

# Update Housing Element

2021-2029



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## I. INTRODUCTION

The City of Lakewood (City) 2021-2029 Housing Element (Housing Element) has been prepared in compliance with the State of California Government Code Section 65302 and in conformance 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 of the City with regards to the types and quantities of housing planned in Lakewood. It identifies actions to meet the housing needs of the full spectrum of City residents at all income levels. The policies contained in this Housing Element are a local expression of the statewide housing goal of “attaining decent housing and a suitable living environment for every California family.” The Housing Element analyzes existing housing conditions in light of the constraints that are faced by the housing market and resources available. The Housing Element also identifies opportunities for improving and expanding Lakewood’s housing supply for its residents and local businesses.

The Housing Element is a long-range policy document that is internally consistent with the other elements of the General Plan. It is also comprehensive, in that it 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 and its residents.

The Housing Element must address not only current housing issues, but also the City’s housing needs through the year 2029. 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. Additionally, the City prepares an annual report each year during the planning period that documents its progress in implementing the Housing Element and General goals and policies, and the report is reviewed by the City Council and the Planning and Environment Commission prior to being submitted to HCD and OPR as required by State law.

State Housing Element law requires “an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs.” Specially, the law requires:

1. An analysis of population and employment trends
2. An analysis of household characteristics
3. An inventory of suitable land for residential development
4. An identification of a zone or zones where emergency shelters are permitted by right
5. An analysis of the governmental and non-governmental constraints on the improvement, maintenance, and development of housing



6. An analysis of special housing needs
7. An analysis of opportunities for energy conservation; and
8. An analysis of publicly assisted housing developments that may convert to non-assisted housing developments

Lakewood's housing production needs stem from both local and regional housing needs and from market 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 housing construction is needed to replace some of Lakewood's older housing stock that is too severely deteriorated to rehabilitate or cannot be adapted to the needs of residents.
- New housing is needed when vacancy rates are low to ensure reasonable levels of choice and mobility in the marketplace.
- New housing is needed to address the special needs of residents; and
- New housing is needed to Affirmatively Further Fair Housing.

## **B. RELATIONSHIP TO OTHER ELEMENTS AND PLANS**

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

The Housing Element is implemented primarily by the Lakewood 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 City's Community Development Block Grant (CDBG) Consolidated Plan, and through the development of affordable housing sites purchased by the former redevelopment agency (which are overseen by the Lakewood Successor Agency).

State law requires that jurisdictions update the Safety Element of the General Plan along with the Housing Element. The City is preparing the required update to the Safety Element, which will be adopted after the Housing Element. State also requires that many cities adopt new Environmental Justice Elements, when two or more elements are updated. Jurisdictions with census tract CalEnviroScreen (CES) scores in the top 25<sup>th</sup> percentile of the state are mandated to adopt







Notification of the community meetings were emailed to housing advocates, developers, community, regional, and fair housing organizations, and the public via the Lakewood E-Magazine, published in Lakewood Community News, and personally emailed where contact information was available. Notices were also posted at City Hall and on the City's website ([www.lakewoodcity.org](http://www.lakewoodcity.org)). Copies of the Draft Housing Element were made available for review at Lakewood City Hall and on the City's website. Due to the COVID-19 pandemic, online meetings and virtual opportunities for engagement replaced in-person workshops for Community Meetings #1 and #2 to meet social distancing guidelines. Spanish language communication was offered as an option to participants of the workshops. Virtual meeting links were made available on the City's website and distributed through the City's mailing list. The recordings of each workshop were made available on social media websites like Vimeo and on the City's website after the event. Feedback was received via the poll and question-and-answer functions in the online meeting platform, in a facilitated question period after the presentation, and through a survey link available on the City's website.

### ***Survey Feedback:***

The City conducted an online survey available in both English and Spanish to receive community input on housing needs and strategies in Lakewood. The survey received 309 responses. The survey asked a series of demographic questions pertaining to gender, age, race, education, household income, housing tenure status, and relationship to Lakewood. The survey then asked respondents a series of questions pertaining to housing need in Lakewood, followed by a series of questions regarding housing discrimination in Lakewood, reasonable accommodation, and the development of affordable housing.

Most of the survey respondents were homeowners living in single-family units, which generally reflects the tenure and typology of Lakewood as a whole. Generally, respondents were white and had incomes above \$100,000 a year. Survey results indicated that the ability to afford rents and mortgages, as well as high down payment requirements were primary factors limiting housing choices in Lakewood. Survey results indicated a preference for housing to take the form of detached single-family homes, while duplexes and townhomes ranked second and third.

### ***Webinar Feedback:***

At the two public outreach webinars, held May 5 and May 26, 2021, major feedback from the public included requests that the City minimize rezoning to meet the RHNA, general opposition to significant new housing construction, and requests for the City to count additional ADUs toward the RHNA. Participants expressed a desire to retain Lakewood's existing character by preserving single-family uses. One community member expressed concern over additional housing in the eastern part of Lakewood.

Residents expressed a desire to avoid large-scale rezoning of stable, single-family neighborhoods. Additionally, residents indicated a preference for avoiding extremely high residential or mixed-use zones (specifically densities over 100 du/ac and/or heights exceeding 6 or more stories) in



favor of more moderate density options. Some residents expressed concern over the potential displacement of religious and commercial facilities. Other residents indicated support for new mixed-use zoning and increased multi-family densities. Finally, some respondents advocated for increasing the number of ADUs credited towards the RHNA, as the City has thousands of single-family homes with additional zoned capacity, and strong recent trends supporting increased ADU development. Where feasible and appropriate, this feedback was incorporated into the City’s RHNA strategy.

### *Stakeholder Interviews*

The City consulted with different housing developers and non-profit agencies that are interested in developing housing in Lakewood. One of the primary concerns expressed by most of these groups is the possibility for community resistance to new development. The stakeholders indicated support for allowing mixed-use zoning and adding new multi-family zoning as options to increase housing development.

The stakeholders generally expressed support for more relaxed development standards, such as open-space and setbacks, which may require variances in the present form. Multiple stakeholders indicated that mixed-use standards should be crafted carefully to ensure the financial viability of residential development.

Finally, multiple stakeholders indicated a desire for streamlined and expedited review, which adds substantial time and cost to housing development in Lakewood.

Response to Community Input Where feasible and appropriate, the City incorporated community input into the Housing Element. Key actions taken to address community and developer concerns included:

- **Allow mixed-use development.** As a key strategy to meet the RHNA, the City will be adopting a mixed-use ordinance to allow housing in commercial zones and light manufacturing zones.
- **Preserve existing single-family neighborhoods.** The City is limiting the scope of rezoning in single-family neighborhoods and concentrating new development in areas already designated for medium/high density residential development, commercial access, and transportation options.
- **Revise development standards.** Per Program B-5 in the Housing Element, the City is committing to a comprehensive review of its development standards to ensure that they facilitate development at the maximum density allowed under the General Plan.
- **Streamlined review.** As a part of the revised zoning code, the City will promote “by-right” and ministerial review of multi-family and mixed-use housing projects that meet objective code requirements and contain affordable housing.



The City will continue to provide information on the Draft Housing Element and solicit input from all economic segments of the community and other key stakeholders 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

The City of Lakewood is located in southern Los Angeles County, about 23 miles southeast of Los Angeles and 15 miles northeast of the Port of Long Beach. As one of the “Gateway” cities, it lies in the heart of an extensive freeway network connecting it to Orange County to the east and greater Los Angeles County to the west and north.

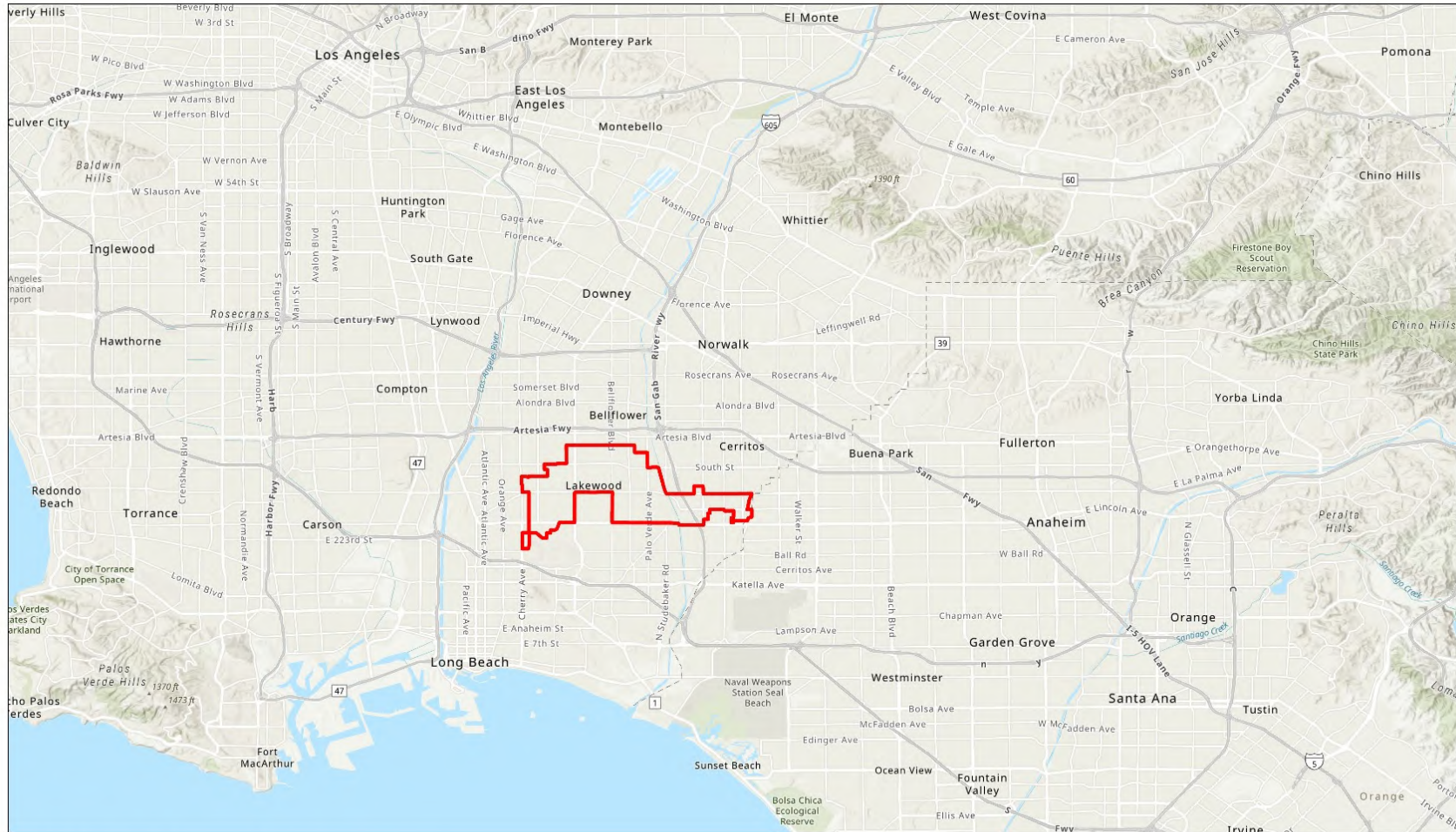
Lakewood is 9.5 square miles and has about 150 miles of streets and 300 miles of sidewalks. More than 36,000 trees line city streets and shady city parks. About 150 acres of the city are devoted to parks and other landscaped open space.

Incorporated on April 16, 1954, Lakewood is recognized as the original contract city, having established the blueprint for contracting for essential city services. Today it is recognized as a diverse community and a great place to raise a family.

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



Figure 1: Regional Location



CITY OF LAKEWOOD HOUSING ELEMENT  
**Regional Location**  
 LOCAL CONTEXT

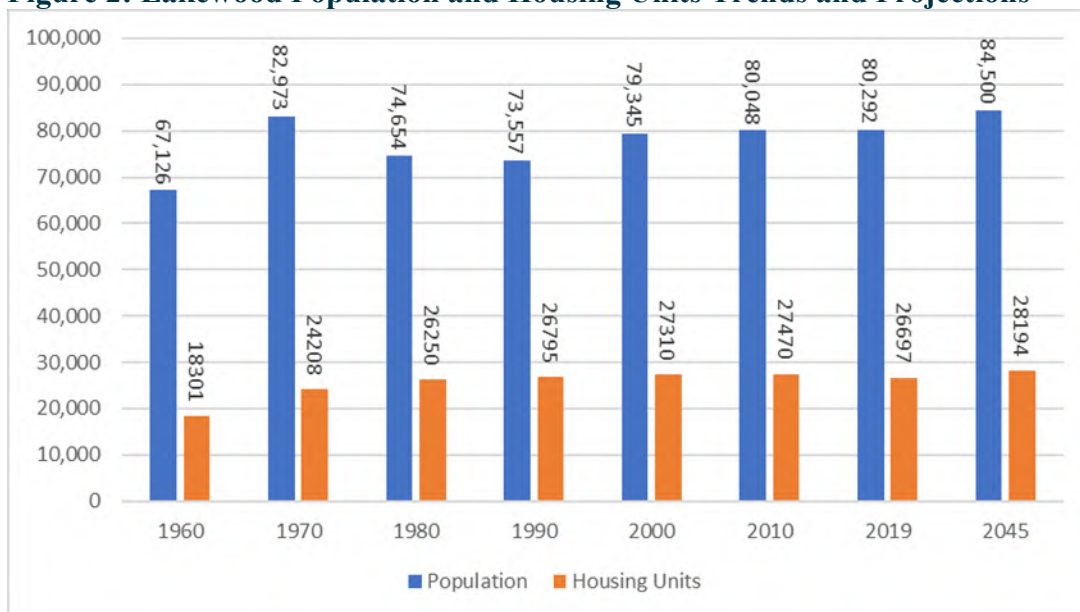


## A. POPULATION CHARACTERISTICS

As of 2019 the American Community Survey estimates the City of Lakewood has a population of 80,292, which is an increase of 244 persons, or 0.3 percent from the 2010 U.S. Census figure of 80,048. 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, between 1970 and 1990 the City’s population declined by 9,416 residents. However, 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 to 84,500 by the year 2045. 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 an estimated 24,208 dwelling units in 1970, which grew to 26,697 in 2019. In addition to those 2,489 new dwelling units, the City continues to experience considerable investment by homeowners who are upgrading their homes with the addition of bedrooms and additional living spaces such as accessory dwelling units (ADUs). With recent updates to the State ADU laws, there is potential for the current housing stock to accommodate a higher population than the current population. It is anticipated that with the adoption of the City’s Housing Element and implementation of its programs, including updates to the current land uses and density designations, the City will be able to accommodate the projected population through the construction of additional housing units as population growth generates a need for additional housing.

**Figure 2: Lakewood Population and Housing Units Trends and Projections**



Source: U.S. Census (1960-2010); 2019 American Community Survey 5-Year Estimates; SCAG 2016-45 RTP/SCS.

Note: 2045 housing unit projections are derived from household projections assuming similar vacancy rate (0.7 for homeowners, 5.7 for renters) during the RTP/SCS projection period



The decrease in population during the late twentieth century 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 associated with a decrease in household size. Many of the young couples who moved to Lakewood in the 1940s through 1960s 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. The average household size then decreased and was approximately 3.06 in 2019.

SCAG notes that the most commonly occurring household size in Lakewood is of two people (27.7%) and the second-most commonly occurring household is of three people (19.9%). Lakewood has a lower share of single-person households than the SCAG region overall (19.4% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (1.7% vs. 3.1%).

As shown in Table 1, Lakewood’s recent population trends have generally been in line with those of 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.

**Table 1: Population of Lakewood and Los Angeles County, 1990 to 2019**

Jurisdiction	1990	2000	2010	2019	Change 2010-2019	Pct.
Lakewood	73,557	79,345	80,048	80,292	244	0.3%
L.A. County	8,863,164	9,519,338	9,818,605	10,081,570	299,267	2.7%

Source: U.S. Census (1990, 2000, 2010); 2019 American Community Survey 5-Year Estimates.

Local population increases anticipated over the upcoming eight years will likely be in the form of 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 multifamily homes, the construction of ADUs, intensification of existing multifamily-designated parcels, and redevelopment of underutilized non-vacant commercial or industrial sites to residential or mixed-use development.

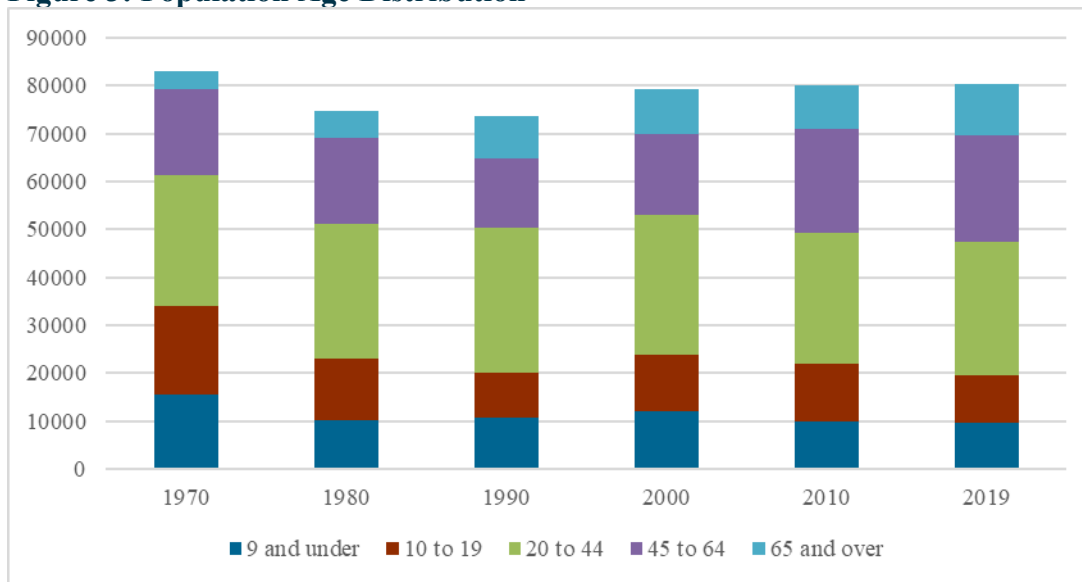
## Age

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: American Communities Survey, 2019

The aging of the City’s population will continue to heavily influence the size of the labor force. The population born during the “baby boom” years (generally defined as 1946 to 1964) is now 57 to 75 years old. The number of people in the employment age range 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.

