single driveway, the minimum fire flow shall be increased to 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration.
14. Single Family Dwellings: Fire hydrant spacing shall be 600 feet and shall meet the following requirements:
 - a) No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant.
 - b) No portion of a structure should be placed on a lot where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant.

- c) When cul-de-sac depth exceeds 450 feet on a residential street, hydrants shall be required at the corner and mid-block.
 - d) Additional hydrants will be required if hydrant spacing exceeds specified distances.
15. Single Family Dwellings: A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.
16. Single Family Dwellings: Fire Department access shall provide a minimum unobstructed width of 28 feet, clear-to-sky and be within 150 feet of all portions of the exterior walls of the first story of any single unit. If exceeding 150 feet, provide 20 feet minimum paved width "Private Driveway/Fire Lane" clear-to-sky to within 150 feet of all portions of the exterior walls of the unit. Fire lanes serving three or more units shall be increased to 26 feet.
17. Single Family Dwellings: Streets or driveways within the development shall be provided with the following:
- a) Provide 36 feet in width on all streets where parking is allowed on both sides.
 - b) Provide 34 feet in width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street.
 - c) Provide 36 feet in width on cul-de-sacs from 701 to 1,000 feet in length. This allows parking on both sides of the street.
 - d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road.
18. All access devices and gates shall meet the following requirements:
- a) Any single gated opening used for ingress and egress shall be a minimum of 26 feet in-width, clear-to-sky.
 - b) Any divided gate opening (when each gate is used for a single direction of travel i.e., ingress or egress) shall be a minimum width of 20 feet clear-to-sky.
 - c) Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way, and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device.
 - d) All limited access devices shall be of a type approved by the Fire Department.
 - e) Gate plans shall be submitted to the Fire Department, prior to installation. These plans shall show all locations, widths and details of the proposed gates.

19. Mobile Home Parks: In order to develop and maintain an adequate level of fire protection for Mobile Home/Recreational Vehicle Parks constructed within the jurisdictional area of the County of Los Angeles Fire Department, access roads and fire protection systems shall be provided in accordance with the following: Reference.
 - a. U.F.C. Sect. 901-903.
 - b. Housing and Community Development California State Code Title 25, Div. 1, Chapter 2, Sub Chapter 1, Article 2, Section 1106.3.
 - c. California Health and Safety Code Section 18691.
20. Mobile Home Parks: ACCESS (U.F.C. Sect. 901-903)
 - a. The required width of access roadways shall not be obstructed in any manor, including the parking of vehicles.
 - b. All Recreational Vehicle Parks hereafter constructed shall be accessible to Fire Department apparatus by way of access roadways with all-weather driving surfaces of not less than 26 feet of unobstructed width, open clear-to-sky, with adequate roadway turning radius.
 - c. Interior access roadways shall extend to within 150 feet of all portions of the exterior walls of the first story of any building or recreational vehicle.
 1. When the design of the park indicates a need for roadway parking, roadway widths shall be 34 feet for parking on one side only, or 36 feet for parking on both sides.
 2. When access roads are designed and limited to one-way travel, widths may be reduced to 26 feet and require posting "FIRE LANE - NO PARKING" if needed to ensure clear and unobstructed access.
 - d. The Fire Chief SHALL have the authority to require an increase in the minimum access widths where such width is not adequate for firefighting or rescue operations.
 - e. Cul-de-sacs are not to exceed 1,000 feet in-length.
 - f. Turnarounds may be required on roadways over 300 feet in-length.
 - g. A second means of access may be required based upon, unit count, density, topography, exposures, response time, fire zone, or local hazards. The second access is to be constructed to the same standards as the primary access. Required second access ways may be gated to Fire Department satisfaction.
 - h. Fire Department required access (fire lanes) will require posting "FIRE LANE - NO PARKING" if needed to ensure clear and unobstructed access.
 - i. Graphic indicator map boards will be required if response times within the Park are impaired.

- j. Parking spaces for recreational vehicles shall be designed and adequate for the parking of a recreational vehicle and one additional passenger vehicle, clear of access roads.
21. Mobile Home Parks Fire Flows:
- a) A minimum fire flow of 1,250 gallons per minute residual pressure for two (2) hours will be required for all areas where recreational vehicles will be parked, stored, or used within the park boundaries.
 - b) Fire flows for all structures within the park will be determined by the Fire Department based on size, usage and hazards. These fire flows may be greater than the minimum 1,250 gallons per minute requirement.
22. Mobile Home Parks "Hydrant Spacing:
- a. In areas where recreational vehicles are parked, stored, or used, hydrant spacing shall be no more than 600 feet.
 - b. Hydrant spacing for structures within the park shall conform to the County of Los Angeles Fire Code. Requirements are based on building usage.
23. Mobile Home Parks Brush Clearance:
- a. Brush Clearance shall conform to Los Angeles County Fire Code (Sect. 1117).
24. Mobile Home Parks BUILDING AND/OR PLOT PLAN REQUIREMENTS:
- a. Label all driveways/roadways as "FIRE LANE - NO PARKING" on plot plans. This will assure the availability of the access for Fire Department use and the enforcement if needed, to ensure their unobstructed use.
 - b. Demonstrate that all driveways will be installed with all-weather surfaces (paving) which will support firefighting vehicles. The paving shall be a minimum of three inch of asphaltic concrete, or equal, over four inch of decomposed granite or equivalent.
 - c. Demonstrate that all roadways will not exceed 15% grade.
 - d. Demonstrate that the roadways will have unobstructed width and overhead clearance clear-to-the-sky.
25. Submit three sets of water plans to the County of Los Angeles Fire Department, Land Development Unit. The plans must show all proposed changes to the fire protection water system, such as fire hydrant locations and main sizes. The plans shall be submitted through the local water company.
26. The County of Los Angeles Fire Department, Land Development Unit's comments are only general requirements. Specific fire and life safety requirements and conditions set during the environmental review process will be addressed and conditions set at the building and fire plan

Sonia Dias Southwell, Director
July 25, 2013
Page 7

check phase. Once the official plans are submitted for review there may be additional requirements.

27. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department, Land Development Unit Inspector, Nancy Rodeheffer, at (323) 890-4243 or nrodeheffer@fire.lacounty.gov.
28. The County of Los Angeles Fire Department, Land Development Unit, appreciates the opportunity to comment on this project.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.
2. The proposed project (2013-2021 Housing Element) will not have significant environmental impact in these areas.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. The Health Hazardous Materials Division has no objection to the proposed project.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:ij

Response to Correspondence from the County of Los Angeles Fire Department

Residential units developed during this housing element cycle will be subject to review on a case by case basis with respect to County of Los Angeles Fire Department requirements.