### Race and Ethnicity

Lakewood has become a very diverse and multicultural community. In 2010 Lakewood was named one of California’s most diversifying cities by the Public Policy Institute of California, and more recent census data shows that Lakewood’s racial and ethnic diversity closely mirror the diversity of Los Angeles County as a whole.

The data presented in Table 2: Race and Ethnicity, 2019 indicates that 34.3 percent of the City’s total population consider themselves as Non-Hispanic White. The other ethnic compositions of the City include 33.8 percent Hispanic or Latino of any race, 18.7 percent Asian, and 8.6 percent Black. About 3.2 percent of City residents identify themselves as being of two or more races. This compares to the ethnic composition countywide of 48.5 percent Hispanic or Latino of any race, 26.2 percent Non-Hispanic White, 14.4 percent Asian, and 7.8 percent Black. The percentage of the Non-Hispanic White population in the City continues to decline as the percentage of other racial and ethnic groups increase, as shown in Figure 4: Racial and Ethnic Trends in Lakewood, 2000 - 2019.



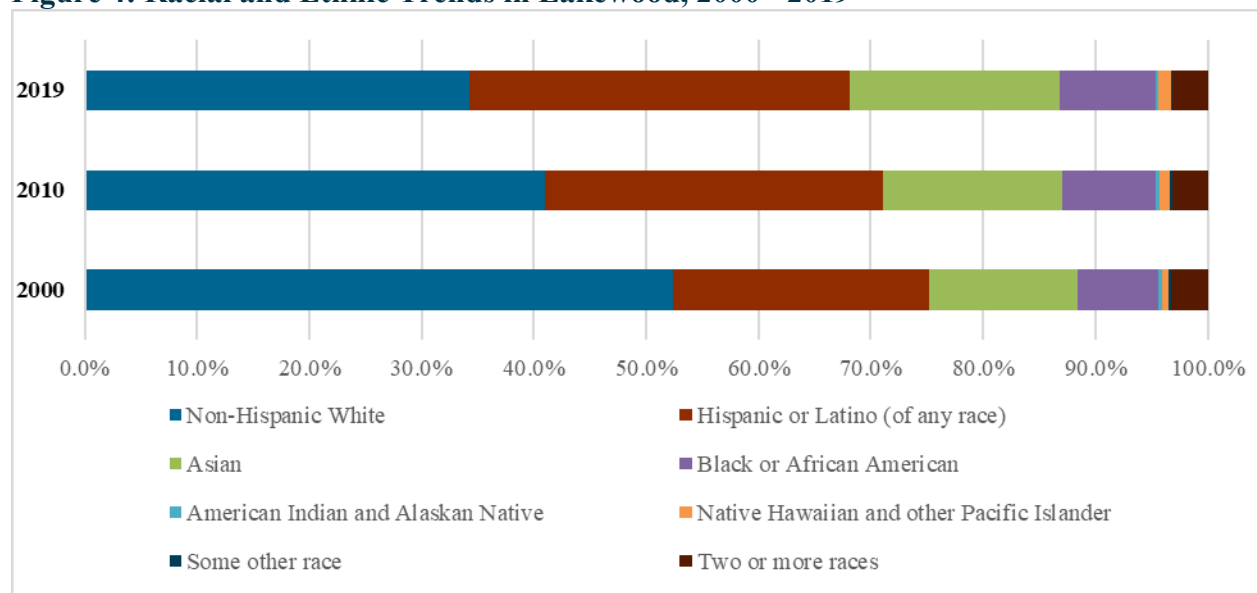
**Table 2: Race and Ethnicity, 2019**

Race/Ethnicity	Lakewood		Los Angeles County	
	Count	Percentage	Count	Percentage
Non-Hispanic White	27,569	34.3%	2,641,770	26.2%
Hispanic or Latino (of any race)	27,123	33.8%	4,888,434	48.5%
Asian	14,984	18.7%	1,454,769	14.4%
Black or African American	6,898	8.6%	790,252	7.8%
American Indian and Alaskan Native	173	0.2%	20,831	0.2%
Native Hawaiian and other Pacific Islander	851	1.1%	24,597	0.2%
Some other race	93	0.1%	3,2413	0.3%
Two or more races	2,601	3.2%	228,504	2.3%
Total Population	80,292	100.0%	10,081,570	100.0%

Source: U.S. Census (2010); 2019 American Community Survey 5-Year Estimates.

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.

**Figure 4: Racial and Ethnic Trends in Lakewood, 2000 - 2019**



Source: U.S. Census (2000, 2010) and 2019 American Community Survey 5 year estimates.

## B. EMPLOYMENT CHARACTERISTICS

### 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, which increased to 17,000 jobs in 2005. The decline to 15,700 jobs in 2008 was due in part to the economic downturn following the “housing bubble,” but the City’s employment total recovered, with an estimated total of 20,900 in



2016, and 22,500 in 2045 (projected). This is a projected increase of 7.6 percent. During this same period, employment countywide is estimated to increase by 13.5 percent.

**Table 3: Total Employment**

Year	Lakewood	Los Angeles County
2003	16,700	4,355,000
2005	17,000	4,397,000
2008	15,700	4,340,370
2016	20,900	4,743,000
2045*	22,500	5,382,000
% Growth 2016-2045*	7.6%	13.5%

Source: SCAG 2016-2045 RTP/Sustainable Communities Strategy growth forecast.

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

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. In 2016, the SCAG RTP noted that the jobs/housing ratio was 0.81, which was less than one job per housing unit. This ratio indicates a housing-rich city.

## Labor Force

The labor force, by definition, includes the working population and those wishing to work. As presented in Table 4, the U.S. Census estimated the City’s 2019 labor force at 42,632, with 2,219 persons unemployed. The resulting unemployment rate was 5.2 percent. This rate was higher than the 5.0 percent witnessed during 1980, 1990, and 2000. 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 39,375 in 2000 to an estimated 42,632 in 2019 despite a stable population size. This increase is due primarily to the entrance of more women into the labor force, and the demographic shift in age distribution from young to working age residents. These two 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, 1960-2019**

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%
2019	42,632	53.1%	40,296	2,219	5.2%

Source: U.S. Census (1960-2000); 2010 data are from SCAG Existing Housing Needs Data Report (2012)/2005-2009 American Community Survey; 2019 American Community Survey 5-Year Estimates.

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 2019 American Community Survey 5-Year Estimates, Lakewood’s 2019 unemployment rate was 5.2 percent compared to 6.1 percent for the County. The stability of the population and labor force is an important factor in keeping the local unemployment rate low. The COVID-19 pandemic that began in 2020 caused large fluctuations to the national and state unemployment rates. However, unemployment rates for the region and for Lakewood are anticipated to decline as the effects of the pandemic wane.

Table 5 shows the occupations of Lakewood residents in 2019. The largest segment of the residents is in management and professional occupations (39.2%), followed by sales and office occupations (25.9%), and service occupations (15.9%).

The adaptation of the national economy from an industrial economy to a service economy has been influential in creating employment in the City. The trend of women increasingly entering the labor force will continue. According to the American Community Survey, an estimated 61.2% of Lakewood women were in the labor force in 2019.

**Table 5: Occupations of Lakewood Residents, 2019**

Occupation	Number	Percent
Management, business, science, and arts occupations	15,782	39.2
Service occupations	6,420	15.9
Sales and office occupations	10,426	25.9
Natural resources, construction, and maintenance occupations	3,011	7.5
Production, transportation, and material moving occupations	4,657	11.6
Total	40,296	100.0%

Source: 2015-2019 American Community Survey 5-Year Estimates, employed persons age 16 and older.



## Industries

Table 6: Industries Employing Lakewood Residents, 2019 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 in Table 5. Educational, health and social services form the largest share of the industries employing City residents (25.4%), with retail trade second (11.5%) and manufacturing third (10.6%).

Manufacturing employment decreased from 5,226 jobs in 1990 to 4,271 jobs in 2019. The decline is due to a number of factors, including closure of 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 outside of the region. Additionally, the rapid increase in working from home, as well as the decline in in-store shopping and the rise of online shopping, may affect the occupations of Lakewood residents in the future. These changes may cause a decrease in retail trade occupations while increasing the share of transportation/warehousing industries.

**Table 6: Industries Employing Lakewood Residents, 2019**

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	234	0.6%
Construction	2,148	5.3%
Manufacturing	4,271	10.6%
Wholesale trade	1,345	3.3%
Retail trade	4,653	11.5%
Transportation and warehousing, and utilities	2,949	7.3%
Information	703	1.7%
Finance and insurance, and real estate and rental and leasing	2,170	5.4%
Professional, scientific, and management, and administrative and waste management services	3,727	9.2%
Educational services, and health care and social assistance	10,252	25.4%
Arts, entertainment, and recreation, and accommodation and food services	4,222	10.5%
Other services, except public administration	1,698	4.2%
Public administration	1,924	4.8%
Armed forces	117	0.1%
Total	40,296	100.0%

Source: 2015-2019 American Community Survey 5-Year Estimates, employed persons age 16 and older.

## C. HOUSING AND HOUSEHOLD CHARACTERISTICS

### Housing Growth Trends

During 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: Lakewood Housing Units, 1960-2018 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, while population increased by 5,788 people or 7.9 percent. Housing growth has been even slower so far in the twenty-first century. Since 2000, housing in Lakewood has essentially plateaued. In 2000, there were an estimated 27,310 housing units in the City. In 2018, there were an estimated 27,552 housing units in the City, an increase of 242 units over 18 years.

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, 1960-2018**

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%
2018	27,552	0.3%

Source: U.S. Census (1960-2010); California Department of Finance, E-5, 2018, SCAG Local Profile Data – Lakewood, 2019.

Table 8 presents housing units permitted growth in Lakewood between FY 2015 and 2020. During this period, there were 194 new dwelling units permitted in the City. The increase in very low-and low-income housing during the years 2019 and 2020 is largely due to an increase in ADU construction.

**Table 8: Housing Units Permitted**

Year	Very Low Housing	Low Income Housing	Moderate Income Housing	Above Moderate Income Housing	Total Permitted
2015	-	-	-	52	52
2016	-	-	-	20	20
2017	2	-	-	48	50
2018	9	-	1	-	10
2019	13	4	-	-	17
2020	14	3	-	28	45
Total	38	7	1	148	194

Source: City of Lakewood Community Development Department General Plan Annual Reports



## 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: Age Distribution of Housing Stock shows that the majority (53.7%) of the homes in Lakewood were built in the 1950s. As Title 24 energy, lighting, and water conservation standards are updated generally every three years, it is likely that only the newest homes meet the most current standards. This situation strongly suggests there will be an increased need for sustainable 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, including Lakewood’s, were revised to ensure that structures could withstand seismic activity I of similar magnitude.

**Table 9: Age Distribution of Housing Stock**

Year of Construction	Percent of Total
Built 2010 or later	0.9%
Built 2000 to 2009	1.3%
Built 1990 to 1999	2.7%
Built 1980 to 1989	4.0%
Built 1970 to 1979	8.0%
Built 1960 to 1969	17.3%
Built 1950 to 1959	53.7%
Built 1940 to 1949	10.7%
Built 1939 or earlier	1.4%

Source: 2015-2019 American Community Survey 5-Year Estimates

The City’s Community Conservation Representatives (CCRs) operate on a reactive basis and investigate approximately 1,050 code cases annually. Staff estimates that one to two (1.5) cases each year are investigated where a property demonstrates extensive dilapidation requiring significant repairs to be safe and habitable. Based on code enforcement trends, the City estimates that approximately 12 homes will need significant repair or replacement over the next eight years.

## Housing Costs

In 2019, the median rental price for the City of Lakewood was \$1,839 and the median home price was approximately \$568,600. It should be noted that these median rental and home prices were



estimated prior to the global COVID-19 pandemic. One of the economic impacts seen in California during the COVID-19 pandemic was a rapid increase in home prices, potentially caused by increased demand for housing in suburban settings such as Lakewood, a rapid increase in remote work, and doubling up of family units living together as part of social distancing efforts. As a result, home and rental values in the year 2021 are estimated to be significantly higher and continue to rise. According to the real-estate tracking website Redfin, the median home sale price in 2021 was approximately \$760,000, a substantial increase over historic housing prices.<sup>1</sup>

**Table 10: Average Rent and Median Home Prices, 2012 and 2019**

Median Rental Prices	2012	2019
Lakewood	\$1,501	\$1,839
Los Angeles County	\$1,187	\$1,460
Median Home Prices	2012	2019
Lakewood	\$430,100	\$568,600
Los Angeles	\$443,300	\$583,200

Source: 2019 American Community Survey 5-Year Estimates.

## Household Trends

An examination of household tenure in Lakewood since 1960 shows the City has a fairly high rate of homeownership. Table 11 presents Lakewood’s household tenure. The proportion of owner-occupied households has remained close to the same level since the 1990s, remaining at approximately 72 percent over the past 29 years. 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 generally static total number of households from 2000 to 2019 (from 27,310 to 27,552) is a byproduct of stagnant population growth due to the lack of housing produced in Lakewood during this timeframe.

<sup>1</sup> Redfin, 2021. <https://www.redfin.com/city/10167/CA/Lakewood/housing-market>





**Table 11: Households by Tenure, 1960-2019**

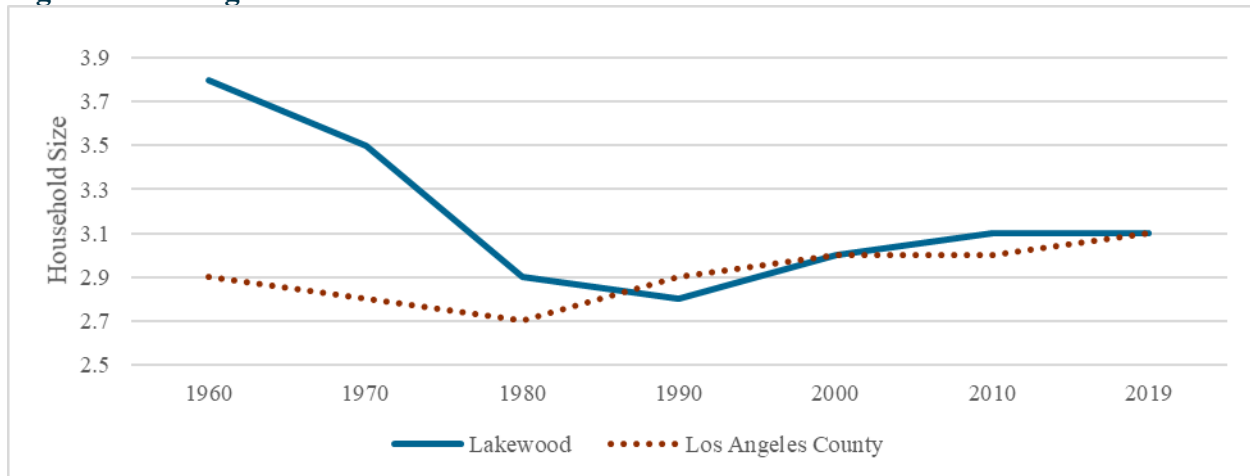
		Owner	Renter	Total
1960	Number	15,609	2,197	17,806
	Percent	87.7%	12.3%	100%
1970	Number	19,133	4,688	23,821
	Percent	80.3%	19.7%	100%
1980	Number	19,183	6,670	25,853
	Percent	74.2%	25.8%	100%
1990	Number	18,808	7,294	26,102
	Percent	72.1%	27.9%	100%
2000	Number	19,318	7,499	26,817
	Percent	72.0%	28.0%	100%
2010	Number	19,131	7,412	26,543
	Percent	72.1%	27.9%	100%
2019	Number	18,618	7,138	25,756
	Percent	72.3%	27.7%	100%

Source: U.S. Census (1960-2010); 2019 American Community Survey 5-Year Estimates.

## 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 5 below, the countywide household size increased from 2.7 persons per household in 1980 to 3.11 persons per household in 2019. In the City, the household size has increased since 1990 from 2.8 to 3.06 in 2019. However, since 1960, the average household size for Lakewood has actually declined from a high of 3.8.

**Figure 5: Average Household Size**



Source: U.S. Census (1970-2010); 2019 American Community Survey 5-Year Estimates.

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



## 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 12, the City’s median income in 2019 was approximately 37 percent higher than the County median income. However, Table 13 shows that a significant number of households in the City—9,705, or 37.4 percent 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 12: Median Household Income**

	1970	1980	1990	2000	2010	2019
City of Lakewood	\$12,809	\$24,752	\$48,519	\$58,447	\$76,348	\$93,432
Los Angeles County	\$11,091	\$17,563	\$39,035	\$43,097	\$54,828	\$68,044
Percent Difference between Lakewood and L.A. County	15.5%	40.9%	24.3%	35.6%	39.3%	37.3%

Source: U.S. Census (1970-2010); 2019 American Community Survey 5-Year Estimates.  
Note: These figures are expressed in dollars for the year indicated without inflation adjustment.

**Table 13: 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	
2017 Households (% of households)	2,525 (9.7%)	2,890 (11.1%)	4,290 (16.5%)	16,250 (62.6%)		25,955 (100.0%)
2010 Households (% of households)	1,453 (5.9%)	1,807 (7.5%)	2,799 (11.6%)	18,149 (75%)		24,208 (100.0%)
2006 Households (% of households)	1,660 (6.2%)	1,945 (7.2%)	3,000 (11.2%)	20,230 (75.4%)		26,835 (100.0%)

Source: 2008-14 Lakewood Housing Element; 2017 HUD CHAS data.

Most Lakewood households lived in owner-occupied housing in 2021, 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

HCD makes a periodic evaluation of statewide housing needs based on a variety of data such as: population trends, demographic changes, and migration patterns. However, the single most important factor in projecting housing need is the Regional Housing Needs Assessment (RHNA). As mandated by State law, RHNA quantifies the housing needs for each jurisdiction in its governing area for the planning period between 2021 and 2029. The RHNA does not encourage or promote growth, but rather assigns a regional “fair share” amount of overall housing demand that each community must accommodate and plan for based on the housing need forecast by SCAG’s methodology. The 6<sup>th</sup> Cycle RHNA adopted by SCAG for the City of Lakewood for the period of 2021 to 2029 is a total of 3,922 housing units, which reflects an increase of 3,519 units (873 percent) above its 5<sup>th</sup> Cycle RHNA of 403 units.

#### Existing Housing Needs

The RHNA prepared by SCAG provides 2020 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 substandard housing conditions such as lack of adequate plumbing or heating facilities. According to the U.S. Department of Housing and Urban Development (HUD), it is estimated that 10,250 households in Lakewood have at least one housing problem, including overpayment. HUD estimates that 76 percent of extremely low, 73 percent of very low, and 65 percent of low-income households in Lakewood experience at least one housing problem. Table 14 represents the number of households in Lakewood with housing problems by tenure.

**Table 14: Lakewood Households with Housing Problems, 2019**

	All Households	Overpaying	Overcrowded	Lacking Kitchen	Lacking Telephone Service	Lacking Plumbing
Renters	7,138	3,576	-	94	93	0
Owners	18,618	5,590	-	44	113	13
All Households	25,756 (100.0%)	9,166 (35.6%)	1,227 (4.7%)	138 (0.5%)	206 (0.8%)	13 (0.1%)

Source: 2019 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.

#### Housing Overpayment

To determine existing housing needs, it is necessary to examine the relationship between the cost of homeownership or renting to a household’s ability to pay for housing, which is based on the



median household income. According to 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 15 shows that as of 2019, 9,166 households (35.6%) of Lakewood’s 25,756 total households overpaid for housing. Approximately 39 percent of households who overpay are renter-occupied households. Mitigating this need involves making affordable units available for both owner and renter-occupied households.

Households that overpay for housing are not unevenly distributed by income group. Approximately three quarters (74.9%) of extremely low-income households are overpaying for housing, compared to 72.1% of very low-income households, and 60.7% of low-income households that are overpaying. Approximately 65.9% of extremely low-income households, 48.3% of very low-income, and 18.8% of low-income households are considered to be severely overpaying, in which a household spends more than 50 percent of its mostly costs on housing.

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. In Lakewood, 50 percent of renters are considered to be overpaying for housing.

**Table 15: Households Overpaying for Housing, 2019**

Gross Household Income Spent on Housing*	Owner	Renter	All
Less than 20%	8,520	1,583	10,103
20–30%	4,342	1,768	6,110
More than 30%	5,590	3,576	9,166
Not computed*	166	211	377

Source: 2019 American Community Survey 5-Year Estimates.

Note: Overpayment is payment of at least 30% of gross household income on housing.

Note\*: The “not computed” category is for households whose information is incomplete or unavailable.

## 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 16 shows that 1,227 of all households in Lakewood were living in overcrowded conditions, which represents about 4.8 percent of the total 25,576 households in the City. Renters, at about 9



percent, disproportionately live in overcrowded households compared to homeowners, at approximately 3 percent.

**Table 16: Overcrowded Households, 2019**

	All Occupied Housing Units Households	Overcrowded	Persons Per Room		
			1.00 or less	1.01 to 1.50	1.51 or more
Renters	7,138	649 (9.1%)	6,489	389	260
Owners	18,618	578 (3.1%)	18,040	520	58
All Households	25,756	1,227 (4.8%)	24,529	909	318

Source: 2019 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.

## Future Housing Needs

The regional growth allocation process begins with the California Department of Finance projection of population by age group. The projections are used by HCD 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 2021 housing need allocation for the City of Lakewood is shown in Table 17.

During this planning period, the City is expected to accommodate 3,922 dwelling units. Approximately 33 percent of these units should accommodate very low-income households and 16 percent should accommodate low-income households. One strategy the City will implement to accommodate these income levels is through ADU production, and re-zoning/upzoning. The Housing Resources section describes the City’s strategy for accommodating the 3,922 RHNA units, and the City is including many policies and programs to increase production and affordability to meet the housing need.

**Table 17: RHNA Future Housing Needs**

	Very-Low Income	Low Income	Moderate Income	Above-Moderate Income	Total RHNA
6th Cycle RHNA (2021–2029)	1,296	637	653	1,336	3,922
Percent	33.0%	16.2%	16.6%	34.1%	100%

Source: SCAG

Regional Housing Needs Assessment for 6th Cycle Housing Element Update.

The RHNA allocation does not distinguish between very low- and extremely low-income households (less than 30% of County median income), but instead gives a projection for households with incomes for very low income (at or less than 50 percent of the County median), low income (at or less than 80 percent of the County median), moderate (at or less than 120 percent



of the County median), and above-moderate income (at or above 120 percent of the County median). To determine the number of units for extremely low-income households, the City utilizes a proxy of 50 percent of very low-income units to be reserved for extremely low-income households. This equates to 604 units for extremely low incomes. Extremely low-income households are those with incomes representing less than 30 percent of the median income and very low-income households are those representing 30-50 percent of median income.

## 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.

### Disabled Persons

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

Based on the 2015-2019 American Community Survey and shown in Table 18, 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). Overall, seniors faced a higher proportion of disabilities compared with other population cohorts across all disability categories.

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 18: Disabled Persons, 2019**

	Total		Population under 18 years		Population 18 to 64 years		Population 65 years and over	
		Percent		Percent		Percent		Percent
With a hearing difficulty	2,303	2.9	61	0.3	732	1.4	1,510	14
With a vision difficulty	1,226	1.5	67	0.4	495	1	664	6.2
With a cognitive difficulty	2,544	3.4	187	1.5	1,308	2.5	1,049	9.7
With an ambulatory difficulty	4,001	5.3	16	0.1	1,576	3	2,409	22.3
With a self-care difficulty	1,966	2.6	97	0.8	692	1.3	1,177	10.9
With an independent living difficulty	2,854	4.6	-	-	1,065	2.1	1,789	16.6

Source: 2019 American Community Survey 5-Year Estimates.



## Persons with Developmental Disabilities

Developmental disabilities need to be considered, along with the more commonly understood mental and physical disabilities. 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 nonprofit corporations known as regional centers. The regional centers serve as a local resource to help find and access services and support 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, housing choice vouchers, rental assistance, and state-licensed transitional/supportive housing. Table 19 depicts the number of Lakewood clients by age and zip code.

**Table 19: 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<sup>2</sup>

A number of housing types are appropriate for people living with a developmental disability, including rent-subsidized homes, licensed single-family homes, and homes available through the Housing Choice Voucher program, Program **Error! Reference source not found.** The design of

<sup>2</sup> The City of Lakewood has requested updated figures from the Harbor Regional Center. Current figures were not available at the time this Element was published.



housing accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the considerations that are important in serving this group. Incorporating barrier-free designs in all new multifamily housing, as required by California and federal Fair Housing laws, along with affordability, is especially important in housing for disabled residents.

## 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, as well as physical access. As shown in Table 20, in 2019, an estimated 13.4 percent of the City's population was 65 or older, or 10,785 persons. This proportion was higher than the proportion in 2010 (11.4%). Lakewood's population of people in poverty (people whose income was below the poverty line) remained the same. According to 2010 U.S. Census information, approximately 6.5 percent of Lakewood's seniors fell below the poverty line, compared to about 7 percent in 2000.

Table 21 shows that of the 5,955 households 65 years and older, 4,865 households (82%) resided in owner-occupied units and 1,090 households (18%) resided in renter-occupied units.

The Whispering Fountains Senior Apartments (formerly known as Seasons I), located at 3200 E. South Street, Lakewood, CA, consists of 201-unit Housing Revenue Bond financed one- and two-bedroom units available to seniors age 55 and over and disabled persons. At least 20 percent of the units must be available to eligible households at very low- and low-income income rents. Whispering Fountains accepts Housing Choice Vouchers for seniors and/or disabled persons. As of July 2021, the Los Angeles County Development Authority (LACDA) reported there are 46 senior households residing in the Whispering Fountains Senior Apartments who receive housing assistance through the Housing Choice Voucher Program **Error! Reference source not found.**

Candlewood Park Senior Apartments located at 4051 Candlewood Street, consists of 80 one-bedroom senior 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 HUD through a housing assistance payment. Currently, there are no vacancies at Candlewood Apartments, and there is a long waiting list. As of July 2021, LACDA reported there are zero housing assistances payment participants at Candlewood Park Senior Apartments.

The Seasons II Senior Apartments located at 21309 Bloomfield Avenue, was constructed in 1996 and consists of 84 one- and two-bedroom senior units and a manager unit. Forty-two (42) units must be affordable to low-income seniors. Eligible seniors pay no more than 30 percent of their income for rent with the remainder of the rent price paid by HUD through a housing assistance payment. LACDA reported that as of July 2021, 33 units receive housing assistance payments.

As shown in Table 20 and Table 21, trends indicate the continual need for senior housing in the City. Many senior residents are longtime residents of the City and 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. Another option for seniors looking to downsize could be ADUs, which could house seniors or the caregivers of seniors. Based on the demographic trends, the need for senior housing is considered a high priority.

**Table 20: Elderly Population**

	1970	1980	1990	2000	2010	2019
65 years and over	3,622	5,639	8,879	9,414	9,086	10,785
Total Population	82,973	74,654	73,557	79,345	80,048	80,292
Percent of Total	4.4%	7.6%	12.1%	11.9%	11.4%	13.4%

Source: U.S. Census (1970-2010); 2019 American Community Survey 5-Year Estimates.

**Table 21: Elderly Households by Income and Tenure**

		Owner	Renter	Total	Percent of Total Elderly Households
Income category, relative to surrounding area:	< 30% HAMFI	640	455	1,095	18.4%
	30-50% HAMFI	905	195	1,100	18.5%
	50-80% HAMFI	1,190	230	1,420	23.8%
	80-100% HAMFI	460	75	535	9.0%
	> 100% HAMFI	1,670	135	1,805	30.3%
TOTAL		4,865	1,090	5,955	

Source: SCAG Existing Housing Needs Data Report; 2015-2019 American Community Survey 5-year Estimates.

## Homeless

In 2020, the Los Angeles Homeless Services Authority (LAHSA) completed one of the largest homeless count operations in the County. Its findings revealed that the homeless population for Los Angeles County was estimated at approximately 66,436 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 line on the east and from East Los Angeles on the north to the City of Lakewood on the south. SPA 7 had an estimated homeless count of 4,586 persons. Of these persons, 955 are sheltered, and 3,631 are unsheltered. The count and survey showed the following results for the SPA 7 area:

- 63 percent were Hispanic/Latino
- 16 percent were Black/African American
- 18 percent were White
- 8 percent were veterans
- 23 percent were mentally ill



- 25 percent were physically disabled
- 35 percent experienced domestic violence
- 36 percent had a substance abuse disorder
- 6 percent were under age 18

The LAHSA study counted 77 homeless persons in Lakewood during its 2020 count, all of whom were unsheltered. The City’s homeless outreach programs are administered through the Burns Community Center, which is also home to Lakewood’s Meals on Wheels program and the Mothers at Work childcare center.

At the Burns Community Center, homeless individuals are assisted in contacting the appropriate agency to meet their immediate needs. A community assistance directory enables center staff to assist homeless individuals in finding shelter, health services, and employment. Table 22 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 in the subregion. Project Shepherd provides funds to the Burns Community Center for the specific purpose of assisting homeless people and people in need. When the County 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, Low-Income Fare is Easy, to pick up homeless persons and provide transportation assistance to low-income individuals in Los Angeles County.

The City of Lakewood worked with Su Casa, a nonprofit agency, to provide two homeless housing developments: one was to operate an emergency shelter for women and children, and the other was for a transitional housing complex for extended care to assist women in transitioning from codependent, abusive relationships to independent and self-sufficient living.

**Table 22: Homeless Resources**

Facility	Address	Services Provided
Long Beach Multi-Service Center	1301 W. 12 <sup>th</sup> Street Long Beach, CA 90813 562-733-1147 <a href="http://www.mhla.org">www.mhla.org</a>	Housing referrals; health care; job placement; showers; laundry; toilet facilities.
Catholic Charities	123 E. 14 <sup>th</sup> Street Long Beach, CA 90813 562-591-5269 <a href="http://www.catholiccharitiesla.org">www.catholiccharitiesla.org</a>	Screening and placement in emergency shelter; information and referral; food and clothing.
MHALA- The Village	200 Pine Avenue, Suite 400 Long Beach, CA 90802 562-285-1330 <a href="http://www.mhala.org">www.mhala.org</a>	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 <a href="http://www.drcinc.org">www.drcinc.org</a>	Referral for food and transportation; housing search assistance; benefits; counseling and advocacy; counseling. For physically and mentally disabled.



**Table 22, continued**

Facility	Address	Services Provided
Lutheran Social Services of Southern California	1611 Pine Avenue Long Beach, CA 90908 562-599-1321 <a href="http://www.lsssc.org">www.lsssc.org</a>	Emergency food and clothing; referral for emergency shelter; employment assistance; clinic services, counseling, referrals to addiction programs.
Community Action Partnership- Long Beach	117 W. Victoria Street Long Beach, CA 90805 562-216-4600 <a href="http://www.lbcap.org">www.lbcap.org</a>	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 <a href="http://www.coalongbeach.org">www.coalongbeach.org</a>	Warm meal service, groceries, and housing referrals.
The Salvation Army - Long Beach	300 Long Beach Boulevard Long Beach, CA 90807 562-247-3535 <a href="https://longbeach.salvationarmy.org/">https://longbeach.salvationarmy.org/</a>	Emergency food; residential housing at rehabilitation center; work assistance; and group or individual therapy.
211 Los Angeles County	Dial 2-1-1 <a href="http://www.211la.org">www.211la.org</a>	Countywide 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 <a href="http://centuryvillages.org">http://centuryvillages.org</a>	Transitional housing; residential treatment; medical support; job training; employment assistance; and childcare.
PATH Los Angeles	340 North Madison Ave. Los Angeles, CA 90004 323-644-2200 <a href="http://www.epath.org">www.epath.org</a>	Outreach teams provide sack lunches; toiletries and hygiene supplies; housing and services referrals; housing assistance.
Los Angeles Homeless Services Authority (LAHSA)	707 Wilshire Blvd, Los Angeles, CA 90017 <a href="http://www.lahsa.org">www.lahsa.org</a>	Winter shelter program; outreach services; health care referrals, job training, supportive short- and long-term housing.

Source: City of Lakewood

**Table 23: Health, Employment and Other Services**

Service	Address	Telephone
<b>Health Services</b>		
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 <a href="http://www.lacounty.info">www.lacounty.info</a>	562-599-2153
National Council of Alcoholism, Long Beach	3750 Long Beach Boulevard Long Beach, CA 90807 <a href="http://www.ncadd.com">www.ncadd.com</a>	562-426-8262
Harbor-UCLA Medical Center (24 hours)	1000 W. Carson Street Torrance, CA 90502 <a href="http://www.ladhs.org">www.ladhs.org</a>	310-222-2345
Southern California Alcohol and Drug Program	11500 Paramount Boulevard Downey, CA 90241 <a href="http://www.scadpic.org">www.scadpic.org</a>	562-923-4545
Rio Hondo Community Mental Health	17707 Studebaker Road Cerritos, CA 90703	562-402-0688



**Table 23, continued**

Service	Address	Telephone
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 <a href="http://www.jfhccgla.org">www.jfhccgla.org</a>	562-420-2433
JWCH Institute, Wesley Health Centers- Bellflower	14371 Clark Avenue Bellflower, CA 90706 <a href="http://www.jwchinstitute.org">www.jwchinstitute.org</a>	562-867-6006
Rancho Los Amigos National Rehabilitation Center- Downey	7601 E. Imperial Highway Downey, CA 90242 <a href="http://www.rancho.org">www.rancho.org</a>	562-401-7041
<b>Employment</b>		
Cerritos Career Center, SELACO Workforce Investment Board	10900 E. 183 <sup>rd</sup> Street, Ste. 350 Cerritos, CA 90650	800-481-6555
Affiliated facilities of the State Employment Development Department	12715 S. Pioneer Boulevard Norwalk, CA 90650 <a href="http://www.edd.ca.gov">www.edd.ca.gov</a>	562-929-9112 562-570-3700
Veterans' Employment and Training Services – U.S. Dept. of Labor	2450 E. Lincoln Avenue Anaheim, CA 92806 <a href="http://www.dol.gov">www.dol.gov</a>	714-687-4845
<b>Other Services</b>		
WomenShelter of Long Beach	Address Confidential	562-437-7233
Long Beach Rescue Mission	1430 Pacific Avenue Long Beach, CA 90813 <a href="http://www.lbrm.org">www.lbrm.org</a>	562-591-1292
Food Bank of Southern California- Long Beach	1444 San Francisco Avenue Long Beach, CA 90813 <a href="http://www.foodbankofsocal.org">www.foodbankofsocal.org</a>	562-435-3577
Welfare-DPSS, South Special District	17600 Santa Fe Avenue, Ste. B Rancho Dominguez, CA 90221 <a href="http://dpss.lacounty.org">http://dpss.lacounty.org</a>	866-613-3777
Burns Community Center	55 10 Clark Avenue Lakewood, CA 90712	562-925-7512
Los Angeles County Department of Children and Family Services	4060 Watson Plaza Lakewood, CA 90712 <a href="http://dcf.co.la.ca.us">http://dcf.co.la.ca.us</a>	562-497-3500
Social Security Office	4957 Paramount Boulevard Lakewood, CA 90712 <a href="http://www.ssa.org">www.ssa.org</a>	1-800-772-1213
Su Casa- Ending Domestic Violence	3750 E Anaheim Street Suite #100, Long Beach, CA 90804 <a href="http://www.sucasa.org">www.sucasa.org</a>	562-402-4888
Los Angeles County Dept. of Military & Veterans Affairs	2615 S. Grand Avenue, Suite 100 Los Angeles, CA 90007 <a href="http://mva.lacounty.gov">http://mva.lacounty.gov</a>	1-877-4-LAVETS
Housing Authority of the County of Los Angeles (Section 8)	700 West Main Street Alhambra, CA 91801 <a href="http://www.hacola.org">www.hacola.org</a>	626-262-4510
Boys & Girls Club of America- Long Beach	700 East Del Amo Boulevard Long Beach, CA 90807 <a href="http://www.bgclublb.org">www.bgclublb.org</a>	562-428-9188

Source: City of Lakewood



Lakewood also has 17 community care facilities. 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; the remaining two are a small family home and a group home facility. These group homes, adult residential, and residential-elderly care facilities provide supervised, nonmedical 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 care for children 18 years old or younger, who are mentally or developmentally disabled or physically handicapped and need assistance due to their disability. 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 9331.D.6 of the Lakewood Municipal Code, 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. Municipal Code 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 multifamily housing for the elderly and the disabled.