**APPENDIX B
POTENTIAL RECYLING**

POTENTIAL RECYCLING										
STUDY AREA	AIN	GEN PLAN	ZONE	EXISTING UNITS	ACRES	REALISTIC DENSITY	POTENTIAL UNITS	NET INCREASE	CONSOLIDATION?	INCOME CATEGORY
1	7060022064	M/HD RESID.	M-F-R	1	0.13	20	2	1		Mod/above
1	7060024001	M/HD RESID.	M-F-R							
1	7060024002	M/HD RESID.	M-F-R	2	0.39	22	9	7	YES	Mod/above
1	7060024009	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
1	7060024013	M/HD RESID.	M-F-R	1	0.24	20	4	3		Mod/above
1	7065023022	M/HD RESID.	M-F-R	1	0.13	20	2	1		Mod/above
1	7065024002	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
1	SUBTOTAL			7	1.19		22	15		
2	7059010008	M/HD RESID.	M-F-R							
2	7059010009	M/HD RESID.	M-F-R							
2	7059010010	M/HD RESID.	M-F-R							
2	7059010011	M/HD RESID.	M-F-R							
2	7059010012	M/HD RESID.	M-F-R	12	0.65	30	20	8	YES	Low
2	7059011009	M/HD RESID.	M-F-R	1	0.20	20	4	3		Mod/above
2	7059011022	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
2	7059012002	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059012003	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059012020	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059012025	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059013023	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059014001	M/HD RESID.	M-F-R	1	0.15	20	3	2		Mod/above
2	7059014007	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059014025	M/HD RESID.	M-F-R	1	0.11	20	2	1		Mod/above
2	7059014026	M/HD RESID.	M-F-R	1	0.11	20	2	1		Mod/above
2	7059015008	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059015026	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059016006	M/HD RESID.	M-F-R	1	0.18	20	3	2		Mod/above
2	7059016001	M/HD RESID.	M-F-R							
2	7059016007	M/HD RESID.	M-F-R							
2	7059016030	M/HD RESID.	M-F-R							
2	7059016012	M/HD RESID.	M-F-R	6	0.52	22	11	5	YES	Mod/above
2	7059016015	M/HD RESID.	M-F-R							
2	7059016023	M/HD RESID.	M-F-R	5	0.42	22	9	4	YES	Mod/above
2	7059019007	M/HD RESID.	M-F-R							
2	7059019010	M/HD RESID.	M-F-R							
2	7059019011	M/HD RESID.	M-F-R	13	1.21	30	36	23	YES	Low
2	7059019019	M/HD RESID.	M-F-R							
2	7059019020	M/HD RESID.	M-F-R	1	0.19	20	3	2	YES	Mod/above
2	7059022020	M/HD RESID.	M-F-R	2	0.21	20	4	2		Mod/above
2	7059022011	M/HD RESID.	M-F-R							
2	7059022012	M/HD RESID.	M-F-R							
2	7059022022	M/HD RESID.	M-F-R							
2	7059022023	M/HD RESID.	M-F-R							
2	7059022024	M/HD RESID.	M-F-R							
2	7059022031	M/HD RESID.	M-F-R	6	0.58	30	17	11	YES	Low
2	7059023035	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	SUBTOTAL			60	5.99		140	80		
3	7058012011	M/HD RESID.	M-F-R	1	0.25	20	5	4		Mod/above
3	7058012025	M/HD RESID.	M-F-R	1	0.18	20	3	2		Mod/above
3	7058012026	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
3	7058016017	M/HD RESID.	M-F-R	5	0.32	22	7	2		Mod/above
3	7058017023	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
3	7058019016	M/HD RESID.	M-F-R	1	0.17	20	3	2		Mod/above
3	7058020008	M/HD RESID.	M-F-R	3	0.32	22	7	4		Mod/above
3	SUBTOTAL			13	1.52		30	17		
4	There are no potential recycling sites in Study Area 4.									
TOTAL				80	8.70		192	112		

APPENDIX C
UNDERUTILIZED PARCELS

UNDERUTILIZED PARCELS TO HIGHER DENSITIES

STUDY AREA	AIN	GEN PLAN	ZONE	EXISTING UNITS	ACRES	REALISTIC DENSITY	POTENTIAL UNITS	NET INCREASE	CONSOLIDATION?	INCOME CATEGORY
1	7060022006	M/HD RESID.	M-F-R	2	0.21	20	4	2		Mod/above
1	7060022007	M/HD RESID.	M-F-R	3	0.31	22	6	3		Mod/above
1	7060022012	M/HD RESID.	M-F-R	1	0.23	20	4	3		Mod/above
1	7060022013	M/HD RESID.	M-F-R	1	0.15	20	2	1		Mod/above
1	7060022018	M/HD RESID.	M-F-R	1	0.15	20	2	1		Mod/above
1	7060022019	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
1	7060022020	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
1	7060023005	M/HD RESID.	M-F-R	3	0.40	22	8	5		Mod/above
1	7060023012	M/HD RESID.	M-F-R	2	0.28	20	5	3		Mod/above
1	7060023013	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
1	7060023014	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
1	7060023015	M/HD RESID.	M-F-R	4	0.51	22	11	7		Mod/above
1	7060024003	M/HD RESID.	M-F-R	1	0.13	20	2	1		Mod/above
1	7060024005	M/HD RESID.	M-F-R	1	0.13	20	2	1		Mod/above
1	7060025011	M/HD RESID.	M-F-R	2	0.38	22	9	7	YES	Mod/above
1	7060025012	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
1	7060025013	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
1	7060025014	M/HD RESID.	M-F-R	1	0.17	20	3	2	YES	Mod/above
1	7060025015	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
1	7060025017	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
1	7065023002	M/HD RESID.	M-F-R	1	0.52	22	11	10		Mod/above
1	7065023004	M/HD RESID.	M-F-R	2	0.31	22	6	4		Mod/above
1	7065023005	M/HD RESID.	M-F-R	1	0.26	20	5	4		Mod/above
1	7065023006	M/HD RESID.	M-F-R	2	0.26	20	5	3		Mod/above
1	7065023008	M/HD RESID.	M-F-R	1	0.26	20	5	4		Mod/above
1	7065023032	M/HD RESID.	M-F-R	12	1.02	30	30	18		Mod/above
1	7065023065	M/HD RESID.	M-F-R	1	0.38	22	8	7		Mod/above
1	SUBTOTAL			48	6.82		140	92		
2	7059009003	M/HD RESID.	M-F-R	2	0.20	20	4	2		Mod/above
2	7059009007	M/HD RESID.	M-F-R	1	0.11	20	2	1		Mod/above
2	7059009009	M/HD RESID.	M-F-R	1	0.22	20	4	3		Mod/above
2	7059009013	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
2	7059010002	M/HD RESID.	M-F-R	1	0.18	20	3	2	YES	Mod/above
2	7059010003	M/HD RESID.	M-F-R	1	0.22	20	4	3		Mod/above
2	7059010004	M/HD RESID.	M-F-R	1	0.22	20	4	3		Mod/above
2	7059010007	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059011002	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059011003	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059011004	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059011012	M/HD RESID.	M-F-R	1	0.15	20	2	1		Mod/above
2	7059011013	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059011014	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059011016	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
2	7059011017	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
2	7059011018	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
2	7059011019	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
2	7059011020	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
2	7059012001	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059012008	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059012010	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059012018	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059012021	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059012022	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059012023	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059012024	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059012030	M/HD RESID.	M-F-R	1	0.10	20	2	1		Mod/above
2	7059012031	M/HD RESID.	M-F-R	2	0.22	20	4	2		Mod/above
2	7059012032	M/HD RESID.	M-F-R	2	0.27	20	5	3		Mod/above
2	7059012034	M/HD RESID.	M-F-R	1	0.11	20	2	1		Mod/above
2	7059012035	M/HD RESID.	M-F-R	1	0.22	20	4	3		Mod/above
2	7059013002	M/HD RESID.	M-F-R	1	0.13	20	2	1		Mod/above
2	7059013003	M/HD RESID.	M-F-R	1	0.20	20	4	3		Mod/above
2	7059013007	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059013010	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above