Lakewood Municipal Code 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 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, which 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 (Municipal Code 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 required cities to meet the needs of the homeless population 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.

In January 2020, AB 139 went into effect, which updated the requirements of local governments' housing plans to address the needs of the homeless crisis, specifically by changing the criterion for assessing the need for emergency shelters and housing to a regional level and requiring that to be accounted for as part of the Housing Element. Section 9368.B.6.(d) of the City's Municipal Code states that there shall be three on-site spaces for every 10 beds, out of conformance with AB 139.

Program E-3 of this Housing Element is to bring Lakewood's Emergency Shelter ordinance into compliance with state law. The City's ability to accommodate emergency shelters is further described in the Constraints section of the Housing Element.

## 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, and larger homes typically are higher-cost units. In addition, trends in new housing construction indicate a movement toward smaller units; thus, large families have difficulty finding larger units at affordable prices, which results 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 2019 American Community Survey, the average household size in Lakewood is 3.06 persons.

As shown on Table 11, renters represented approximately 27.7 percent and owners represented approximately 72.3 percent of the total households in the City. Neither the 2010 U.S. Census nor the 2015-2019 American Community Survey 5-Year Estimates provides figures representing large families and their corresponding housing units. However, one can deduce that with the increase of households spending more than 30 percent of their gross income toward rents the ability for large families to find affordable housing can be difficult. To address the issue of providing affordable housing for larger families and households living in overcrowded conditions, the City's programs include:

- Promotion and streamlining of ADU construction, which can provide additional living space on existing lots. These units provide separate kitchen and bathroom facilities to occupants of these units, allowing for a degree of privacy and autonomy.



- Program E-7 for Planned developments and Specific Plan, which provide diversity in the location of structures, open space and yard requirements, and other site qualities while ensuring adequate development standards.

The City may need to consider additional programs that encourage larger dwelling units. These may include:

- relaxing open space requirements and setback standards;
- density bonuses like in Program B-3
- concessions for larger units; and
- streamlining home renovations/expansions

### Female Headed Households

According to SCAG Pre-Certified Housing Data, there were 3,805 female-headed households living in the City of Lakewood, representing 14.7 percent of Lakewood's total households. Approximately 6.2 percent of the households (about 236) headed by a female had children under 18 years of age, and approximately 9.4 percent of these female-headed families (about 358) were living below the poverty line. All family households, but especially those headed by females, typically need affordable units located near schools, day care centers, and recreation facilities and services.

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. 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 childcare program is also available for children ages 6–12.
- **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 (Housing Choice Vouchers)** – This agency is located in the City of Alhambra but provides assistance to all residents living in Los Angeles County. This program **Error! Reference source not found.** provides housing vouchers to families and individuals in need of affordable housing. The Housing Choice Voucher 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 that teach participants how to become independent and not need public assistance.

## Farmworkers

The City of Lakewood is located in a highly urbanized area of Los Angeles County. The 2019 American Community Survey indicated that 246 Lakewood residents were employed in agriculture, farming, forestry, or fishing occupations, with 92 total farming, forestry, and fishing jobs in the city, of which 78 were considered full-time jobs. Given the lack of substantial agricultural facilities both within and around Lakewood, these jobs likely do not involve traditional farm “labor” and are more likely related to agricultural product processing or management. The majority of the agricultural activities in Lakewood are limited to wholesale nurseries. There is no evidence of a significant number of migrant farmworkers residing in the City.

Currently, Lakewood’s zoning code does not provide an explicit definition for farmworker housing. Pursuant to the Health and Safety Code 17021.5 and 17021.6, farmworker housing for fewer than six individuals should be treated as a single-family home and not require a discretionary approval. Agricultural employee housing with no more than 36 beds in a group quarters or 12 units designed for the use of a single household is permitted by right in agricultural land-use designations. While the City has an agricultural zone, which may implement portions of the Open-Space General Plan designation, the City does not have a specific agricultural designation, which means that the Employee Housing Act would not apply for farmworkers in the City. Additionally, the agriculturally zoned land is controlled by the City or public utility providers. Given the above considerations, the farmworker housing provisions included in the Employee Housing Act would not apply to Lakewood.

## Extremely Low-Income Households

According to the 2018 SCAG Existing Housing Needs Data Report, there were 900 households in poverty in Lakewood, or about 3.5 percent of all households, as defined by the poverty thresholds of the American Community Survey of the U.S. Census Bureau. The U.S. Census Bureau utilizes 48 thresholds to determine the federal poverty level.

By contrast, HUD measures income levels through the area’s median income. HUD does provide detailed data on this income group, which also tends to experience housing problems at a high rate. As shown in Table 24, the HUD data shows that there are 2,525 extremely low-income households in the City, which represents about 10 percent of all households in the City, significantly different from the 3.5 percent that the SCAG data suggests. Table 24 also shows that about half (1,245 of the 2,525 extremely low-income households) rented their dwelling units. Of those 1,245 households, 1,050 experience housing problems.





**Table 24: Extremely Low-Income Housing Problems and Overpayment, 2017**

	Owner-Occupied	Renter-Occupied	Total Households
Households with Income <30% of Median	1,280	1,245	2,525
with any problems (%)	860	1,050	1,910
paying >30% of income (%)	860	1,025	1,885
paying >50% of income (%)	675	990	1,665

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2013-2017.

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 75.6 percent of Lakewood’s extremely low-income households experienced housing problems of any kind, with renters higher at 84.3 percent than owners at 67.1 percent. A large majority of these households were overpaying, or paying more than 30 percent of their total income, for their dwelling units. About 82.3 percent of renters are considered to be overpaying. 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 66 percent of all extremely low-income households and 79.5 percent of extremely low-income renters. All these characteristics occurred at a much higher rate among extremely low-income households than in the City as a whole. Approximately 39 percent of all households in Lakewood experienced at least one housing problem and at least 35 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 16 shows, 1,227 of all households in Lakewood were living in overcrowded conditions, which represents about 4.8 percent of the total 25,576 households in the City. Renters disproportionately live in overcrowded households, at approximately 9 percent, compared to homeowners, at approximately 3 percent.

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 Housing Choice Voucher units, and making density bonuses an option for multifamily developers in accordance with State law.

### **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. 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 multifamily 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.

### **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 for-sale units (or condominiums/townhomes). Municipal Code Section 9332.2 et. seq. prohibits such conversions unless the vacancy rate is at least five percent. According to the 2019 American Community Survey 5-year estimates, the rental vacancy rate in Lakewood is 4.6%.

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.** According to the Los Angeles County Development Authority (LACDA), there are 29 units in the Centralia Apartments that are 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. Currently there are no units available and there is a waiting list. This project is not at risk of converting to market rate over the next ten years.



**Candlewood Park.** Candlewood Park, a senior citizen apartment project, it was originally 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 senior housing project. The project is required to have at least one tenant 65 years and older per unit. The loan payoff did not affect the Section 8 Program, or the City of Lakewood's use restrictions attached to the project. According to the property manager, the project continues to operate under the Tenant Based Rental Assistance program. This project is not at risk of converting to market rate units during the next ten years.

**Seasons Apartments.** Seasons Apartments, built in 1996, is under a 60-year lease with the Successor Agency of the former Lakewood Redevelopment Agency, and must maintain 52 affordable units out of the total of 85 units as affordable for low-income seniors. In July 2021, LACDA reported there are a total of 4 Housing Choice Voucher participants that reside in the Season's Apartments. The onsite property manager confirmed a total of 33 residents receive section 8 housing assistance. This project is not at risk of converting to market rate units during the next ten years as the lease term goes through 2056.

### Cost of Housing Preservation

The cost of rebuilding a new affordable unit has drastically increased in the past five years from \$425,000 to over \$480,000 per unit, or \$700 per square foot.<sup>3</sup> Alternatively, the current rates of multifamily units in the area are typically \$420,000-\$480,000 per unit, with units in multifamily buildings in the Hawaiian Gardens area of the city typically selling for \$225,000-\$375,000.

These costs indicate that in most areas of Lakewood, the cost of rebuilding and the cost of preservation of affordable housing are comparable, with the cost of preservation having the potential to be more cost effective. In Hawaiian Gardens, preservation would require half the funding that rebuilding would.

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<sup>3</sup> University of California Berkeley Turner Center for Housing Innovation



## IV. 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

This section discusses governmental policies, standards, requirements, and processes that may unintentionally constrain the development of housing for all populations and income levels. Examples of governmental constraints include zoning ordinances and other land use controls, fees imposed on development, regulatory processes for the review and approval of new housing, and the availability of infrastructure. An analysis of these constraints can help the City to establish effective strategies to remove barriers to residential development and to promote the delivery of a variety of housing types to serve the needs of the community.

#### Land Use Controls

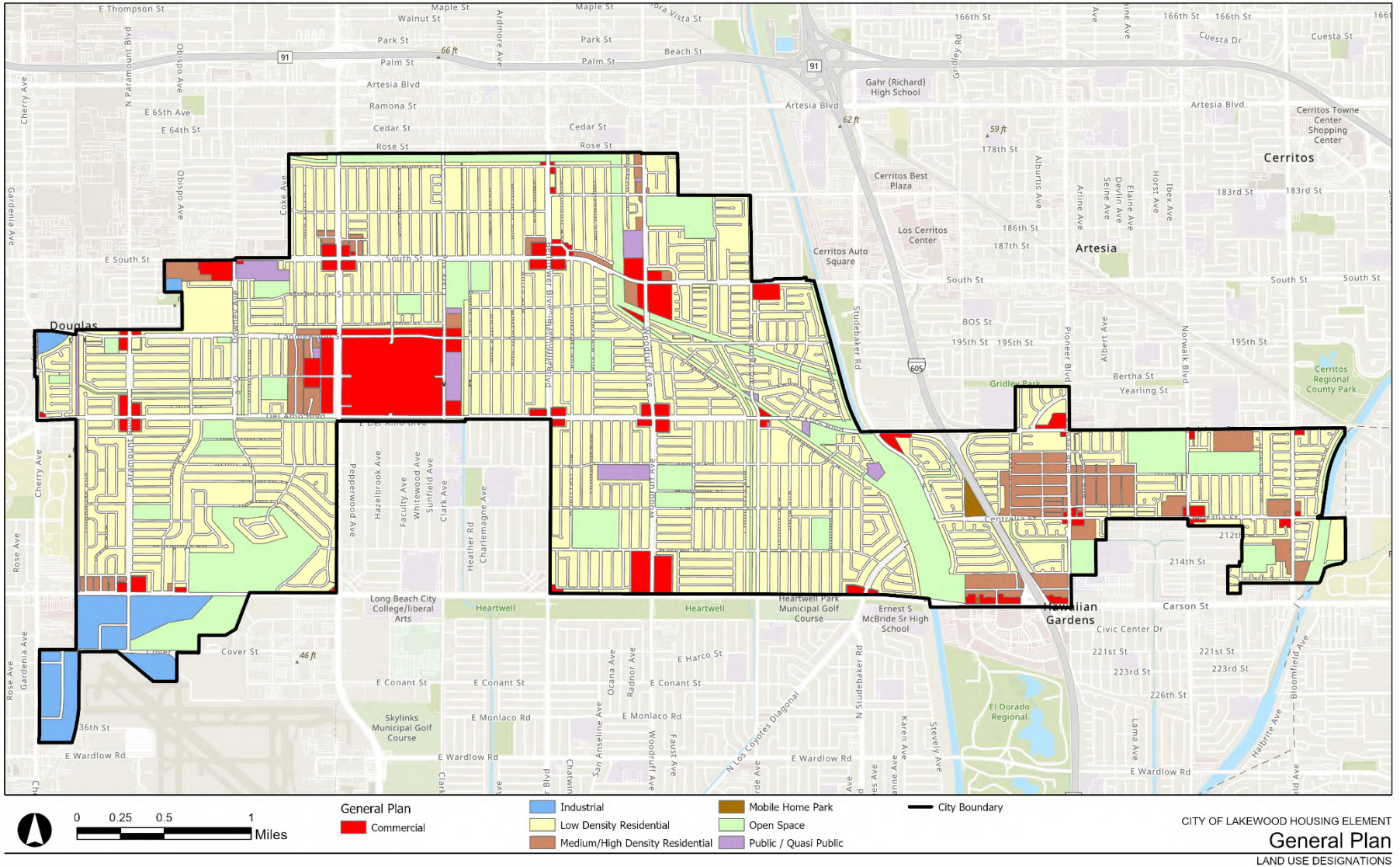
##### *General Plan*

Lakewood's current General Plan was adopted in November 1996. The Land Use Element of the General Plan establishes land use designations that govern the allowable uses and development density for all parcels. Figure 6 illustrates the City's General Plan land use designations. There are three separate designations for residential uses:

- Low Density Residential: Single family land use designation, with density ranging from 0.1 to 8.7 units per acre (note: per state law the Low-Density Residential designation allows an ADU and JADU, in addition to a single-family home, per lot).
- Medium /High Density Residential: Two or more primary residential units per lot, with density ranging from 8.8 to 27 units per acre.
- Mobile Home Park: Land use designation allowing mobile homes. The average density of these areas is 12 units per acre.



Figure 6: General Plan Land Use Designations





The Land Use Element generally focuses on maintaining existing land uses in the city and preserving existing residential neighborhoods. The introductory section notes that the city is almost entirely built out (99.5 percent as of 1994). The current General Plan does not envision or propose significant changes to the city’s existing development patterns or densities.

In the analysis of future build-out scenarios, the Land Use Element presents the potential for 1,149 new residential units citywide, most of which would be multifamily units to be constructed in the eastern portion of the city on land currently zoned as M-F-R (Multiple Family Residential). The Land Use Element notes that there are underutilized and vacant commercially zoned properties in Lakewood that have potential for redevelopment and expansion, and points to opportunities for infill projects and replacement of obsolete land uses. In general, however, the Land Use Element does not contemplate or encourage significant land use policy changes or rezoning to facilitate redevelopment on a large scale. Discussion in the General Plan of redevelopment, reuse and expansion is mainly limited to larger commercial areas such as the Lakewood Center Mall, Lakewood Square and the Civic Center.

Policy 3.2 in the Land Use Element calls for “appropriate mixed uses at the Lakewood Center Mall,” and Implementation Program A-1 refer to exploring potential zoning changes to allow and encouraged mixed-use development. However, the General Plan does not include a land use designation allowing mixed use.

In summary, the Land Use Element’s emphasis on maintaining existing neighborhoods and development patterns (especially single-family housing) is a constraint to new housing development because there are very limited opportunities to build multifamily housing to deliver the number of new housing units needed to meet the City’s RHNA. In particular the policies focused on maintaining existing single-family land use patterns impede the market’s ability to produce housing at the densities required for developers to feasibly include below-market rate units in new housing projects. Thus, the City’s General Plan land use policies constrain the production of housing for very-low, low- and moderate-income households.

While the existing General Plan constraints residential development by limiting the allowance of multi-family land, this constraint will be addressed to meet the City’s RHNA. As discussed in the Resources section, the City will provide revised land-use designations and zoning that will facilitate the production of at least 3,922 units over the 6<sup>th</sup> Cycle (4,510 units including a 15% buffer). The City is proactively removing the land-use constraints as a part of the Housing Element Update.

### *Zoning Ordinance*

The City’s zoning ordinance contains specific development standards and more detailed requirements pertaining to allowable density of parcels, including residentially zoned property. Development standards in the zoning ordinance are intended to promote and ensure a healthy, compatible, and high-quality living environment.



Lakewood is a predominantly residential community, with the majority of its land area zoned for residential uses (approximately 74%). Furthermore, most of this land is zoned for, and developed with, single-family residences (about 93% of City's total residentially zoned land). The R-1 (Single-Family Residential) and R-A (Single-Family Residential – Limited Agriculture) zoning districts allow a single-family dwelling plus a Junior Accessory Dwelling Unit (JADU) plus an Accessory Dwelling Unit (ADU) per lot and are the predominant land-uses in the City, occupying 68.5 percent of the City's gross area. Parcels in the R-1 and R-A zones are nearly built out, and therefore opportunities to add new housing in these areas are primarily limited to construction of ADUs.

The M-F-R (Multiple-Family Residential) zoning district allows the development of medium- to high-density multifamily projects. The maximum density allowed in the M-F-R zone is based on a formula that allows for greater density per acre 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 (22.7 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 (24.9 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 30.0 dwelling units per acre. For new subdivisions, the minimum lot size in the M-F-R zone is 15,000 square feet. Developers are encouraged to combine parcels to create land for projects of greater density; however, a legally created lot with less than the 15,000 square foot minimum area may be developed under the same density regulations as a conforming lot.

There is a relatively small amount of land that is zoned M-F-R (approximately 312 acres or 5 percent of the city's land area). A small percentage of M-F-R zoned land is vacant (1.55 acres), while existing developed M-F-R sites could potentially a net increase in residential units of about 16.6 percent under existing zoning. This will expand significantly with the increase of multi-family densities as discussed in the programs and resources section. The lack of larger developable parcels zoned M-F-R, combined with limitations on opportunities to consolidate smaller lots and assemble into larger development sites for multifamily and affordable housing, may form a constraint on housing within the M-F-R zone.

In addition, the zoning ordinance includes a Planned Unit Development zone that can be applied to both single-family (PD-SF) and multifamily (PD-MF) developments on large sites of 15,000 square feet or more. The purpose of the PD zone is to allow greater flexibility in site planning, design and development standards to achieve high-quality development, consistent with the intent of the zoning ordinance, for large-scale projects. Planned Development projects have defined boundaries and are built based on the density approved through the discretionary PD review process. Existing Planned Developments in Lakewood have been built on land that was previously developed.

Lakewood has a MHP (Mobile Home Park) residential zone that is applied to two properties. Both these mobile home park areas are built out and do not have space to accommodate additional dwelling units.



A comparatively small percentage of Lakewood’s land is zoned for and devoted to commercial and industrial uses (10.9%). Lakewood has multiple commercial centers that would be excellent candidates for mixed-use or conversion to housing.