STUDY AREA	AIN	GEN PLAN	ZONE	EXISTING UNITS	ACRES	REALISTIC DENSITY	POTENTIAL UNITS	NET INCREASE	CONSOLIDATION?	INCOME CATEGORY
2	7059013020	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059013021	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059013030	M/HD RESID.	M-F-R	2	0.21	20	4	2		Mod/above
2	7059013031	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059013032	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059014002	M/HD RESID.	M-F-R	1	0.13	20	2	1		Mod/above
2	7059014003	M/HD RESID.	M-F-R	2	0.20	20	4	2		Mod/above
2	7059014019	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059014021	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059014022	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059014029	M/HD RESID.	M-F-R	2	0.22	20	4	2		Mod/above
2	7059014045	M/HD RESID.	M-F-R	2	0.21	20	4	2		Mod/above
2	7059014046	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059015003	M/HD RESID.	M-F-R	1	0.13	20	2	1		Mod/above
2	7059015009	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059015010	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059015020	M/HD RESID.	M-F-R	2	0.24	20	4	2		Mod/above
2	7059016002	M/HD RESID.	M-F-R	1	0.13	20	2	1		Mod/above
2	7059016014	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059016025	M/HD RESID.	M-F-R	1	0.17	20	3	2		Mod/above
2	7059019004	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059019005	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059019006	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059019009	M/HD RESID.	M-F-R	1	0.11	20	2	1		Mod/above
2	7059019016	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059019017	M/HD RESID.	M-F-R	1	0.24	20	4	3		Mod/above
2	7059019021	M/HD RESID.	M-F-R	1	0.13	20	2	1		Mod/above
2	7059019022	M/HD RESID.	M-F-R	1	0.13	20	2	1		Mod/above
2	7059019023	M/HD RESID.	M-F-R	1	0.13	20	2	1		Mod/above
2	7059020008	M/HD RESID.	M-F-R	1	0.24	20	4	3		Mod/above
2	7059020009	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059020011	M/HD RESID.	M-F-R	1	0.15	20	3	2		Mod/above
2	7059020012	M/HD RESID.	M-F-R	1	0.13	20	2	1		Mod/above
2	7059020013	M/HD RESID.	M-F-R	1	0.13	20	2	1		Mod/above
2	7059021003	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059021012	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
2	7059021014	M/HD RESID.	M-F-R	1	0.20	20	4	3		Mod/above
2	7059021015	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
2	7059021018	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059021019	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059021021	M/HD RESID.	M-F-R	2	0.31	22	6	4		Mod/above
2	7059021022	M/HD RESID.	M-F-R	1	0.30	22	6	5		Mod/above
2	7059022002	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059022003	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059022004	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059022019	M/HD RESID.	M-F-R	2	0.22	20	4	2		Mod/above
2	7059022026	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059022027	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
2	7059023001	M/HD RESID.	M-F-R	1	0.13	20	2	1		Mod/above
2	7059023002	M/HD RESID.	M-F-R	1	0.10	20	2	1		Mod/above
2	7059023003	M/HD RESID.	M-F-R	1	0.11	20	2	1		Mod/above
2	7059023005	M/HD RESID.	M-F-R	1	0.10	20	2	1		Mod/above
2	7059023008	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059023009	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059023010	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059023011	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059023012	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059023015	M/HD RESID.	M-F-R	1	0.17	20	3	2		Mod/above
2	7059023021	M/HD RESID.	M-F-R	1	0.11	20	2	1		Mod/above
2	7059023022	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059023023	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059023024	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059023025	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
2	7059023026	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
2	7059024004	M/HD RESID.	M-F-R	1	0.11	20	2	1		Mod/above
2	7059024005	M/HD RESID.	M-F-R	1	0.11	20	2	1		Mod/above
2	7059024007	M/HD RESID.	M-F-R	1	0.11	20	2	1		Mod/above

STUDY AREA	AIN	GEN PLAN	ZONE	EXISTING UNITS	ACRES	REALISTIC DENSITY	POTENTIAL UNITS	NET INCREASE	CONSOLIDATION?	INCOME CATEGORY
2	7059024008	M/HD RESID.	M-F-R	1	0.11	20	2	1		Mod/above
2	7059024009	M/HD RESID.	M-F-R	1	0.11	20	2	1		Mod/above
2	7059024010	M/HD RESID.	M-F-R	1	0.11	20	2	1		Mod/above
2	7059024011	M/HD RESID.	M-F-R	1	0.11	20	2	1		Mod/above
2	7059024012	M/HD RESID.	M-F-R	1	0.11	20	2	1		Mod/above
2	SUBTOTAL			117	16.31		288	171		
3	7058008004	M/HD RESID.	M-F-R	1	0.30	22	6	5		Mod/above
3	7058008025	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
3	7058011009	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
3	7058011010	M/HD RESID.	M-F-R	1	0.19	20	3	2		Mod/above
3	7058011011	M/HD RESID.	M-F-R	1	0.15	20	2	1		Mod/above
3	7058011012	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
3	7058011013	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
3	7058011014	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
3	7058011015	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
3	7058011016	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
3	7058011017	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
3	7058011018	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
3	7058012014	M/HD RESID.	M-F-R	1	0.22	20	4	3		Mod/above
3	7058012016	M/HD RESID.	M-F-R	1	0.19	20	3	2		Mod/above
3	7058012017	M/HD RESID.	M-F-R	1	0.19	20	3	2		Mod/above
3	7058012021	M/HD RESID.	M-F-R	1	0.17	20	3	2		Mod/above
3	7058012022	M/HD RESID.	M-F-R	1	0.18	20	3	2		Mod/above
3	7058012024	M/HD RESID.	M-F-R	1	0.25	20	5	4		Mod/above
3	7058012027	M/HD RESID.	M-F-R	1	0.13	20	2	1		Mod/above
3	7058012028	M/HD RESID.	M-F-R	1	0.20	20	4	3		Mod/above
3	7058013005	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
3	7058013006	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
3	7058013007	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
3	7058013010	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
3	7058013012	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
3	7058013013	M/HD RESID.	M-F-R	2	0.31	22	6	4		Mod/above
3	7058013014	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
3	7058013017	M/HD RESID.	M-F-R	1	0.15	20	3	2		Mod/above
3	7058013020	M/HD RESID.	M-F-R	1	0.21	20	4	3		Mod/above
3	7058013021	M/HD RESID.	M-F-R	1	0.10	20	2	1		Mod/above
3	7058013022	M/HD RESID.	M-F-R	1	0.15	20	3	2		Mod/above
3	7058014003	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
3	7058014004	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
3	7058014005	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
3	7058014006	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
3	7058014007	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
3	7058014016	M/HD RESID.	M-F-R	1	0.16	20	3	2		Mod/above
3	7058014019	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
3	7058016004	M/HD RESID.	M-F-R	1	0.19	20	3	2		Mod/above
3	7058016005	M/HD RESID.	M-F-R	1	0.13	20	2	1		Mod/above
3	7058016018	M/HD RESID.	M-F-R	3	0.32	22	7	4		Mod/above
3	7058017009	M/HD RESID.	M-F-R	2	0.22	20	4	2		Mod/above
3	7058017011	M/HD RESID.	M-F-R	2	0.20	20	4	2		Mod/above
3	7058017012	M/HD RESID.	M-F-R	2	0.21	20	4	2		Mod/above
3	7058017020	M/HD RESID.	M-F-R	2	0.32	22	7	5		Mod/above
3	7058017021	M/HD RESID.	M-F-R	2	0.32	22	7	5		Mod/above
3	7058017024	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
3	7058017030	M/HD RESID.	M-F-R	2	0.24	20	4	2		Mod/above
3	7058017031	M/HD RESID.	M-F-R	1	0.13	20	2	1		Mod/above
3	7058019002	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
3	7058019003	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
3	7058019005	M/HD RESID.	M-F-R	2	0.32	22	7	5		Mod/above
3	7058019006	M/HD RESID.	M-F-R	2	0.32	22	7	5		Mod/above
3	7058019010	M/HD RESID.	M-F-R	1	0.17	20	3	2		Mod/above
3	7058019017	M/HD RESID.	M-F-R	1	0.17	20	3	2		Mod/above
3	7058019021	M/HD RESID.	M-F-R	1	0.36	22	7	6		Mod/above
3	7058019022	M/HD RESID.	M-F-R	2	0.36	22	7	5		Mod/above
3	7058019023	M/HD RESID.	M-F-R	3	0.36	22	7	4		Mod/above
3	7058019034	M/HD RESID.	M-F-R	2	0.32	22	6	4		Mod/above
3	7058020010	M/HD RESID.	M-F-R	2	0.32	22	7	5		Mod/above