Lakewood’s current zoning ordinance does not have any zoning districts that allow mixed-use development (e.g., mixed commercial and residential). In addition, there is no zoning district that is exclusively designed to allow “missing middle” housing types such as triplexes/fourplexes, small cottages or attached townhomes on small lots (~7,500 to 10,000 square feet). These small housing types tend to be affordable to moderate income households even when built without subsidies or deed restrictions. The revised M-F-R standards will provide additional potential for small-scale and naturally affordable multi-family development.

#### Availability of Land Zoned for Multifamily Residential Development

In summary, Lakewood has a limited amount of existing land available that is vacant or underutilized and that is zoned for new residential development, especially at the higher densities that are required to build new housing that is affordable to lower-income individuals and households. However, the City is proactively addressing this constraint as a part of the Housing Element. The City does have substantial areas of multi-family land that are suitable for residential redevelopment under revised standards and densities.

With the limited land available for new multifamily residential development, the minimum unit size development standards outlined in Lakewood Municipal Code 9332.1 act as an additional constraint on residential development. The minimum size for elderly or disabled people for a one-bedroom unit is 460 square feet and an intended occupancy of two or fewer people. For a two-bedroom unit, the minimum size is 650 square feet with an intended occupancy of three or fewer people. The minimum unit size development standards for retirement and adult care facilities is 200 square feet, not including a bathroom or kitchen.

The City will further remove constraints on multi-family housing production by updating its development standards for projects in the M-F-R zones, allowing mixed-use development in its commercial and light manufacturing zones, and expanding M-F-R zones to certain R-1 sites. The RHNA established a need for 3,922 additional dwelling units in Lakewood. As discussed in the housing resources section and presented in in Table 8, the City will rezone to provide capacity for at least 4,510 dwelling units under realistic build-out scenarios.

#### Development Standards

Table 25 presents the current development standards that apply in each of the residential zoning districts.





**Table 25: Current 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 primary dwelling unit plus 1 ADU or JADU per lot	1 primary dwelling unit plus 1 ADU or JADU per lot	22 units/acre on lots <12,500 SF 24 units/acre on lots 12,500-25,000 SF 30 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
Max. Lot Coverage	45%	45%	N/A 60% for Homes	N/A
Max. Floor Area Ratio (FAR)	0.6	0.6	N/A	N/A
Min. Lot Area per Unit	N/A	N/A	1,920 SF/unit on lots <12,500 SF 1,750 SF/unit on lots 12,500-25,000 SF 1,452 SF/unit on lots >25,000 SF	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	20-25 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 plus an additional 2-½ feet for every story in excess of one story in height	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% of total lot area	5% of total lot area for common landscaped space 750 SF for each mobile home space, plus one 15- gallon tree
Parking within a Garage	2 enclosed spaces	2 enclosed spaces	0-2 bedrooms: 2 total spaces, 1 enclosed space	2 spaces per each trailer, plus 1 guest space for every 2 trailers.
			3 bedrooms: 2.5 total spaces, 1 enclosed space	
			4+ bedrooms: 3 total spaces, 1 enclosed space	
			Guest Parking (All): Additional 10% of total required spaces	

Source: Lakewood Municipal Code.

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



Most of Lakewood’s residential development standards, especially for single-family properties, are typical of and comparable to those of other similar jurisdictions and serve as effective tools for promoting healthy, compatible, and high-quality neighborhoods. However, some of the City’s standards for multifamily residential development may unintentionally hinder the production of greater density housing projects that would deliver large numbers of new residential units and allow financially for the inclusion of affordable units in new development projects.

The by-right building height limit in the M-F-R zone of two stories or 25 feet, whichever is greater, limits the potential for higher-density residential projects; the requirement for a Conditional Use Permit for a three-story building is an added layer of time and expense that unnecessarily burdens developers. The front setback requirement of 20-25 feet is relatively high for multifamily housing (compared to typical setbacks of 10 to 15 feet for medium-density residential development and 5 to 10 feet for higher-density residential development in many jurisdictions. Lakewood’s open space requirement for multifamily residential is 650 square feet per unit, which is also high compared to that of many jurisdictions (200-300 sf per unit is typical in many cities or medium density housing, and 150 to 175 sf per unit is typical for higher-density housing).

parking requirements in the City’s zoning code may also act as an unintended constraint to housing production. Parking for vehicles takes up a significant amount of lot area and, especially when local codes require that it be enclosed or covered parking, is very expensive to build. Lakewood’s zoning currently requires two enclosed parking spaces for single-family dwellings. In the M-F-R zone, parking requirements for new projects 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. Parking standards may be coupled with local policies and programs to promote and improve public transit usage, neighborhood walkability, and other measures that reduce the need for driving. As part of program B-5 in the Housing Element, the City will explore reductions in its parking requirements for multi-family developments, removing the constraint and encouraging additional residential redevelopment.

### Permitted Residential Uses by Zone

Table 26 presents a summary of the residential uses permitted in various zoning districts under the zoning ordinance.



**Table 26: 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	
Multifamily residences				P									P
Mobile homes			P										
Manufactured homes	P	P	P	P	P							P	P
Accessory dwelling units	P	P		P	P							P	P
Junior accessory dwelling units	P	P			P							P	
Convalescent homes			C	C		C	C	C					
Boarding schools/homes	C	C	C	C	C	C	C	C				C	C
Adult care facilities/assisted living: More than 6 persons				C									C
Emergency shelters										P			
Single room occupancy										C			



The permitted uses in the zoning code are generally effective in supporting the provision of housing for all segments of Lakewood’s population. However, the lack of any mixed-use zones that would allow, for example, residential mixed with retail and service businesses may be seen as a constraint to the creation of medium- and higher-density, more affordable housing options. In response, the City is proposing mixed-use standards for its commercial zones, allowing any interested property owner to redevelop or infill existing commercial properties across the City.

### Density Bonus Regulations

The City’s zoning ordinance includes a provision for granting density bonuses as an incentive for the production of affordable housing (in Section 9332.5, part of the chapter on Multiple-Family Residential (M-F-R) Zone Regulations. This section simply incorporates the Density Bonus Law (California Government Code Sections 65915-65918) by reference, such that the provisions of state law for granting an affordable housing density bonus may be applied to M-F-R zoned properties. To date, the City has not received any applications for proposed residential projects requesting a density bonus.

### Short-Term Rentals

Lakewood’s zoning ordinance allows short-term rentals (less than 30 days) as “home-share rentals,” or renting of individual rooms within a dwelling unit that is occupied by the property owner. Short-term rentals of entire dwelling units or accessory dwelling units is not permitted. These regulations help to preserve the availability of housing stock for local residents and to prevent rising rents due to a shortage of available rental housing.

### Multi-Family Rentals

Lakewood’s zoning ordinance allows multi-family rentals in its M-F-R zone. Multi-family rentals are allowed by right in the M-F-R zones. Development of condominium projects requires a conditional use permit.

All multi-family dwellings are required to be reviewed by the Development Review Board (DRB). Prior to plan check, the DRB reviews the plan based on compliance with applicable codes and laws, project design, and relationship with the surrounding area. This review is performed for all new construction of multi-family units, additions or remodeling of multi-family units, as well as general site modifications.

In general, Lakewood’s development standards for multi-family dwellings may form a constraint to the development of multi-family rental housing. Specifically, the minimum lot width for multi-family lots may prevent the construction of small-scale multi-family building typologies. However, Lakewood Municipal Code 9332.A.4 provides that minimum lot and other lot dimension standards do not apply to already established lots, ensuring that the minimum lot size standards will not create constraints on the development of multi-family housing. The usable open space requirement, at 100 square feet less than the usable open space requirement for single family dwellings, may also form a constraint. The minimum square footage for each unit type is 650



square feet, which creates a constraint on development by necessitating a significant amount of area be dedicated to non-habitable spaces. Finally, the DRB, which reviews based on aesthetics and the potential for the multi-family development to increase the individual property values of other properties, may not lend itself to quantifiable/objective standards.

In conclusion, Lakewood's zoning regulations allow for a range of housing types and densities, from single-family dwellings to multifamily housing up to 30 units per acre. The zoning ordinance includes provisions to preserve existing housing and encourage new multifamily and affordable housing. However, some of the residential development standards and rules may constrain the production of higher-density housing. There are opportunities to better facilitate new housing at higher densities by refining and relaxing some development standards for multifamily housing, as well as by creating new or updated zoning designations allowing mixed-use development. The City will conduct a rezoning effort to accommodate the 6<sup>th</sup> Cycle RHNA within three years of Housing Element adoption.

## Variety of Housing Types

In addition to the conventional single-family and multifamily dwelling unit types discussed above, Lakewood allows several other types of residential units to accommodate the housing needs of specific segments of the city's population. Examples of other housing types include accessory dwelling units, manufactured homes, and single-room occupancy units.

### *Accessory Dwelling Units*

Under state law, an accessory dwelling unit (ADU) is defined as an attached or detached dwelling unit that provides complete, independent living facilities and is located on a lot with a primary residence. A junior accessory dwelling unit (JADU) is defined as a residential unit of no more than 500 square feet that is contained entirely within a single-family residence and may have separate sanitation (restroom) facilities or may share such facilities with the primary residence. Following the passage in 2019 of several state laws intended to address barriers to the development of ADUs and JADUs and to facilitate local government approvals for these unit types, the City adopted Ordinance No. 2020-1 in February 2020 amending the standards and regulations for ADUs in the Lakewood Municipal Code. The ordinance followed the requirements set forth in the new state legislation and enacted new local controls relating to ADUs and JADUs that are consistent with state law.

Per the 2020 ordinance amendments and state law, the City allows ADUs and JADUs in all residential zones. One attached or detached ADU is allowed on a property with a single-family residence. On a property with a multifamily residence up to two detached ADUs, plus additional attached ADUs created through the conversion of existing non-habitable spaces, are allowed. ADUs are subject to development standards (maximum height, minimum setbacks, maximum floor area) and are reviewed and approved ministerially. ADU design is encouraged to include elements that will assist the elderly and others with mobility challenges, as they are often the anticipated residents of this housing type.



The City provides general information and answers to frequently asked questions about ADUs on the Planning Division website. The full text of the 2020 ADU Ordinance and the ADU Staff Design Review Application Form are also posted on the website for easy reference. Such efforts to provide clear and accessible information about ADUs for homeowners, contractors, and the public at large are a means to simplify the application and approval process and to encourage construction of ADUs in Lakewood. Overall, the City's regulations and procedures for ADUs are effective in facilitating the development of this important housing type in existing neighborhoods. The City will continue to encourage ADU production, and is adopting several programs as a part of the Housing Element to further incentivize ADUs as a housing opportunity including programs G-2, B-10, B-9, and A-7.

### *Manufactured Homes*

Manufactured homes are often significantly less expensive to build than homes constructed on-site, making them more affordable to moderate and lower-income households. Lakewood allows the placement of manufactured homes, including mobile homes, in all residential areas. The design of proposed new manufactured homes is 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 on page 50). The DRB ensures that the manufactured homes meet all of the applicable code requirements that would also apply to single-family homes.

### *Emergency Shelters*

Under state law, every local jurisdiction is required to permit emergency shelters by right in at least one zoning district. These facilities can serve an important role in providing temporary shelter for people experiencing homelessness and other vulnerable populations. Lakewood allows emergency shelters by right in the M-2 (Heavy Manufacturing) zone. The regulations for the M-2 zone outline objective standards for emergency shelters, including a requirement for a shelter to be located at least 500 feet from any property in a residential zone, and for shelters to be located at least 300 feet from each other. The City requires a minimum of one bed per 200 square feet of floor area.

Lakewood has 129 acres of land zoned M-2, all of which is located in the southwestern corner of the city directly to the north and west of the Long Beach Airport. Emergency shelters in land zoned M-2 allows for proximity to employment centers and other commercial amenities and resources needed by people experiencing homelessness and other vulnerable populations. The M-2 zone is adjacent to multiple bus lines, grocery stores, and recreational centers. These resources are not in as close proximity in most residential areas. The majority of this land is located within further than 500 feet of residentially zoned properties in the City of Long Beach. Lakewood complies with state housing law in terms of allowing emergency shelters as a by-right use.

The latest homeless point-in-time count indicated that there are 73 unsheltered homeless individuals living in Lakewood; the City needs to ensure that at least 14,600 sf of floor area could



be available for emergency shelter development or conversion. Based on a review of the City's standards and shelter need, there are multiple underutilized parking lots in the M-2 zone that meet the requirements and would be easily able to accommodate the City's shelter need.

Assembly Bill 139 (2019) modified the allowed parking standards for emergency shelters. The City may now only require parking to meet the needs of staff working at the shelter and may not impose any standards based on the number of beds or persons served. The City's existing ordinance requires three parking spaces for every shelter bed, which is not compliant with recent changes to state law. The City is including program E-3 to amend the Emergency Shelter ordinance to comply with AB 139. The City will also review the other standards for emergency shelters to verify that they are required for all other uses in the zone and are not unique to emergency shelters beyond those allowed by state law. For example, the City will remove the 500-foot buffer requirement, as none of the other uses in the M-2 industrial zone are subject to this standard.

### *Transitional and Supportive Housing*

Currently, Lakewood's zoning ordinance does not explicitly address transitional or supportive housing. State law requires that such uses be permitted by right in all zoning districts where residential uses are permitted. The City has a policy to treat transitional and supportive housing developments as required by state law. However, since the City does not explicitly permit the development of transitional and supportive housing, the requirements may create a potential constraint on development. The City is including program E-5 to define and permit Transitional and Supportive Housing as required by state law.

### *Single-Room Occupancy Housing*

Lakewood's zoning ordinance defines a Single Room Occupancy Facility (SRO) as a group of habitable single room units, operated by a non-profit organization, that provide below-market rate affordable housing for no more than two persons per unit and that have a minimum tenancy term of 90 days. SRO housing may have bathrooms, showers and cooking facilities within individual units, or these facilities may be shared among multiple units. SROs are often considered to be the lowest-cost form of shelter available, and they tend to be occupied by individuals and households at the lowest income levels in a community. If well designed and operated, SROs can blend successfully into existing residential and commercial areas and need not be seen as a nuisance or a less desirable form of housing.

In Lakewood SRO facilities are conditionally permitted in the M-2 (Heavy Manufacturing) zone only and are not permitted by right in any zoning district. The City is including program A-8 in its Housing Element to explore the expansion of SROs in other zones.

Lakewood has made progress in recent years in diversifying its housing stock and facilitating the development of more affordable housing types, especially in terms of encouraging ADUs. However, the City could do more to enable and promote housing types for low-income individuals and households and other vulnerable populations.



## Development Review and Permitting Procedures

The efficiency and timing of a jurisdiction's processes for review and approval of new residential units has a significant impact on the amount and pace of housing construction. Lakewood's procedures for development review and permitting are described and analyzed below.

### *Development Review Process*

The Development Review Board (DRB) performs architectural review of all development within the city. The DRB consists of the Director of Community Development or designee, 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 the plan based on compliance with applicable codes and laws, project design, and relationship with the surrounding area. Consistent with state law, DRB performs its reviews utilizing objective design standards.

DRB approval is required prior to constructing and/or modifying any single-family or multiple-family residential structure. Specifically, approval is required for:

- New construction of single and multifamily units, including mobile/modular and manufactured homes;
- Additions to or exterior remodeling of existing multifamily units;
- Patio covers, screened or open, that are visible from the street; 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 periodically and may be conducted by electronic conferencing.

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

### *For all applications:*

- Development Review Board Application Form
- The proposed building plans in one PDF file prepared by an architect or building designer, including
  - Site Plan
  - Floor Plans
  - Elevations





- Roof Plan

Color photographs of existing conditions on and adjacent to the project site.

***Additional submittal requirements for multifamily residential projects:***

- Landscape plans
- Trash enclosure details
- Sign details
- Rendering
- Sample exterior materials board
- Environmental Assessment

The DRB determines whether projects comply with the zoning ordinance. 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. The criteria that the DRB uses to review projects may be found in the DRB Single Family Residential and Multi-Family Residential Handbooks. Each handbook contains specific, objective criteria that the DRB utilizes to review projects. The zoning and design standards are purely objective, quantifiable, and verifiable from an external reference, and meet the requirements on SB 330. 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 findings:

- The proposed use and development project are consistent with the Lakewood General Plan and any applicable Specific Plan.
- The proposed use and development project are consistent with the Lakewood Municipal Code including zoning regulations, development standards and building codes.
- The site of the proposed use and development project is adequate in size and shape to accommodate the proposed yards, walls, fences, buildings, parking and loading facilities, landscaping, and other development features as required by the Lakewood Municipal Code.
- The site for the proposed use and development project is served by highways or streets adequate in width and which are improved as necessary to carry the kind and quantity of traffic generated by both the proposed use and surrounding existing uses.



- Granting the proposed use and development project does not constitute a special privilege that is not available to others within the same zone.
- The proposed commercial or industrial project will not adversely affect or be materially detrimental to adjacent uses, buildings or structures, environmental considerations or otherwise endanger the general public health, safety or welfare.

Most of the above findings are objective and allowed by state law. City staff also provide applicants guidance on meeting the criteria, ensuring that development approval is predictable and timely. As a part of its Objective Standards Program B-4, the City will review and revise the findings for housing projects to ensure that they are objective and facilitate the development of housing in Lakewood.

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. The DRB also reviews projects that require a Conditional Use Permit (CUP). In these instances, the DRB does not make a final action, but rather recommends actions and conditions of approval to the Planning and Environment Commission (PEC), who then conducts a public hearing and makes the final determination.

#### *Time Frames for Development Review*

There is a direct correlation between the processing time required to obtain development permits and approvals and the cost of constructing new housing. Lakewood offers a streamlined review process that eliminates duplication efforts and reduces the processing time for project approvals. To assist applicants in obtaining the required permits and approvals for housing projects, the City's Community Development staff provides service at the counter from 7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 am to 5:00 pm on alternating Fridays (the City is closed every other Friday). The lead staff person assigned to each is responsible for monitoring the project through to completion. The staff person and the applicant 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 is subject to design review but does not require other related entitlements (variance, conditional use permit, or zone change), may be reviewed and approved by staff or the DRB within one day to two weeks. The full approval process consists of reviews by Community Development Department staff, the Development Review Board (if required) followed by a construction drawing plan check and building permit issuance and inspection approval by the County of Los Angeles under contract with the City. Accessory dwelling units and junior accessory dwelling units are reviewed through the Staff Design Review (SDR) process which is similar to DRB, and when approved proceed to the County for plan check review and building permit issuance/inspection.