STUDY AREA	AIN	GEN PLAN	ZONE	EXISTING UNITS	ACRES	REALISTIC DENSITY	POTENTIAL UNITS	NET INCREASE	CONSOLIDATION?	INCOME CATEGORY
3	7058020017	M/HD RESID.	M-F-R	1	0.17	20	3	2		Mod/above
3	7058020022	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
3	7058020023	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
3	7058020024	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
3	7058020027	M/HD RESID.	M-F-R	1	0.21	20	4	3		Mod/above
3	7058020028	M/HD RESID.	M-F-R	1	0.12	20	2	1		Mod/above
3	7058020030	M/HD RESID.	M-F-R	1	0.13	20	2	1		Mod/above
3	7058020050	M/HD RESID.	M-F-R	3	0.32	22	6	3		Mod/above
3	7058020055	M/HD RESID.	M-F-R	1	0.17	20	3	2		Mod/above
3	SUBTOTAL			87	13.19		243	156		
4	7058027016	M/HD RESID.	M-F-R	1	0.13	20	2	1		Mod/above
4	7058027017	M/HD RESID.	M-F-R	1	0.15	20	3	2		Mod/above
4	7058027018	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
4	7058027019	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
4	7058027020	M/HD RESID.	M-F-R	1	0.14	20	2	1		Mod/above
4	7058027021	M/HD RESID.	M-F-R	1	0.15	20	3	2		Mod/above
4	7066010025	M/HD RESID.	M-F-R	1	0.31	22	6	5		Mod/above
4	SUBTOTAL			7	1.16		20	13		
TOTAL				259	37.48		691	432		

CHURCH SITES										
STUDY AREA	AIN	GEN PLAN	ZONE	EXISTING UNITS	ACRES	REALISTIC DENSITY	POTENTIAL UNITS	NET INCREASE	CONSOLIDATION?	INCOME CATEGORY
N/A	7065004013	M/HD RESID.	M-F-R	0	1.02	30	31	31	YES	Low
N/A	7065004014	M/HD RESID.	M-F-R							
N/A	7155005015	M/HD RESID.	M-F-R	0	2.26	30	68	68	YES	Low
N/A	7155006001	M/HD RESID.	M-F-R							
N/A	7157007010	M/HD RESID.	M-F-R	0	0.92	30	27	27	YES	Low
N/A	7157007011	M/HD RESID.	M-F-R							
TOTAL				0	4.20		126	126		

GRAND TOTAL			
EXISTING UNITS	ACRES	POTENTIAL UNITS	NET INCREASE
259	41.68	817	558

APPENDIX D
POTENTIAL SECOND UNITS

POTENTIAL SECOND UNITS

AIN	GEN PLAN	ZONE	EXISTING UNITS	SQUARE FEET	POTENTIAL UNITS	NET INCREASE	INCOME CATEGORY
7048012015	LOW DENSITY RESIDENTIAL	R-1	1	10,066	2	1	Low
7048012019	LOW DENSITY RESIDENTIAL	R-1	1	10,314	2	1	Low
7048015046	LOW DENSITY RESIDENTIAL	R-1	1	13,436	2	1	Low
7048018007	LOW DENSITY RESIDENTIAL	R-1	1	10,091	2	1	Low
7048019019	LOW DENSITY RESIDENTIAL	R-1	1	10,954	2	1	Low
7048023001	LOW DENSITY RESIDENTIAL	R-1	1	12,636	2	1	Low
7048023017	LOW DENSITY RESIDENTIAL	R-1	1	10,625	2	1	Low
7048025010	LOW DENSITY RESIDENTIAL	R-1	1	10,541	2	1	Low
7057031009	LOW DENSITY RESIDENTIAL	R-1	1	10,123	2	1	Low
7057031013	LOW DENSITY RESIDENTIAL	R-1	1	10,829	2	1	Low
7057031016	LOW DENSITY RESIDENTIAL	R-1	1	10,417	2	1	Low
7058018007	LOW DENSITY RESIDENTIAL	R-1	1	13,508	2	1	Low
7060005040	LOW DENSITY RESIDENTIAL	R-1	1	11,488	2	1	Low
7060008019	LOW DENSITY RESIDENTIAL	R-1	1	13,449	2	1	Low
7060010012	LOW DENSITY RESIDENTIAL	R-1	1	10,823	2	1	Low
7060010013	LOW DENSITY RESIDENTIAL	R-1	1	13,572	2	1	Low
7060010016	LOW DENSITY RESIDENTIAL	R-1	1	10,883	2	1	Low
7060014012	LOW DENSITY RESIDENTIAL	R-1	1	10,340	2	1	Low
7060014020	LOW DENSITY RESIDENTIAL	R-1	1	11,296	2	1	Low
7061008045	LOW DENSITY RESIDENTIAL	R-1	1	20,320	2	1	Low
7063001002	LOW DENSITY RESIDENTIAL	R-1	1	10,851	2	1	Low
7063001019	LOW DENSITY RESIDENTIAL	R-1	1	14,198	2	1	Low
7063013020	LOW DENSITY RESIDENTIAL	R-1	1	11,444	2	1	Low
7063013025	LOW DENSITY RESIDENTIAL	R-1	1	14,640	2	1	Low
7063019018	LOW DENSITY RESIDENTIAL	R-1	1	10,143	2	1	Low
7063019019	LOW DENSITY RESIDENTIAL	R-1	1	10,626	2	1	Low
7063022017	LOW DENSITY RESIDENTIAL	R-1	1	16,504	2	1	Low
7065004031	LOW DENSITY RESIDENTIAL	R-1	1	10,948	2	1	Low
7150005001	LOW DENSITY RESIDENTIAL	R-1	1	10,394	2	1	Low
7150005002	LOW DENSITY RESIDENTIAL	R-1	1	12,473	2	1	Low
7150005003	LOW DENSITY RESIDENTIAL	R-1	1	13,512	2	1	Low
7150005004	LOW DENSITY RESIDENTIAL	R-1	1	14,685	2	1	Low
7150005005	LOW DENSITY RESIDENTIAL	R-1	1	14,405	2	1	Low
7150005006	LOW DENSITY RESIDENTIAL	R-1	1	13,290	2	1	Low
7150005009	LOW DENSITY RESIDENTIAL	R-1	1	11,363	2	1	Low
7150005010	LOW DENSITY RESIDENTIAL	R-1	1	11,812	2	1	Low
7150005032	LOW DENSITY RESIDENTIAL	R-1	1	12,857	2	1	Low
7150006001	LOW DENSITY RESIDENTIAL	R-1	1	10,981	2	1	Low
7150006002	LOW DENSITY RESIDENTIAL	R-1	1	11,962	2	1	Low
7150006003	LOW DENSITY RESIDENTIAL	R-1	1	10,161	2	1	Low
7150006004	LOW DENSITY RESIDENTIAL	R-1	1	11,258	2	1	Low
7150006005	LOW DENSITY RESIDENTIAL	R-1	1	11,259	2	1	Low
7150006006	LOW DENSITY RESIDENTIAL	R-1	1	11,258	2	1	Low
7150006007	LOW DENSITY RESIDENTIAL	R-1	1	11,260	2	1	Low
7150006008	LOW DENSITY RESIDENTIAL	R-1	1	11,258	2	1	Low
7150006009	LOW DENSITY RESIDENTIAL	R-1	1	11,259	2	1	Low
7150006010	LOW DENSITY RESIDENTIAL	R-1	1	11,448	2	1	Low
7150006011	LOW DENSITY RESIDENTIAL	R-1	1	14,450	2	1	Low
7150006012	LOW DENSITY RESIDENTIAL	R-1	1	12,836	2	1	Low
7150006013	LOW DENSITY RESIDENTIAL	R-1	1	14,260	2	1	Low
7150006014	LOW DENSITY RESIDENTIAL	R-1	1	13,210	2	1	Low
7150006015	LOW DENSITY RESIDENTIAL	R-1	1	11,253	2	1	Low
7150006016	LOW DENSITY RESIDENTIAL	R-1	1	11,252	2	1	Low
7150006017	LOW DENSITY RESIDENTIAL	R-1	1	11,253	2	1	Low
7150006018	LOW DENSITY RESIDENTIAL	R-1	1	10,703	2	1	Low
7150007001	LOW DENSITY RESIDENTIAL	R-1	1	11,309	2	1	Low
7150007002	LOW DENSITY RESIDENTIAL	R-1	1	11,760	2	1	Low
7150007003	LOW DENSITY RESIDENTIAL	R-1	1	11,760	2	1	Low
7150007004	LOW DENSITY RESIDENTIAL	R-1	1	11,760	2	1	Low
7150007005	LOW DENSITY RESIDENTIAL	R-1	1	11,760	2	1	Low
7150007006	LOW DENSITY RESIDENTIAL	R-1	1	11,760	2	1	Low
7150007007	LOW DENSITY RESIDENTIAL	R-1	1	11,761	2	1	Low
7150007008	LOW DENSITY RESIDENTIAL	R-1	1	11,760	2	1	Low
7150007009	LOW DENSITY RESIDENTIAL	R-1	1	11,760	2	1	Low
7150007010	LOW DENSITY RESIDENTIAL	R-1	1	11,759	2	1	Low
7150007011	LOW DENSITY RESIDENTIAL	R-1	1	11,761	2	1	Low

AIN	GEN PLAN	ZONE	EXISTING UNITS	SQUARE FEET	POTENTIAL UNITS	NET INCREASE	INCOME CATEGORY
7150007012	LOW DENSITY RESIDENTIAL	R-1	1	13,560	2	1	Low
7150008001	LOW DENSITY RESIDENTIAL	R-1	1	10,470	2	1	Low
7150008002	LOW DENSITY RESIDENTIAL	R-1	1	10,477	2	1	Low
7150008003	LOW DENSITY RESIDENTIAL	R-1	1	10,770	2	1	Low
7150008004	LOW DENSITY RESIDENTIAL	R-1	1	12,821	2	1	Low
7150008005	LOW DENSITY RESIDENTIAL	R-1	1	13,586	2	1	Low
7150008006	LOW DENSITY RESIDENTIAL	R-1	1	13,521	2	1	Low
7150008007	LOW DENSITY RESIDENTIAL	R-1	1	14,634	2	1	Low
7150008008	LOW DENSITY RESIDENTIAL	R-1	1	13,410	2	1	Low
7150008009	LOW DENSITY RESIDENTIAL	R-1	1	20,075	2	1	Low
7150008010	LOW DENSITY RESIDENTIAL	R-1	1	14,072	2	1	Low
7150009009	LOW DENSITY RESIDENTIAL	R-1	1	10,473	2	1	Low
7150009010	LOW DENSITY RESIDENTIAL	R-1	1	10,478	2	1	Low
7150009011	LOW DENSITY RESIDENTIAL	R-1	1	10,471	2	1	Low
7150009012	LOW DENSITY RESIDENTIAL	R-1	1	10,471	2	1	Low
7150010009	LOW DENSITY RESIDENTIAL	R-1	1	10,576	2	1	Low
7150010014	LOW DENSITY RESIDENTIAL	R-1	1	10,495	2	1	Low
7150010016	LOW DENSITY RESIDENTIAL	R-1	1	14,094	2	1	Low
7150010017	LOW DENSITY RESIDENTIAL	R-1	1	10,437	2	1	Low
7150013006	LOW DENSITY RESIDENTIAL	R-1	1	14,245	2	1	Low
7150016001	LOW DENSITY RESIDENTIAL	R-1	1	11,000	2	1	Low
7150016002	LOW DENSITY RESIDENTIAL	R-1	1	10,531	2	1	Low
7150016003	LOW DENSITY RESIDENTIAL	R-1	1	10,531	2	1	Low
7150016004	LOW DENSITY RESIDENTIAL	R-1	1	10,531	2	1	Low
7150016005	LOW DENSITY RESIDENTIAL	R-1	1	10,532	2	1	Low
7150016006	LOW DENSITY RESIDENTIAL	R-1	1	10,532	2	1	Low
7150016007	LOW DENSITY RESIDENTIAL	R-1	1	11,376	2	1	Low
7150016008	LOW DENSITY RESIDENTIAL	R-1	1	11,239	2	1	Low
7150016009	LOW DENSITY RESIDENTIAL	R-1	1	10,386	2	1	Low
7150017001	LOW DENSITY RESIDENTIAL	R-1	1	12,348	2	1	Low
7150017002	LOW DENSITY RESIDENTIAL	R-1	1	10,508	2	1	Low
7150017003	LOW DENSITY RESIDENTIAL	R-1	1	10,531	2	1	Low
7150017004	LOW DENSITY RESIDENTIAL	R-1	1	10,562	2	1	Low
7150017005	LOW DENSITY RESIDENTIAL	R-1	1	10,194	2	1	Low
7150017006	LOW DENSITY RESIDENTIAL	R-1	1	10,075	2	1	Low
7150017007	LOW DENSITY RESIDENTIAL	R-1	1	10,078	2	1	Low
7150017008	LOW DENSITY RESIDENTIAL	R-1	1	10,077	2	1	Low
7150017009	LOW DENSITY RESIDENTIAL	R-1	1	10,077	2	1	Low
7150017010	LOW DENSITY RESIDENTIAL	R-1	1	10,076	2	1	Low
7150018005	LOW DENSITY RESIDENTIAL	R-1	1	10,029	2	1	Low
7150018016	LOW DENSITY RESIDENTIAL	R-1	1	10,073	2	1	Low
7150018017	LOW DENSITY RESIDENTIAL	R-1	1	10,076	2	1	Low
7150018018	LOW DENSITY RESIDENTIAL	R-1	1	10,079	2	1	Low
7150018019	LOW DENSITY RESIDENTIAL	R-1	1	10,080	2	1	Low
7150018020	LOW DENSITY RESIDENTIAL	R-1	1	10,077	2	1	Low
7150018021	LOW DENSITY RESIDENTIAL	R-1	1	10,079	2	1	Low
7150018022	LOW DENSITY RESIDENTIAL	R-1	1	10,076	2	1	Low
7150018023	LOW DENSITY RESIDENTIAL	R-1	1	10,077	2	1	Low
7150018024	LOW DENSITY RESIDENTIAL	R-1	1	10,506	2	1	Low
7150018025	LOW DENSITY RESIDENTIAL	R-1	1	11,366	2	1	Low
7150019001	LOW DENSITY RESIDENTIAL	R-1	1	11,065	2	1	Low
7150019002	LOW DENSITY RESIDENTIAL	R-1	1	12,268	2	1	Low
7150019003	LOW DENSITY RESIDENTIAL	R-1	1	11,294	2	1	Low
7150019004	LOW DENSITY RESIDENTIAL	R-1	1	10,438	2	1	Low
7150019007	LOW DENSITY RESIDENTIAL	R-1	1	11,356	2	1	Low
7150019008	LOW DENSITY RESIDENTIAL	R-1	1	12,175	2	1	Low
7150020010	LOW DENSITY RESIDENTIAL	R-1	1	14,034	2	1	Low
7150020011	LOW DENSITY RESIDENTIAL	R-1	1	14,566	2	1	Low
7150020012	LOW DENSITY RESIDENTIAL	R-1	1	12,673	2	1	Low
7150020013	LOW DENSITY RESIDENTIAL	R-1	1	11,630	2	1	Low
7150020024	LOW DENSITY RESIDENTIAL	R-1	1	10,204	2	1	Low
7150021004	LOW DENSITY RESIDENTIAL	R-1	1	10,372	2	1	Low
7150021017	LOW DENSITY RESIDENTIAL	R-1	1	10,224	2	1	Low
7150021023	LOW DENSITY RESIDENTIAL	R-1	1	12,366	2	1	Low
7150022001	LOW DENSITY RESIDENTIAL	R-1	1	10,354	2	1	Low
7150022007	LOW DENSITY RESIDENTIAL	R-1	1	15,036	2	1	Low
7150022008	LOW DENSITY RESIDENTIAL	R-1	1	15,715	2	1	Low
7150022015	LOW DENSITY RESIDENTIAL	R-1	1	10,351	2	1	Low