Residential development projects that require entitlements may require three or more months for project approval. 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) require review by the Community Development Department and the Development Review Board, as well as approval by the Planning Commission and the City Council. 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.

Table 27 presents the average processing time required for various permits and procedures prior to project approval.

**Table 27: Average Processing Time for Project Approval**

Process	Required Time Period			Review and Approval
	Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU)	Single-Family in R-1, R-A, PD-SF	Multiple-Family in M-F-R & PD-MF	
Staff Design Review	2-4 Weeks	N/A	N/A	Staff Design Review (SDR)
Design Review	N/A	2-4 Weeks	2-4 Weeks	Community Development Dept. (CDD) and Development Review Board (DRB)
Plan Check and Building Permit <sup>1</sup>	3-5 Weeks	3-5 Weeks	3-5 Weeks	CDD and DRB
Conditional Use Permit <sup>2</sup>	None required	None required	None required except for condominium projects	CDD, DRB, Planning and Environment Commission (PEC)
Variance <sup>2</sup>	N/A	4-6 Weeks	4-6 Weeks	CDD, DRB, PEC
Subdivision	N/A	5-9 Months	5-9 Months	CDD, DRB, PEC and City Council
Zone Change w/ EIR and Public Hearing	N/A	6-9 Months	6-9 Months	CDD, DRB, PEC and City Council
General Plan Amendment w/ EIR and Public Hearing	N/A	6-9 Months	6-9 Months	CDD, DRB, PEC 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. Decisions on CUPs and variances may be appealed to the City Council.

These review and approval time for development projects are relatively short compared to that of many jurisdictions. As shown in Table 27 above, new single-family and multifamily residential projects requiring only design review can proceed from initial planning application to building



permit issuance in less than six weeks. The City's processes are designed and carried out to prevent unnecessary delays. For example, the City has handbooks for single-family residential and multifamily residential development, which include clear and detailed information about project review procedures, submittal requirements, and development standards. These handbooks are available on the Community Development Department website.

### *Expedited Approval Program*

In 2020 the City of Lakewood was awarded a \$310,000 grant through HCD's SB 2 Planning Grants Program. One of the projects to be implemented with the SB 2 funds is an Expedited Approval Program through which the existing Community Development Department/Public Works Department public counter will be replaced with a new and improved public counter area. These upgrades will further increase the efficiency of the development review process and reduce the time for project approval. Currently, the process for review of plans for new dwellings (and other projects) can be delayed due to limited capacity and ineffective layout and design of the public counter. The existing facility has enough space to accommodate only two applicants at a time, even when the staffing level is sufficient to serve four applicants at a time. The lack of space is exacerbated when counter space is used by applicants to complete building permit applications and fill out related documents. Time is also wasted when staff must leave the counter area and go to another area of the office to make photocopies of forms and documents. The lack of space, inefficient design and limited equipment at the public counter makes it difficult for City staff to process housing plans in a timely manner.

The new, modernized public counter area will double the capacity of the existing counter, with space for four staff to assist applicants. This will greatly increase efficiency and thereby expedite the approval of new housing units. It will also feature several improvements in design and technology, including a self-serve kiosk to allow applicants to submit for plan check electronically, review development standards, and complete certain forms online; an area for applicants to access hard-copy forms and information; and a separate dedicated counter space where applicants can fill out permit applications or prepare plans and documents prior to submittal. New equipment that will increase efficiency and save time includes a photocopier at the counter and a second computer screen at each station, in addition to staff computers, so that applicants and staff can view the same information simultaneously.

In addition, the City of Lakewood has converted the majority of project submittals and reviews to digital resources. This conversion was instituted in response to pandemic constraints but will continue as a means to expedite development reviews, allowing remote submittal, review and payment for these reviews.

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.

The City is also adding a program to comply with the provisions of the Permit Streamlining Act (SB 35) to ensure that any applications submitted pursuant to the act is processed in accordance with state law.

Lakewood's permit process and staff expedites projects to the extent feasible 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.

## Building Code and Code Enforcement

Lakewood has adopted the Los Angeles County Building Code as its municipal building code. The City has also enacted a series of local amendments to the County building code. These local amendments address a variety of topics, including:

- The creation of a Building Rehabilitation Board to serve as the board of appeals for the building code, to determine the suitability of alternate materials and types of construction, and to provide interpretations of the building code
- Exempted work – fences/walls
- Unsafe buildings – definitions, requirement to abate public nuisances, costs
- Re-inspections
- Building code fees and charges
- Permits for buildings in areas subject to flood hazard
- Foundation construction on soils containing sulfates
- Requirement for construction of sidewalks, curbs and gutters for new construction or major building expansions
- Standards for construction and maintenance of parking areas

The City's code enforcement program **Error! Reference source not found.**, also known as the Neighborhood Preservation Program, focuses on deteriorating or dilapidated areas throughout the City and is dedicated to preserving and improving the City's environmental quality. The Neighborhood Preservation 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 1,300 service



requests are reported throughout the City annually. Within Community Development Block Grant (CDBG) funded areas specifically, an average of 333 service requests was reported annually.

Neighborhood Preservation representatives notify property owners and/or tenants of violations related to public safety, property maintenance standards and zoning nonconformance. A significant concern of the program is unpermitted construction. Such construction poses health and safety risks to the occupants because it may not meet minimum building code standards. Other common violations include:

- Trash carts in the street;
- Litter or debris in public view
- Illegal businesses in residential areas (for example, auto repair and cabinet shops)
- Inadequate ground cover
- Inoperative vehicles parked anywhere other than the garage or driveway; and
- Overgrown vegetation that poses a danger to public safety.

The Neighborhood Preservation Program continues to work closely with the Single-Family Residential Rehabilitation Loan Program VII.C-1 and the Fix-Up Paint-Up Grant Program VII.C-2. Both the loan and grant programs make funds available to low- and moderate-income households for maintenance and rehabilitation. The Neighborhood Preservation 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 will apprehend the person(s) responsible and move to criminally prosecute the offense through the District Attorney's Office.

Overall, the implementation and enforcement of the building code optimizes predictability for developers. At present, code enforcement procedures help support the City's housing goals. Existing codes do not form a constraint on housing production.

## **Development Fees and Exactions**

The City of Lakewood charges fees for new development based on the cost of reviewing and issuing the required approvals and permits. Lakewood does not charge city impact fees for new development. Quimby Act fees, which are fees to support parks and recreation that may be



imposed on new subdivisions per the state Subdivision Map Act, do apply in Lakewood. The local school districts also assess fees on new development to help meet the cost of capital improvements for and/or expansion of school facilities that are necessary to accommodate increased student enrollment due to new residential development.

### Permit Fees

As shown in Table 28, Lakewood’s total residential development fees are on average \$2,242 for a single-family project, \$6,507 per apartment unit, \$8,703 per condominium unit, \$3,715 for an ADU created from a garage conversion, and \$4,543 for a newly constructed 520 square foot ADU. For new residential development requiring a parcel map for a subdivision, lot merger, or condominiums, the Quimby Act fee for Parks or Recreational Purposes is the largest single fee for a residential development.

**Table 28: Residential Development Fees**

Fees	Single-Family Units (1)	Multiple-Family Units (2)	Accessory Dwelling Units (ADU) #1 (4)	Accessory Dwelling Units (ADU) #2 (5)
Building Plan Permits	\$9,435.30	\$5,012.80	\$2,633.60	\$3,363.50
Electrical Permits	\$439.60	\$335.90	\$160.30	\$190.50
Mechanical Permits	\$451.50	\$346.20	\$245.60	\$267.90
Plumbing Permits	\$356.20	\$378.90	\$265.40	\$267.90
Sewer Connection Fee	\$103.40	\$103.40	\$80.40	\$80.40
Fee for Parks and Recreational Purposes (3)	\$10,125.66	\$2,196.41	n/a	n/a
Construction of Dwelling Unit Tax	\$330.00/unit	\$330.00/unit	\$330.00/unit	\$330.00/unit
Total Fees per Unit (3)	\$21,241.66	\$8,703.61	\$3,715.30	\$4,543.10

Source: Lakewood Community Development Department

1. Fees based on a single-family detached dwelling of 2,500 sq. ft. of living area, 400 sq. ft. garage, 3-bedrooms and 2-baths, with a project valuation of \$354,408 on a 6,000 square-foot lot.
2. Fees based on one unit within a 15-unit M-F-R project with 1,200 sq. ft. of living area, 400 sq. ft. garage, 2-bedrooms and 1.5-baths, with a project valuation of \$145,644.
3. Fee for parks and recreation purposes does not apply to apartment projects.
4. ADU #1 is conversion of an existing, detached 360 square-foot two-car garage with a project valuation of \$53,362.
5. ADU #2 is a 160 square-foot addition to, and conversion of, an existing, detached 360 square-foot two-car garage with a project valuation of \$77,079.

### School Fees

The costs shown in Table 28 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: \$4.08 per square foot



- Long Beach Unified School District: \$4.08 per square foot
- Paramount Unified School District: \$2.97 per square foot

Compared to most of Lakewood, those portions of the City served by the Long Beach Unified School District and Bellflower Unified School District have higher school impact fees for new residential development than units developed in areas served by the ABC Unified School District or Paramount Unified School District. Figure 7 illustrates the school district boundaries.

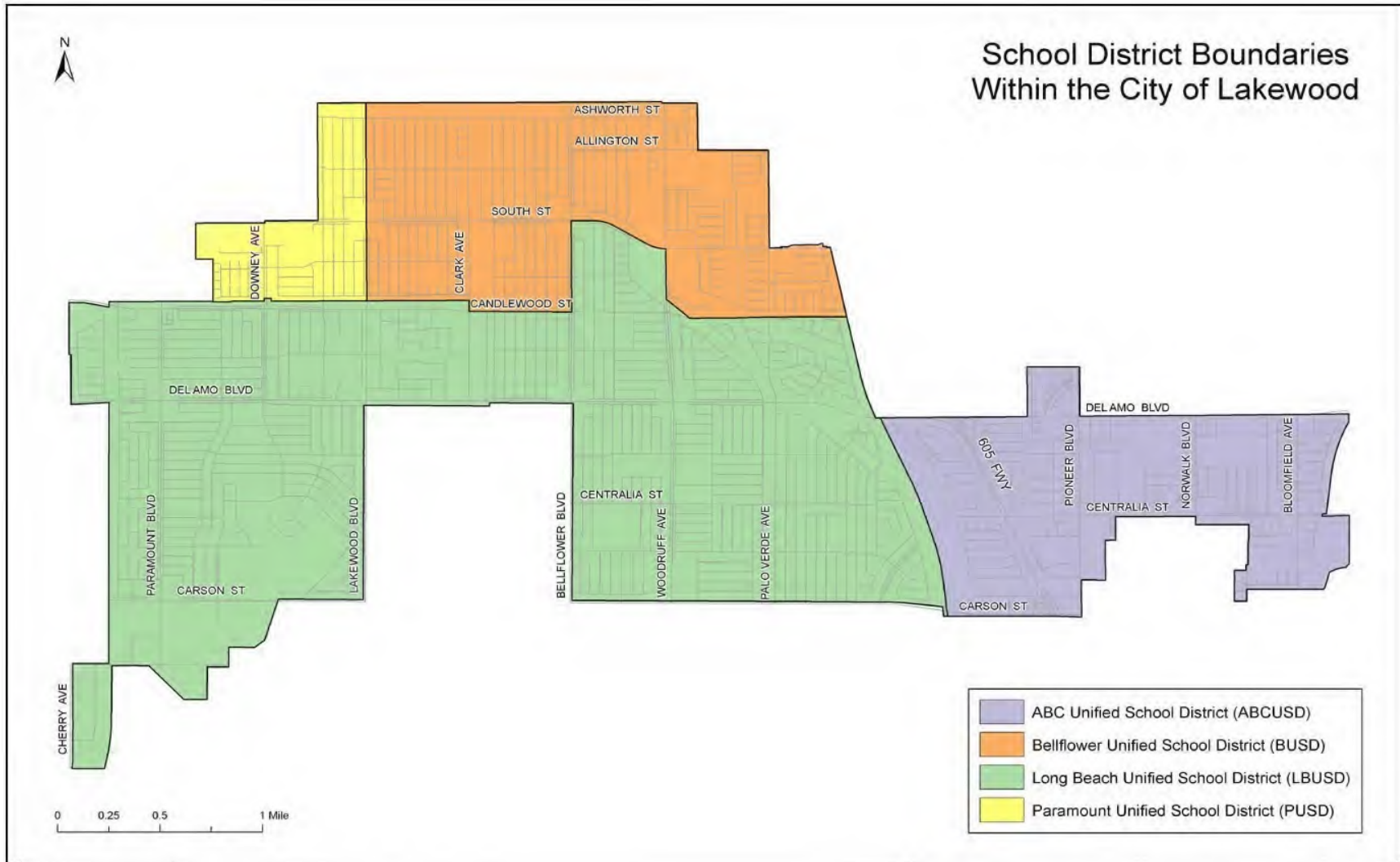
Although the permit and impact fees increase the cost of housing development and may affect the feasibility of building more affordable units, these fees are necessary to recover the cost of staff time to review and process permits and to provide adequate community facilities.

Per Assembly Bill 1483 (2019), each local jurisdiction in California is required to make available on its website a current schedule of fees and exactions, imposed by the jurisdiction and by any other special districts, that apply to proposed housing development projects. This information must be presented in a way that makes it clear which fees apply to a particular parcel. The City of Lakewood does not currently have a schedule of fees and exactions available online. Since a lack of clear and readily available information about permit fees and costs can increase the uncertainty and level of effort involved in obtaining approvals for new housing development, posting this information on the City's website would help to simplify and facilitate housing production. The City is including a program (program B-10) in its housing element to comply with AB 1483.





Figure 7: School District Boundaries





### Exactions

Local governments may also impose non-monetary exactions on new residential development – for example, requiring developers to dedicate or donate land for streets, public utilities, easements, or parks/open space; or requiring developers to construct on-site or off-site physical improvements such as parks, trails, sidewalks, curbs and gutters, turn lanes, traffic signals, or public transit facilities. The City of Lakewood requires road dedications at the time properties are developed in accordance with the General Plan. Since Lakewood is built out, road dedications typically take the form of widening a street or alley by a few feet, which is not enough to render a project economically infeasible. The City’s policy is to only require physical improvements at corners. Once the City has obtained the necessary dedications for interior lots between the corner lots, then block-long street widening occurs.

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 in conjunction with a new residential development project, the developer must implement these improvements in accordance with the width, standards and right-of-way lines of the Circulation Element of the General Plan. The Circulation Element’s street classification and right-of-way standards are presented below in Table 29.

**Table 29: 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.

In some situations, off-site improvement requirements may pose a constraint to residential development. Dedications and widenings that require the vacation of utility easements, relocation of utilities (fire hydrants, storm culverts, etc.) are difficult and costly to complete based on the associated infrastructure improvements. So far, these requirements have not prevented a project, or required a reduction in density, but they pose potential constraints for the development of multi-family housing. As a response, the City is including program B- to establish procedures for administrative relief from right-of-way improvements for streets where the relocation of existing infrastructure would make it financially infeasible to pursue housing projects.

### Onsite/Offsite Improvements

According to the service providers and utility companies, the City’s present infrastructure is generally adequate to accommodate planned growth levels, and since the City is fully developed, streets, sidewalks and curbs are already in place. Residential parcels in the City have existing



access to wet and dry utilities. Existing capacities and any necessary infrastructure upgrades will be assessed concurrently with the zoning ordinance updates required to implement program A-1.

Improvements such as curbs, gutters, driveway aprons, parkways and utility connections associated with new residential development occur either

- 1) when street widening occurs, as described above;
- 2) if the developer's plan calls for such work; or
- 3) if such off-site facilities are damaged during construction or to ensure compliance with current standards.

Off-site improvements required for new development 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.

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

Fire protection services for the City are provided by the Los Angeles County Fire Department (LACFD), and police protection services are provided by the Los Angeles County Sheriff's Department (LACSD). Lakewood is served by two water service providers: the Golden State Water Company and the City (Lakewood Water Resources Department). The Consolidated Sewer Maintenance District (CSMD) of the Los Angeles County Sewer Maintenance Districts (SMD) provides operation and maintenance services for the City's sewer facilities. Electricity is provided by Southern California Edison, natural gas is provided by Southern California Gas, and telecommunications services are provided by Frontier Communications.

Solid waste services for the City are provided through a private solid waste hauling contractor. The City's solid waste is transported to the Savage Canyon Landfill, located in the City of Whittier, approximately 16 miles to the northeast.

The City will solicit and obtain input from the above agencies during the public review period for the Housing Element. In addition, future residential development would be required to ensure that adequate water supplies and wastewater capacity would be available to serve future projects' projected demand in addition to the provider's existing commitments. Future residential projects would also be required to demonstrate that proposed developments would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, and would comply with federal, state, and local management and reduction statutes and regulation related to solid waste.



The MEA for the current General Plan found:

- **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 substantially 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.

The 6th Cycle Housing Element will necessitate significant land-use changes and expanded capacity. While the City currently has adequate infrastructure to accommodate existing development, significant redevelopment may require upgrades in infrastructure. The scope of required infrastructure upgrades will be assessed concurrently with the Land Use element update and rezone necessary to establish adequate sites to meet the RHNA.

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.

## 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 does not have specific zoning code language permitting residential care facilities with six or fewer residents in single-family residential zones



(R-1, R-A, A, PD-SF), and treats any residential facility serving six or fewer persons the same as another residential use in the same zone. In practice, this ensure that the City is not creating any constraints on development The City will include program E to update its code to expressly permit the development of residential care facilities in residential zones.

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 allows such facilities by right.

Further, the City applies the underlying development standards to Adult Care Facilities that are less generally restrictive than the M-F-R Zone. 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 acres
- 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. 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. Additionally, the relief from other development standards in the M-F-R zone ensures that Adult Care facilities are not constrained. However, as a part of Program E-2, the Housing for Elderly and Persons with Disability Program, the City will ensure that the CUP requirements provide certainty and facilitate the production of adult care facilities in Lakewood. Specifically, the City will review its CUP standards for residential care facilities to ensure that the standards are objective, focused on protecting the health, safety, and welfare of the residents of such facilities.



### *Multifamily Housing for Elderly and Disabled Persons*

In addition to residential care facilities, the zoning ordinance contains some special development standards for new multifamily 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.