AIN	GEN PLAN	ZONE	EXISTING UNITS	SQUARE FEET	POTENTIAL UNITS	NET INCREASE	INCOME CATEGORY
7150023001	LOW DENSITY RESIDENTIAL	R-1	1	16,707	2	1	Low
7150023006	LOW DENSITY RESIDENTIAL	R-1	1	10,058	2	1	Low
7150023007	LOW DENSITY RESIDENTIAL	R-1	1	16,881	2	1	Low
7150024009	LOW DENSITY RESIDENTIAL	R-1	1	10,548	2	1	Low
7150025001	LOW DENSITY RESIDENTIAL	R-1	1	13,192	2	1	Low
7150025002	LOW DENSITY RESIDENTIAL	R-1	1	11,603	2	1	Low
7150025003	LOW DENSITY RESIDENTIAL	R-1	1	11,552	2	1	Low
7150025004	LOW DENSITY RESIDENTIAL	R-1	1	16,612	2	1	Low
7150025005	LOW DENSITY RESIDENTIAL	R-1	1	12,693	2	1	Low
7150026002	LOW DENSITY RESIDENTIAL	R-1	1	25,754	2	1	Low
7150026003	LOW DENSITY RESIDENTIAL	R-1	1	28,808	2	1	Low
7150026005	LOW DENSITY RESIDENTIAL	R-1	1	28,016	2	1	Low
7150026006	LOW DENSITY RESIDENTIAL	R-1	1	26,001	2	1	Low
7150026007	LOW DENSITY RESIDENTIAL	R-1	1	15,752	2	1	Low
7150026010	LOW DENSITY RESIDENTIAL	R-1	1	17,296	2	1	Low
7150026011	LOW DENSITY RESIDENTIAL	R-1	1	22,320	2	1	Low
7150026012	LOW DENSITY RESIDENTIAL	R-1	1	17,683	2	1	Low
7150026013	LOW DENSITY RESIDENTIAL	R-1	1	15,204	2	1	Low
7150026014	LOW DENSITY RESIDENTIAL	R-1	1	13,705	2	1	Low
7150026015	LOW DENSITY RESIDENTIAL	R-1	1	19,230	2	1	Low
7150026016	LOW DENSITY RESIDENTIAL	R-1	1	17,569	2	1	Low
7150026017	LOW DENSITY RESIDENTIAL	R-1	1	18,505	2	1	Low
7150026018	LOW DENSITY RESIDENTIAL	R-1	1	19,206	2	1	Low
7150026019	LOW DENSITY RESIDENTIAL	R-1	1	17,616	2	1	Low
7150026020	LOW DENSITY RESIDENTIAL	R-1	1	19,053	2	1	Low
7150026021	LOW DENSITY RESIDENTIAL	R-1	1	14,127	2	1	Low
7150026022	LOW DENSITY RESIDENTIAL	R-1	1	16,239	2	1	Low
7150026023	LOW DENSITY RESIDENTIAL	R-1	1	30,244	2	1	Low
7150027001	LOW DENSITY RESIDENTIAL	R-1	1	23,420	2	1	Low
7150027002	LOW DENSITY RESIDENTIAL	R-1	1	16,832	2	1	Low
7150027003	LOW DENSITY RESIDENTIAL	R-1	1	17,154	2	1	Low
7150027004	LOW DENSITY RESIDENTIAL	R-1	1	20,596	2	1	Low
7150027005	LOW DENSITY RESIDENTIAL	R-1	1	11,795	2	1	Low
7150027006	LOW DENSITY RESIDENTIAL	R-1	1	15,057	2	1	Low
7150027007	LOW DENSITY RESIDENTIAL	R-1	1	13,145	2	1	Low
7150027008	LOW DENSITY RESIDENTIAL	R-1	1	16,145	2	1	Low
7150027009	LOW DENSITY RESIDENTIAL	R-1	1	16,170	2	1	Low
7150027010	LOW DENSITY RESIDENTIAL	R-1	1	17,447	2	1	Low
7150027011	LOW DENSITY RESIDENTIAL	R-1	1	20,877	2	1	Low
7150027012	LOW DENSITY RESIDENTIAL	R-1	1	17,914	2	1	Low
7150027014	LOW DENSITY RESIDENTIAL	R-1	1	15,127	2	1	Low
7150027020	LOW DENSITY RESIDENTIAL	R-1	1	17,839	2	1	Low
7150027021	LOW DENSITY RESIDENTIAL	R-1	1	20,156	2	1	Low
7150027022	LOW DENSITY RESIDENTIAL	R-1	1	17,156	2	1	Low
7150027023	LOW DENSITY RESIDENTIAL	R-1	1	17,809	2	1	Low
7150028001	LOW DENSITY RESIDENTIAL	R-1	1	25,773	2	1	Low
7150028002	LOW DENSITY RESIDENTIAL	R-1	1	24,268	2	1	Low
7150028003	LOW DENSITY RESIDENTIAL	R-1	1	21,243	2	1	Low
7150028004	LOW DENSITY RESIDENTIAL	R-1	1	30,358	2	1	Low
7150028005	LOW DENSITY RESIDENTIAL	R-1	1	17,076	2	1	Low
7150028006	LOW DENSITY RESIDENTIAL	R-1	1	19,251	2	1	Low
7150028007	LOW DENSITY RESIDENTIAL	R-1	1	18,516	2	1	Low
7150028008	LOW DENSITY RESIDENTIAL	R-1	1	16,255	2	1	Low
7150028009	LOW DENSITY RESIDENTIAL	R-1	1	15,459	2	1	Low
7150028010	LOW DENSITY RESIDENTIAL	R-1	1	15,572	2	1	Low
7150028011	LOW DENSITY RESIDENTIAL	R-1	1	18,195	2	1	Low
7150028012	LOW DENSITY RESIDENTIAL	R-1	1	18,292	2	1	Low
7150028013	LOW DENSITY RESIDENTIAL	R-1	1	18,104	2	1	Low
7150028014	LOW DENSITY RESIDENTIAL	R-1	1	17,633	2	1	Low
7150028015	LOW DENSITY RESIDENTIAL	R-1	1	17,715	2	1	Low
7150028016	LOW DENSITY RESIDENTIAL	R-1	1	19,541	2	1	Low
7150028017	LOW DENSITY RESIDENTIAL	R-1	1	22,075	2	1	Low
7150028018	LOW DENSITY RESIDENTIAL	R-1	1	20,649	2	1	Low
7150030002	LOW DENSITY RESIDENTIAL	R-1	1	15,004	2	1	Low
7150030003	LOW DENSITY RESIDENTIAL	R-1	1	14,995	2	1	Low
7150030004	LOW DENSITY RESIDENTIAL	R-1	1	18,482	2	1	Low
7150030005	LOW DENSITY RESIDENTIAL	R-1	1	15,375	2	1	Low
7150030006	LOW DENSITY RESIDENTIAL	R-1	1	18,522	2	1	Low

AIN	GEN PLAN	ZONE	EXISTING UNITS	SQUARE FEET	POTENTIAL UNITS	NET INCREASE	INCOME CATEGORY
7150030007	LOW DENSITY RESIDENTIAL	R-1	1	16,788	2	1	Low
7150030008	LOW DENSITY RESIDENTIAL	R-1	1	19,974	2	1	Low
7150030009	LOW DENSITY RESIDENTIAL	R-1	1	16,828	2	1	Low
7150030010	LOW DENSITY RESIDENTIAL	R-1	1	15,002	2	1	Low
7150030011	LOW DENSITY RESIDENTIAL	R-1	1	14,994	2	1	Low
7150030012	LOW DENSITY RESIDENTIAL	R-1	1	15,003	2	1	Low
7150030013	LOW DENSITY RESIDENTIAL	R-1	1	15,003	2	1	Low
7150030014	LOW DENSITY RESIDENTIAL	R-1	1	18,312	2	1	Low
7150030015	LOW DENSITY RESIDENTIAL	R-1	1	19,565	2	1	Low
7150030016	LOW DENSITY RESIDENTIAL	R-1	1	15,516	2	1	Low
7150030017	LOW DENSITY RESIDENTIAL	R-1	1	16,633	2	1	Low
7150030018	LOW DENSITY RESIDENTIAL	R-1	1	15,000	2	1	Low
7150030019	LOW DENSITY RESIDENTIAL	R-1	1	15,003	2	1	Low
7150031001	LOW DENSITY RESIDENTIAL	R-1	1	18,121	2	1	Low
7150031002	LOW DENSITY RESIDENTIAL	R-1	1	31,146	2	1	Low
7150031003	LOW DENSITY RESIDENTIAL	R-1	1	16,039	2	1	Low
7150031004	LOW DENSITY RESIDENTIAL	R-1	1	15,001	2	1	Low
7150031005	LOW DENSITY RESIDENTIAL	R-1	1	14,999	2	1	Low
7150031006	LOW DENSITY RESIDENTIAL	R-1	1	15,008	2	1	Low
7150031007	LOW DENSITY RESIDENTIAL	R-1	1	20,245	2	1	Low
7150031008	LOW DENSITY RESIDENTIAL	R-1	1	18,967	2	1	Low
7150031009	LOW DENSITY RESIDENTIAL	R-1	1	17,453	2	1	Low
7150031010	LOW DENSITY RESIDENTIAL	R-1	1	19,900	2	1	Low
7150031011	LOW DENSITY RESIDENTIAL	R-1	1	19,857	2	1	Low
7150031012	LOW DENSITY RESIDENTIAL	R-1	1	19,772	2	1	Low
7150031013	LOW DENSITY RESIDENTIAL	R-1	1	21,672	2	1	Low
7150031014	LOW DENSITY RESIDENTIAL	R-1	1	19,196	2	1	Low
7150031015	LOW DENSITY RESIDENTIAL	R-1	1	16,458	2	1	Low
7150031016	LOW DENSITY RESIDENTIAL	R-1	1	15,931	2	1	Low
7151009012	LOW DENSITY RESIDENTIAL	R-1	1	10,193	2	1	Low
7155020015	LOW DENSITY RESIDENTIAL	R-1	1	10,672	2	1	Low
7155020022	LOW DENSITY RESIDENTIAL	R-1	1	10,884	2	1	Low
7156001008	LOW DENSITY RESIDENTIAL	R-1	1	10,452	2	1	Low
7157002038	LOW DENSITY RESIDENTIAL	R-1	1	11,374	2	1	Low
7157002039	LOW DENSITY RESIDENTIAL	R-1	1	13,942	2	1	Low
7157025025	LOW DENSITY RESIDENTIAL	R-1	1	16,069	2	1	Low
7157025026	LOW DENSITY RESIDENTIAL	R-1	1	12,816	2	1	Low
7157026021	LOW DENSITY RESIDENTIAL	R-1	1	11,058	2	1	Low
7159009021	LOW DENSITY RESIDENTIAL	R-1	1	10,777	2	1	Low
7159009036	LOW DENSITY RESIDENTIAL	R-1	1	12,959	2	1	Low
7160003076	LOW DENSITY RESIDENTIAL	R-A	1	10,751	2	1	Low
7165009015	LOW DENSITY RESIDENTIAL	R-1	1	10,145	2	1	Low
7165010035	LOW DENSITY RESIDENTIAL	R-1	1	12,351	2	1	Low
7165013025	LOW DENSITY RESIDENTIAL	R-A	1	11,650	2	1	Low
7165016032	LOW DENSITY RESIDENTIAL	R-1	1	13,959	2	1	Low
7165016033	LOW DENSITY RESIDENTIAL	R-1	1	28,333	2	1	Low
7165017053	LOW DENSITY RESIDENTIAL	R-1	1	11,654	2	1	Low
7165018022	LOW DENSITY RESIDENTIAL	R-1	1	10,408	2	1	Low
7165018030	LOW DENSITY RESIDENTIAL	R-1	2	17,571	2	0	Low
7166003002	LOW DENSITY RESIDENTIAL	R-1	1	15,679	2	1	Low
7166003003	LOW DENSITY RESIDENTIAL	R-1	1	10,807	2	1	Low
7166003004	LOW DENSITY RESIDENTIAL	R-1	1	10,084	2	1	Low
7166003005	LOW DENSITY RESIDENTIAL	R-1	1	10,043	2	1	Low
7166005021	LOW DENSITY RESIDENTIAL	R-1	1	10,058	2	1	Low
7166010034	LOW DENSITY RESIDENTIAL	R-1	1	11,303	2	1	Low
7166016001	LOW DENSITY RESIDENTIAL	R-1	1	14,666	2	1	Low
7168030033	LOW DENSITY RESIDENTIAL	R-1	1	10,071	2	1	Low
7170008900	LOW DENSITY RESIDENTIAL	R-1	1	10,277	2	1	Low
7171013016	LOW DENSITY RESIDENTIAL	R-1	1	12,129	2	1	Low
7173027013	LOW DENSITY RESIDENTIAL	R-1	1	11,560	2	1	Low
7174002001	LOW DENSITY RESIDENTIAL	R-1	1	13,755	2	1	Low
7174004013	LOW DENSITY RESIDENTIAL	R-1	1	12,915	2	1	Low
7174007004	LOW DENSITY RESIDENTIAL	R-1	1	12,943	2	1	Low
7174011006	LOW DENSITY RESIDENTIAL	R-1	1	10,398	2	1	Low
7174024011	LOW DENSITY RESIDENTIAL	R-1	1	10,503	2	1	Low
7174024013	LOW DENSITY RESIDENTIAL	R-1	1	10,228	2	1	Low
7174024016	LOW DENSITY RESIDENTIAL	R-1	1	10,692	2	1	Low
7174029010	LOW DENSITY RESIDENTIAL	R-1	1	12,588	2	1	Low