In some cases, the development standards for housing for elderly and disabled persons is stricter than the base M-F-R zone, while in other cases the standards provide for increased flexibility. For example, there is no limit to density, provided the other zoning standards are met – a substantial constraint reduction. However, the minimum lot size of 1 acre would make it challenging to find a suitable parcel in Lakewood, where most of the existing lots are much smaller than one acre, necessitating parcel consolidation.

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. These standards are not objective and create actual constraints on the production of housing for elderly and disabled persons by placing the burden of proof for demand on the project applicant. The City will revise any of these findings to be based on objective criteria as a part of Program B-14, its objective standards/SB 330 compliance program.

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.

- Minimum lot size of one acre
- Maximum lot coverage of 60 percent
- Minimum one-bedroom unit size of 460 square feet
- Minimum two-bedroom unit size of 650 square feet
- Minimum 200 square feet of open space per unit

The maximum lot coverage of 60 percent for multi-family housing for elderly or handicapped is somewhat low for multifamily residential development and limits the potential for higher density and affordable housing projects. Additionally, the requirement that handicapped units be located on the ground floor significantly limits the realistic density of these facilities. As a part of the Zoning Code Cleanup and Objective Standards program B-4, the City will make revisions to the



code standards and findings to remove constraints on production for facilities serving elderly/disabled persons.

### *Requests for Reasonable Accommodation*

The City does not have a codified process for reasonable accommodation. However, the City does ensure that reasonable accommodation is offered to anybody who may require an 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.

While the City complies with the intent of reasonable accommodation requirements, as a part of the Housing Element Implementation, the City will establish a codified reasonable accommodation procedure and standards to better facilitate objective review and approval of any future accommodation requests through program E-6. 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.

### **Environmental Risks and Hazard Risks**

The General Plan Guidelines describe hazard risks as a constraint relative to meeting identified housing needs. The City also adopted a Hazard Mitigation Plan (HMP) in 2018. 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, landslides, 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.

Most models of climate change suggest that California may be drier in future, which may increase the potential for severe droughts, thus increasing the risk of wildland fires. However, the City's HMP scores the City's relative risk of fire, including wildland and urban interface fires, to be very low due to the following factors:

- Lakewood is 99.5% developed. The remaining vacant parcels have little or no vegetation and are surrounded by urban land uses with no direct connection to any wildlands.
- There are no high vegetative fuel load wildland areas within the City limits, adjacent to the City boundaries, or neighboring communities.
- There are no areas of steep slopes or narrow streets which limit egress and access, and no low-density developed areas with limited water supplies for fire suppression.

### *Flooding.*

In the past, 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 April 2018, the Federal Emergency Management Agency (FEMA) approved the City's HMP. 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.

In general, most models of climate change suggest the California may be drier in the future, which would not increase the risk of severe flooding or cause dam failure. Thus, climate change is not expected to exacerbate flooding hazards in the City.

### *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.

The HMP's Earthquake Long Term Action 1 calls upon the City to continue to encourage and facilitate retrofitting of vulnerable residential and commercial buildings, including low income and elderly housing.

### **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 in Table 39, the majority of new dwelling units in Lakewood will be added in the M-F-R, commercial, and light manufacturing zones.

### *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. A Turner Center report titled "The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California" found that building materials and other hard construction costs make up approximately 60 percent of the cost of producing a new residential building in California and that wood, plastic, and composite material costs have risen by 65 percent since 2010. Compounding this issue, it is on average \$35 more expensive per square foot to build in the Los Angeles area when compared to the rest of the state (excluding the San Francisco Bay Area).

Another Turner Center report "The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program" illustrates that it costs approximately 600 dollars per square foot of affordable housing construction in the Los Angeles area.<sup>4</sup> The

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<sup>4</sup> Reid, Carolina. The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program. 2020. Page 7.



cumulative cost of materials, labor, land acquisition, and development fees create a constraint on housing production in Southern California.

### *Construction Labor Shortage*

Construction labor plays a large role in housing costs. According to the 2020 Outlook Survey from the Association of General Contractors, 81 percent of construction firms found it difficult to find skilled laborers and 54 percent have had to raise wages to attract more workers. In the short term, the COVID-19 pandemic severely affected construction labor jobs; however, in the long term, construction labor has continually been in short supply due to a poor labor pipeline, lasting effects from the 2008 recession, retirement, and a Spanish-English language barrier.

### *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 may 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 two-to-three 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 2013 to 2020 presented in Table 30, annual average mortgage interest rates have ranged from well under five percent for the past three years. Interest remain low as reflected in the Freddie Mac survey which dates back to 1971.



**Table 30: National Annual Average Mortgage Interest Rates**

Year <sup>1</sup>	Average Interest Rates
2013	3.98
2014	4.17
2015	3.85
2016	3.65
2017	3.99
2018	4.54
2019	3.94
2020	3.11

Source: FreddieMac.com January to December of each year. Based on 30-year fixed rate mortgages.

The number of foreclosed homes over time may also reveal the financial health of homebuyers in the City. shown in Table 31, the number of foreclosed homes in the City was 255 units in 2011. This number has been decreasing over the past several years to 10 units in 2018.

**Table 31: City of Lakewood Residential Properties Foreclosed By Year**

Year	2011	2012	2013	2014	2015	2016	2017	2018
Units Foreclosed	255	124	63	40	34	32	28	10

Source: CoreLogic/DataQuick, 2011-2018

### *Requests to Develop Below the Maximum Density*

Requests to develop below the maximum density may indicate the presence of non-governmental constraints that affect housing production. For example, a property may be zoned for higher densities, but the cost of labor and materials necessary to achieve a high-density building may create incentives for a developer to produce a smaller project.

In general, Lakewood has seen development approaching the maximum zoned density for recent multi-family projects. The previous sites inventory assumed that projects would yield approximately 80 percent of the maximum allowed by the underlying zoning. Pursuant to the analysis in Table 34, recent multi-family projects developed at an average of 74.6 percent of maximum capacity. While this average may indicate that there are constraints on housing that resulted in lower-multi-family densities than originally anticipated, the difference between the anticipated density and actual density is approximately 5 percent, which is minor. The City is addressing the difference by assuming that new multi-family projects will achieve a 75 percent yield and including programs to mitigate the effects of governmental constraints, such as zoning standards. The programs, along with a substantial increase in residential potential in M-F-R areas, are likely to increase project yields above the 75 percent estimate.



## Jobs/Housing Balance

Jobs/housing balance (J/HB) is a measurement of the ratio between housing and jobs within a specific geography. An area with a low J/HB will have fewer jobs and a higher number of housing units. An area with a higher J/HB will have more jobs and fewer housing units. These patterns cause workers living in an area to have longer commutes. An area with a “good” J/HB will likely have enough housing to accommodate a majority of workers that have jobs in the area. However, it is also important to consider affordability in determining if there is enough housing to accommodate jobs and vice versa. If housing in a specific area is unaffordable, low-income workers would be unlikely to afford living in the same area, even if it is available.

According to the 2019 American Community Survey 5-Year Estimates, there are approximately 39,108 workers living in Lakewood. Approximately 90 percent of these workers work outside of the City and have an average commute time of 31 minutes. The J/HB is approximately .81.



## V. HOUSING RESOURCES

### A. INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

#### Housing Allocation

State law requires that a community provide a fair share of sites to allow for and to facilitate production of the regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify “adequate sites.” These sites must be appropriately zoned, sized, and free of constraints that would inhibit residential development within the planning cycle.

HCD and the California Department of Finance are responsible for assessing the housing needs for different regions across the state. Lakewood is in the SCAG region, which received a regional allocation of 1,341,827 housing units. SCAG then distributed these housing units between all jurisdictions, known as the RHNA. SCAG adopted its final allocations on March 4, 2021. The City of Lakewood’s RHNA for the 2021 to 2029 planning period (6<sup>th</sup> Cycle) is 3,922 total units, spread among different income categories.

**Table 32: Lakewood 2021-2029 RHNA**

Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
1,296	637	653	1,336	3,922

#### No Net Loss Buffer

Recent changes to State law (Senate Bill 166 – 2017) have required cities to continually maintain adequate capacity in their sites inventories to meet their RHNA for all income levels. In the event that a site is developed below the density projected in the Housing Element, or at a different income than projected, the City must have adequate sites available to accommodate the remaining balance of the RHNA. If the City does not have any additional capacity within the existing zoning, it must identify and rezone for new sites that can accommodate the remaining need. For these reasons, the City is including an additional buffer of 15 percent above the RHNA in each category. Therefore, the City will provide adequate capacity for a total of 4,510 units. Table 33 illustrates the breakdown by income category.

**Table 33: RHNA with Buffer**

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



## Realistic Capacity Calculations

State law requires that a city project realistic estimates for housing capacity on its RHNA sites. Realistic capacity may be estimated by utilizing recent project history, using a minimum density, or through other methods. As the vast majority of the City's new housing growth is expected to take the form of multifamily housing, the City reviewed multifamily projects constructed during the 5<sup>th</sup> Cycle to understand historical trends for multifamily housing production.

It is important to note that the effectiveness of using historical trends to estimate future capacity and production is limited. The City is required to make significant changes to its zoning and development to accommodate the 4,510 units in a city that is fully built out, with virtually no vacant land. The substantial upzoning of multifamily and commercial properties, along with new City policies and programs promoting infill development, will change the typology of new housing, as well as provide more market incentives to maximize the residential development on each property. The new City programs will increase housing yield and facilitate the development of housing that is denser than already exists in the City.

### *Project History*

The City had 12 multifamily projects built within the last Housing Element cycle. These projects typically took the form of apartments, condominiums, or duplexes. These projects were lower in density and intensity than expected new growth and are provided to illustrate the existing trends and market demand. Table 34 lists the recent multifamily projects (since 2010). On average, multifamily projects yielded 74.7 percent of the maximum units allowed under the zoning ordinance.



**Table 34: Recent Multifamily Development**

Year	Address	Type	Zone	(Acres)	Maximum Units Allowed	Existing Units	Total Units	Density (du/ac)	Gross Yield
2011	11730-11748 216th Street	condominiums	Planned Development	0.96	26	0	16	16.6	61.5%
2012	20821-20823 Roseton Avenue	duplex	Specific Plan	0.13	3	1	2	14.9	66.7%
2013	11640 208th Street	apartments	Specific Plan	0.16	3	1	3	18.7	100.0%
2014	11656-11658 215th Street	add 1 unit	M-F-R	0.25	5	1	2	7.9	40.0%
2014	11611-11615 216th Street	condominiums	M-F-R	0.27	6	0	3	11.2	50.0%
2014	20937 Bloomfield Avenue	apartments	Planned Development	0.78	21	0	22	28.3	104.8%
2014	3014 South Street	condominiums	Planned Development	3.59	107	0	72	20.0	67.3%
2015	20712 Seine Avenue	apartments	M-F-R	0.63	18	3	16	25.4	88.9%
2016	11714 Walcroft Street	apartments	Specific Plan	0.11	2	1	2	17.4	100.0%
2017	20802-20804 Pioneer Blvd	add 1 unit	M-F-R	0.15	3	1	2	12.9	66.7%
2018	20727-20739 Elaine Avenue	apartments	M-F-R	1.07	32	6	24	22.3	75.0%
2019	11703-11709 Walcroft Street	apartments	M-F-R	0.21	4	2	3	14.3	75.0%
<b>AVERAGE</b>									<b>74.7%</b>



Recent projects may not be fully representative of future trends under revised zoning standards and City programs. The trends do indicate a continued interest in multifamily infill development on small- to medium-sized lots, which are expected to accommodate a significant share of the City's 6<sup>th</sup> Cycle RHNA obligations.

### *Multifamily Properties*

As the City is expecting new housing growth to be more intense and different in character than most existing and recent development, the City will be adopting a new minimum density standard for its Multiple-Family Residential (M-F-R) zone. The proposed minimum density is 75 percent of the maximum units allowed by the gross site acreage, which will allow reductions in project scale to accommodate site-specific constraints. Based on the proposed minimum density, the City will assume a capacity of 75 percent of the maximum allowed under the zoning ordinance for M-F-R zoned properties. This trend is consistent with recent multifamily projects and is not expected to create any constraints on housing production in the City. Additionally, the City may allow for reductions below the 75 percent density with the approval of a variance, further ensuring the minimum density would not act as a constraint on development. Additionally, the City may allow reductions below the minimum density if some or all of the existing uses are preserved on the site. The minimum density standard is intended to prevent a net loss of units, and further encourage developers/property owners to maximize the number of units in their projects.

### *Commercial/Mixed-Use*

The City has not previously allowed residential development in any of its commercial zones; mixed-use development will be a new housing typology in the City. Instead of applying a set density or yield adjustment (as explained for multifamily properties), the City conducted a detailed evaluation of each site based on anticipated development standards, site area and conditions, and property owner interest.

One of the most important factors to consider when calculating the realistic yields of the commercial sites is the required parking for all uses on the project site. Based on current zoning and future standards, City staff calculated the amount of parking that will be required for both the existing commercial uses and proposed multifamily uses of each site. Based on the area necessary to meet the parking standards, available lot area, and lot configuration, the realistic capacity of each commercial mixed-use site was evaluated, as well as the potential for shared parking. Each mixed-use site is described in detail below. While each commercial zone will have the same ultimate standards, the achievable densities range from 43 dwelling unit per acre (du/ac) to 75 du/ac based on lot configuration, existing uses, and expressed property owner interest. Based on the detailed research conducted by staff and discussions with property owners/developers, the units projected for the mixed-use sites are anticipated to be highly feasible and are likely to be developed within the 6<sup>th</sup> Cycle Planning Period.





## Assumed Affordability

### *Density*

The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 30 du/ac for Lakewood), HCD is obligated to accept sites with those density standards (30 du/ac or higher) as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households. Per Government Code Section 65583.2(c)(3)(B), the City's M-F-R zone is consistent with the default density standard (30 du/ac) for metropolitan jurisdictions such as Lakewood, and therefore considered appropriate to accommodate housing for lower-income households. The City is also including a program to up-zone its M-F-R zones from 30 du/ac to 50 du/ac, depending on property size. This will ensure that all properties zoned for M-F-R will meet the requirements for lower-income units. The high-density M-F-R zones are also anticipated to be able to accommodate the moderate- and above-moderate RHNA requirements.

Lower-income units may also be accommodated in the City's commercial mixed-use zones. While these zones do not have traditional densities proposed, the zones will have development standards that allow for residential construction above 30 du/ac. The proposed zoning standards are not finalized, and the City will conduct public and property-owner engagement to identify the ultimate standards in the proposed zoning. While the specific zoning provisions are not yet defined, the City will comply with the intent of its Housing Element and state law to facilitate residential development at the maximum densities allowed in the General Plan.

### *Size*

Pursuant to State law, sites accommodating lower-income units must have areas between 0.5 and 10 acres, regardless of allowed density. The City identified sites that meet these criteria for the lower-income units. The City did include several properties with adjacent ownership that have cumulative areas larger than 0.5 acres as eligible for the lower-income sites. Because these properties have adjacent ownership, a larger project could be pursued without the need for lot consolidation or additional land purchases. Due to the cumulative areas exceeding 0.5 acres, these smaller properties were grouped together and classified as eligible for accommodating lower-income capacity. Additionally, these sites only provide capacity for 49 lower-income units, a very small amount of the total lower-income unit capacity. These sites are not required to meet the lower-income RHNA, but are included due to their high potential for residential redevelopment during the planning period.

One site larger than 10 acres is providing some capacity for the lower-income RHNA. Lakewood Center mall has a total area of approximately 133 acres, with the primary parcel occupying 99.5 acres. The property owner of Lakewood Center is pursuing a residential development on a portion of its property, with a total yield estimated at approximately one thousand units. While the entire development is not anticipated to be affordable, it is likely to provide at least 20 percent below market (lower and moderate) units. Discussions with the developer indicate that portions of the



property are likely to be redeveloped for housing, with some units affordable to lower-income households within this planning period.

## Site Inventory and Rezoning Strategy

### *Shortfall*

The City has very little remaining capacity for housing under its existing zoning. The City has a shortfall for nearly all of the RHNA, which necessitates specific rezoning programs and development standards pursuant to Government Code 65583.2. Under existing zoning, the City has realistic capacity for 286 lower-income units, creating a lower-income shortfall of 1,647 units.

The City’s overall strategy is to accommodate the RHNA shortfall through aggressive up-zoning of existing multifamily zoned properties, rezoning limited single-family areas to multi-family residential, adopting commercial mixed-use/residential infill standards, and creating programs to facilitate increased ADU production in single-family zones. These strategies will allow the City to fully meet its housing needs for all income levels during the 6th Cycle Housing Element.

### *Multifamily Density Increase*

A key component of the City’s RHNA strategy is to up-zone and expand its multifamily zones. Overall, multifamily zones are expected to accommodate 2,321 units, mostly for lower- and moderate-income housing.

Currently, Lakewood’s M-F-R zoning assigns different densities by parcel size, with the maximum density set to 30 du/ac.

**Table 35: Existing M-F-R Densities**

Lot Size (square feet)	Lot Area per Unit	Dwelling Units per Acre
0-12,499	1,920	22.6875
≥12,500-25,000	1,750	24.8914
> 25,000	1,452	30

The City is going to amend both its lot size thresholds and maximum densities to better align with State law, and to provide significant increases in housing capacity across the City. Specifically, the size thresholds will be changed to provide higher development capacity for properties with sizes above 0.5 acres (21,780 square feet).

**Table 36: Proposed M-F-R Densities**

Lot Size (square feet)	Dwelling Units per Acre
0-12,499	32
12,500-21,780	40
≥ 21,780	50



These zoning changes will facilitate the redevelopment of non-conforming single-family homes into small multi-family complexes. They will also allow for smaller or less-developed multifamily properties (e.g., duplexes) to be redeveloped into more dense multi-family projects, providing additional opportunities for housing for all income levels.

### *R-1 Upzoning*

In addition to increasing the allowed densities in multifamily zones, the City will rezone certain parcels that meet the following characteristics from R-1 to M-F-R. This will add a significant amount of housing capacity. R-1 properties that meet the following criteria will be upzoned.

- The property is adjacent to an arterial roadway; and
- The property has a cumulative size above 0.5 acres (including small, secondary parcels that function with a larger site under common ownership); and
- The property is not used for utility, public, or private right-of-way purposes.

This rezoning will provide increased housing capacity in key nodes with excellent access to transit, commercial, and educational facilities.