AIN	GEN PLAN	ZONE	EXISTING UNITS	SQUARE FEET	POTENTIAL UNITS	NET INCREASE	INCOME CATEGORY
7174030001	LOW DENSITY RESIDENTIAL	R-1	1	10,251	2	1	Low
7174030003	LOW DENSITY RESIDENTIAL	R-1	1	10,855	2	1	Low
7174031012	LOW DENSITY RESIDENTIAL	R-1	1	15,018	2	1	Low
7174031013	LOW DENSITY RESIDENTIAL	R-1	1	15,049	2	1	Low
7174035008	LOW DENSITY RESIDENTIAL	R-1	1	11,473	2	1	Low
7176002011	LOW DENSITY RESIDENTIAL	R-1	1	14,294	2	1	Low
7178003019	LOW DENSITY RESIDENTIAL	R-1	1	10,057	2	1	Low
7178003020	LOW DENSITY RESIDENTIAL	R-1	1	10,061	2	1	Low
7178012001	LOW DENSITY RESIDENTIAL	R-1	1	10,855	2	1	Low
7178017001	LOW DENSITY RESIDENTIAL	R-1	1	10,244	2	1	Low
7178026020	LOW DENSITY RESIDENTIAL	R-1	1	10,256	2	1	Low
TOTAL			282	3,924,723	562	280	

Lakewood City Council

Resolution No. 2013-43

Adopting the City of Lakewood

2013-2021 Housing Element

RESOLUTION NO. 2013-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD
AMENDING THE GENERAL PLAN BY ADOPTING THE 2013-2021
HOUSING ELEMENT.

WHEREAS, the City Council has heretofore adopted the General Plan of Land Use, including a Housing Element, Circulation, Conservation, Open Space, Noise, Safety, Recreation and Community Services, Air Quality, and Economic Development, containing a statement of population density and building intensity, by Resolution No. 96-90; and

WHEREAS, the State Legislature in 1984 by Chapter 1691 added Article 10.6, entitled "Housing Elements", commencing with Section 65583 of the Government Code pertaining to the contents of the Housing Element, determination by each locality of its share of regional housing needs, and including guidelines in the preparation and amendment of Housing Elements and provisions for its review and revision; and

WHEREAS, the City prepared and submitted a 2013-2021 Housing Element to the State Department of Housing and Community Development on May 1, 2013 for review pursuant to Section 65585(b) of the Government Code; and

WHEREAS, the State Department of Housing and Community Development has presented its comments and suggestions on the 2013-2021 Housing Element to the City, and said comments and suggestions were thereafter incorporated into the 2013-2021 Housing Element; and

WHEREAS, in accordance with the terms and provisions of Section 65583 of the Government Code said 2013-2021 Housing Element has been reviewed by the Planning and Environment Commission following a public hearing on July 2, 2013; and

WHEREAS, in connection with its study of the 2013-2021 Housing Element, the Planning and Environment Commission considered the potential environmental impacts of said project, and on July 2, 2013 concluded a negative declaration for this general plan amendment should be issued; and

WHEREAS, the Planning and Environment Commission on July 2, 2013 adopted Resolution 14-2013 recommending approval of the Housing Element to the City Council, and that the City Council following a public hearing adopt the 2013-2021 Housing Element; and

WHEREAS, after due notice of the time and place thereof given in the time and manner required by law, a public hearing was held before the City Council of the City of Lakewood on August 13, 2013 on the 2013-2021 Housing Element, at which time said 2013-2021 Housing Element was displayed and presented; and

WHEREAS, at said public hearing the City Council considered the negative declaration prepared for the 2013-2021 Housing Element; and

WHEREAS, the City Council has considered said 2013-2021 Housing Element and all comments pertaining thereto, finds there have been no significant changes in said project requiring further environment impact studies or reports, and that the 2013-2021 Housing Element should be approved subject to any changes the City Council should insert in this Resolution.

NOW, THEREFORE, the City Council of the City of Lakewood does resolve as follows:

SECTION 1. The City Council finds that the aforementioned recitations are true and correct and that the General Plan of the City of Lakewood is hereby amended as provided in this Resolution.

SECTION 2. Resolution No. 96-90, entitled "A Resolution of the City Council of the City of Lakewood, California, Adopting a Comprehensive, Long-Term General Plan, November 1996, including a Land Use Element, Circulation Element, a Conservation Element, an Open Space Element, a Noise Element, a Safety Element, a Recreation and Community Service Element, an Air Quality Element, an Economic Development Element superseding and replacing the previously adopted General Plan, 1990, except the Housing Element thereof, which is reaffirmed as part of the City's Comprehensive General Plan, November 1996" is hereby amended by adopting that certain document and report on file in the Office of the City Clerk, and entitled "2013-2021 Housing Element " being the Housing Element of the General Plan for the City of Lakewood. Further, staff is hereby authorized to make minor modifications to the 2013-2021 Housing Element in response to comments from the State Department of Housing and Community Development, provided said modifications do not affect or contradict policies and programs adopted by the City Council.

SECTION 3. The City Council finds the 2013-2021 Housing Element has been adopted in accordance with the terms and provisions of the Government Code of the State of California, and after consideration and review by both the Planning and Environment Commission and the Department of Housing and Community Development. The City Council further finds the review by the Planning and Environment Commission of the recommendations of the Department of Housing and Community Development, and the incorporation in the 2013-2021 Housing Element of said recommendations is reasonable and should be approved.

SECTION 4. The Planning and Environment Commission is further directed to comply with the terms and provisions of Article 10.6 entitled "Housing Element" of the Government Code, commencing with Section 65583, including the review and revision provisions thereof contained in Section 65588, and report to the City Council from time to time pertaining to its progress in this regard.

SECTION 5. In connection with this project, the City Council has considered the proposed negative declaration and the comments received during the public review process. The City Council finds on the basis of the initial study and the comments received during the review period and at the public hearing, that there is no substantial evidence that the project will have a significant effect on the environment. Based on these findings, the City Council approves a negative declaration for this project.

SECTION 6. The City Clerk shall certify to the adoption of this Resolution and forward a copy thereof to the Secretary of the Planning and Environment Commission for distribution to the Planning and Environment Commission. This Resolution shall be effective on the date of adoption.

ADOPTED AND APPROVED THIS 13TH DAY OF AUGUST, 2013.



Mayor

ATTEST:



City Clerk