### *Commercial and Mixed-Use Properties*

Multiple owners of commercial properties in Lakewood have expressed interest in redeveloping their properties for mixed uses with strong residential components. Current zoning regulations do not allow for residential development in the commercial areas. The City will adopt standards for mixed uses and residential development in commercial zones. While these standards will apply across the C-1, C-3, and C-4 zones (with some variation), the City is only counting properties with developer interest or that exhibit characteristics of underutilization, such as aging structures, chronic vacancies, towards the RHNA. Commercial mixed-use developments (not including Lakewood Center mall) have a total realistic capacity of 950 units. Of these, 641 are counted toward the above moderate income RHNA, while 309 are counted toward the lower income RHNA.

### *Lakewood Center*

Lakewood Center is the most prominent commercial location in Lakewood, occupying more than 130 acres in the middle of the City. Lakewood Center is home to many big-box retail establishments, such as Home Depot and Costco, restaurants, and an indoor mall with smaller retailers. Lakewood Center is important to the City, providing employment opportunities, commercial space, and recreational amenities to residents of Lakewood and surrounding cities. Despite its destination as a regional shopping center, the property owner has identified several portions of the site that are underutilized and suitable for residential redevelopment. The property owner is still in the preliminary design phase but is exploring partnerships with multifamily homebuilders. Based on the owner's intent, and expansive, underutilized surface parking lots



suitable for redevelopment, along with Lakewood Center’s central location, the City will be rezoning a portion of Lakewood Center to residential/mixed-use. The City anticipates that at least one thousand units can be accommodated at this location. Of these, the City is assuming that 20 percent will be affordable to lower- and moderate-income households based on preliminary discussions with the property owner. The number of units in each income category is distributed within this 20 percent to match an equivalent portion of the City’s RHNA, with very low-income accounting for 50.1 percent, low-income accounting for 24.6 percent, and moderate-income accounting for 25.3 percent.

### *Accessory Dwelling Units*

Recent changes to State law have spurred ADU production across the state, and Lakewood has seen a large uptick in ADUs permitted since 2017. Based on recent growth and interest in ADU production, the City anticipates that ADUs will accommodate some of the RHNA requirement.

### *Affordability Trends*

The City conducts yearly surveys of ADU affordability for its annual progress reports and collects rental information when ADU permits are issued. The City’s ADU application data allows for an accurate prediction of future ADU trends.

Nearly all ADU applicants from 2018 to 2020 indicated intent for the unit to remain affordable at no or negligible cost for immediate family members, such as adult parents or children. Therefore, the City predicts that this trend will continue and that future ADU production will also be affordable to low- and very low-income households.

### *ADU Production Trends*

Table 37 illustrates trends in ADU production since 2018. ADU production has grown significantly and is expected to continue expanding throughout the 6th Cycle. The average number of ADU permits issued since 2018 is 17 per year. However, the current ADU permitting level for 2021 has far exceeded the 2018 through 2020 rates; as of July 2021, the City has permitted 21 ADUs, which corresponds to 42 ADUs throughout the year on a prorated basis. This significant upward growth provides strong evidence of continued interest and uptake of ADUs in Lakewood.

**Table 37: ADU Trends**

	Very Low	Low	Moderate	Above	Total
2018	9	0	0	1	10
2019	13	4	0	0	17
2020	19	4	0	1	24
Totals:	41	8	0	2	51
By Percentage:	80.4%	15.7%	0.0%	3.9%	100.0%



This recent trend is more likely to represent ADU construction during the 6<sup>th</sup> Cycle, particularly due to additional changes in State law in 2019 that further limited the ability of local governments to restrict ADU production or impose development standards. Furthermore, the City will pursue several programs to incentivize and promote ADUs, which will increase the number constructed within the 6<sup>th</sup> Cycle beyond recent trends.

- **ADU Education and Outreach:** As a part of its ADU programs, the City will update its informational materials to be more accessible and detailed, which will provide better information to potential applicants. The City will publicize information illustrating the ability and process for homeowners to build an ADU.
- **Pre-Approved Plans:** The City will adopt preapproved ADU plans to expedite the application process and City review, and to save applicants money.
- **Design Review Streamlining:** The City will streamline its existing Design Review process for ADUs to ensure that City review does not add a constraint to the production of ADUs.

### ADU Credits toward the RHNA

Based on the recent production and affordability trends, along with the City’s strong commitment to facilitating ADU construction, the City estimates that 260 ADUs will be constructed during the 6<sup>th</sup> Cycle (32.5 per year). Based on the City’s 2021 permitting trend of 21 units in the first six months of the year, this assumption is conservative and highly realistic, and it is likely that additional ADUs above the number credited toward the RHNA will be constructed during the cycle.

**Table 38: ADUs Credited in 6th Cycle**

	Production/Affordability	Total ADUs in 6th Cycle
Anticipated ADU Production	32.5/year	260
% Very Low Income	80.4%	209
% Low Income	15.7%	41
% Moderate Income	0.0%	0
% Above Moderate Income	3.9%	10

### Ability to Meet the RHNA

Using the realistic assumptions listed above, the City will have adequate sites to accommodate the RHNA for all income levels after rezoning.

#### *Identifying Appropriate Sites*

As discussed above, the City is pursuing multiple zoning strategies to accommodate the RHNA. Instead of rezoning specific parcels, the City is instead amending its multi-family residential zones and commercial zones to better facilitate multi-family housing construction. This method will



result in a significant increase in gross residential potential across the City. However, the City recognizes that not every rezoned site will be redeveloped over the planning period. The paragraphs below discuss how the City identified the specific parcels that may be included in the RHNA.

### Multi-Family Sites

While the City is upzoning all M-F-R zones and rezoning new parcels to M-F-R, not every site that will be upzoned is likely to develop over the 6<sup>th</sup> Cycle. Many factors outside the City's control influence a property owner's desire and ability to develop, including market conditions and constraints. One important factor in a property's likelihood of development is the number of net new units that could be added under the updated zoning. Owners with properties that can only add a small number of units may not feel motivated to redevelop, while properties that can double the units on site have a significant economic incentive for residential redevelopment.

To identify M-F-R properties that are likely to develop during the 6<sup>th</sup> Cycle, the City used a number of filters and queries. M-F-R properties counted towards the RHNA meet all of the following conditions:

- Properties must be able to develop at least two net new units (after applying realistic capacity of 75%).
- The number of net new units must be at least double the number of existing units.
- Condominiums were excluded.

All of the sites included in the inventory can add at least twice as many new units as exist on the site today. Each site can also accommodate at least two net new units, as properties that may only build one unit are more likely to pursue an ADU than whole or partial redevelopment. The new residential capacity associated with the M-F-R upzoning creates a strong market incentive for these properties to be redeveloped within the planning cycle. For example, a 7,000 square foot lot with one existing single-family home could potentially build a small five-unit apartment complex. When accounting for the realistic capacity, including subtracting the existing unit and applying a realistic factor, the property could potentially yield three new units of housing. Based on the significant new capacity, city programs to promote redevelopment, and financial upside for property redevelopment, the existing residential uses are not expected to inhibit or constrain redevelopment during the 6<sup>th</sup> Cycle.

Most of the City's RHNA units are accommodated on sites with existing commercial or institutional uses. The City is only relying on properties with residential uses for 824 RHNA units, less than 20 percent of total capacity. Nearly all of this capacity (656 units) is met on sites with single-family homes, which have very high potential for redevelopment and increased housing capacity.



## Commercial Sites

The City will be implementing a mixed-use ordinance for all commercial zones in the City, drastically increasing capacity for multi-family housing in nearly every neighborhood. The City has 371 acres of commercial land that will allow high density housing once the ordinance is implemented. However, the City recognizes that not every commercial site is likely to develop over the 6<sup>th</sup> Cycle: some properties have recent improvements, high leasing rates, or the owner is simply not interested in pursuing residential development at this time. To best identify the properties likely to develop within the planning period, the City contacted property owners of commercial sites with high potential. All of the commercial sites included in the RHNA inventory have expressed interest in near-term residential redevelopment, making these sites suitable for inclusion in the RHNA.

### *Parcel Consolidation*

The City does not need to assume that lots will be consolidated to meet its RHNA; the City has adequately sized sites (between 0.5 and 10 acres) to meet its lower-income RHNA. However, to best represent the likely development potential, some adjacent sites with common ownership were assumed likely to consolidate, allowing these parcels to achieve higher densities. As these parcels already have common ownership, there would be no need for parcel acquisition, lot line adjustments, or other private or governmental actions necessary for the sites to be developed together. The common ownership of these sites provides substantial evidence that developing the parcels concurrently would not be a constraint and would result in a higher density project. The City did not assume that parcels without common ownership would be consolidated or developed concurrently.

### *Vacant Sites*

The City has included eight vacant parcels in the sites inventory. None of the vacant sites are larger than 0.5 acres, so all are assumed to accommodate moderate-income units. The vacant sites have a total realistic capacity of 37 units. All other units counted toward the RHNA are met through non-vacant sites. None of the City's lower-income units are met on vacant sites, while only 4 percent of the moderate units are met on vacant sites.

### *Residential and Commercial Distribution*

Pursuant to Government Code 65583.2, a city that relies on mixed-use zoning to accommodate a lower-income shortfall must implement certain standards within its mixed-use or commercial zones. If the City meets more than half of its lower-income shortfall with mixed-use zones, these zones must allow for full residential, and require that 50 percent of the floor area of a mixed-use project be used for residential uses.

As the City has a shortfall of 1,647 lower-income units, this 50 percent threshold is 823.5, or 824 units. The City is accommodating most of its lower-income shortfall through M-F-R zoned sites.



M-F-R sites have a realistic capacity of 1,529 lower-income units, exceeding the 50 percent threshold.

### Residential Capacity

Table 39 illustrates the residential capacity that is being counted toward the RHNA. The City has adequate sites at all income levels. Appendix B and Appendix C provide the list and maps of the sites that accommodate the RHNA capacity. The inventory includes a total lower-income capacity of 2,237 units, exceeding the 2,223 necessary to achieve a 15 percent buffer. The inventory accommodates 842 moderate units, 91 units above what is required to achieve a 15 percent buffer. The inventory also supports 1,451 above-moderate units, exceeding the RHNA requirement of 1,336 units. The 91 excess moderate units can provide a buffer for any net loss of units with above-moderate capacity.

**Table 39: Residential Capacity**

Category	Very Low	Low	Moderate	Above Moderate	Total
Total Requirement with 15% Buffer	1,490	733	751	1,536	4,510
ADUs	209	41	0	10	260
Mixed Use Commercial	458		51	1,441	1,950
Multifamily Residential	1,529		791	0	2,320
Total Capacity	2,237		842	1,451	4,530

### Programs to Support the Production of Housing

The Housing Element serves, in part, to identify what actions can be taken to support the production of housing. Through collaboration with City staff, service providers, and the community, the City’s Housing Element identifies constraints to housing production and programs that when implemented, would mitigate those constraints.

### Non-Vacant Site Descriptions

Most of the existing uses on non-vacant RHNA sites fall into four general categories:

- Commercial strip/big box shopping center
- Single-family homes
- Religious facilities/religious educational facilities
- Low intensity multifamily developments

As most of the properties included toward the RHNA are similar, this Housing Element describes examples from each typology, instead of describing each site in detail. Specifically, many sites with existing single and multifamily residential uses are similar and can be grouped together for the purposes of the non-vacant sites analysis.





## Commercial

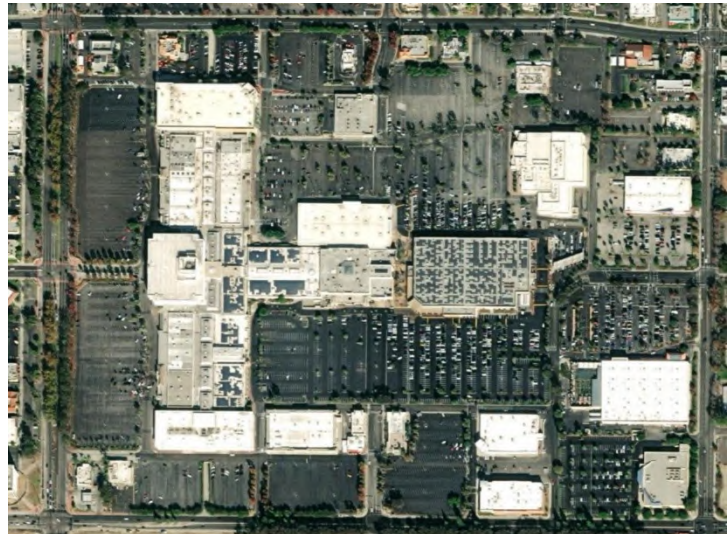
The City will be rezoning all of its commercial sites across the City to allow for residential/mixed-use development. While there will be significant capacity across all commercial sites, the City is only identifying sites where the property owner or manager has indicated some intent or interest in residential redevelopment. The descriptions below summarize the existing uses, nearby resources, and conditions of the commercial properties included in the sites inventory.

### Lakewood Center

The Lakewood Center occupies approximately 130 acres in the center of the City. Existing uses include:

- “big-box” retailers,
- an indoor mall, and
- expansive surface parking lots with high redevelopment potential.

The surface parking lots are heavily underutilized, and they provide multiple siting locations for new residential development.



The property owner is residential redevelopment on the site. The property is expected to accommodate 1,000 units, 200 of which are anticipated to be below market-rate (lower and moderate income). The property is also described above in the subsection *Commercial and Mixed-Use Properties: Lakewood Center*.



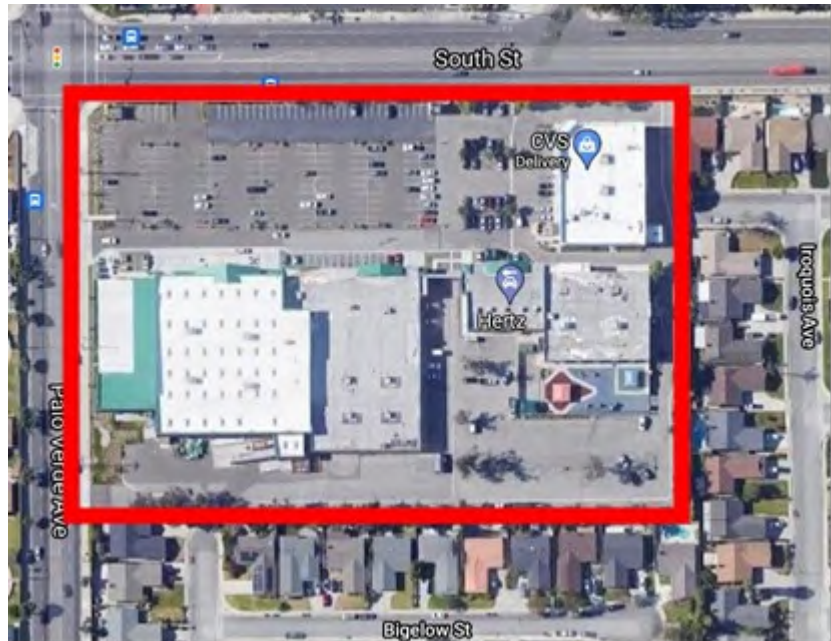


### Palo Verde Avenue and South Street

The site on the corner of Palo Verde Avenue and South Street is currently occupied by:

- a drug store,
- a car rental, and
- a medical space now under construction.

All of the existing structures are single-story commercial spaces. The remainder of the site is used for parking or vehicle access. It is adjacent to a large residential zone on each side. The site is near an



elementary school and a medical facility, making this location optimal for residential development as it is near necessary resources for residents. The realistic capacity is 141 units, which is supported by preliminary discussions with the property owner. The property owner is pursuing mixed-use redevelopment of the site, and has submitted draft plans for a housing development project of 141 units.

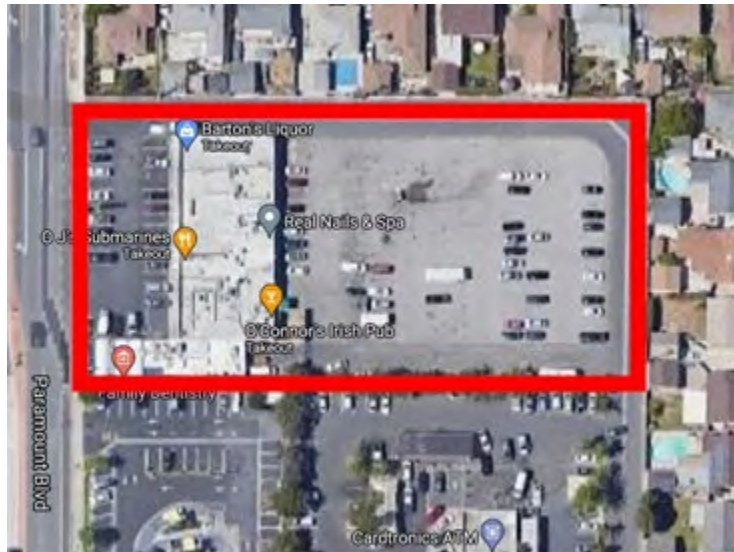




### Paramount Boulevard and Carson Street (NEC)

This smaller site at Paramount Boulevard and Carson Street currently includes:

- an Irish pub,
- a liquor store,
- a sandwich shop,
- and a large parking lot.



The site is adjacent to many restaurants, grocery stores, and medical facilities like dentists and veterinary hospitals. Redeveloping this site for residential use will allow future residents access to these proximate resources. The estimated site capacity is 36, which could realistically be achieved without displacing existing uses. The small commercial strip is visibly in need of repairs and is a small fraction of the total site area, meaning there is a large, underutilized surface lot that is likely to be redeveloped within the 6th Cycle. Redeveloping this aging site would benefit the surrounding community.





### Paramount Boulevard and Del Amo Boulevard (SW Corner)

The site on the southwest corner of Paramount and Del Amo Boulevards is currently occupied by:

- a Tobacco and Vape shop,
- a cocktail bar,
- a tropical fish store, and
- a restaurant, with approximately two-thirds of this site being used as parking.

All existing structures are in a single-story commercial strip. In close proximity to this site are restaurants, grocery stores, and banking services that would be easily accessible for any residents when the site is redeveloped for residential use. This site is visibly in need of refurbishment and includes a large, underutilized surface parking lot, making it a realistic candidate for residential development. The realistic capacity is 18 units.



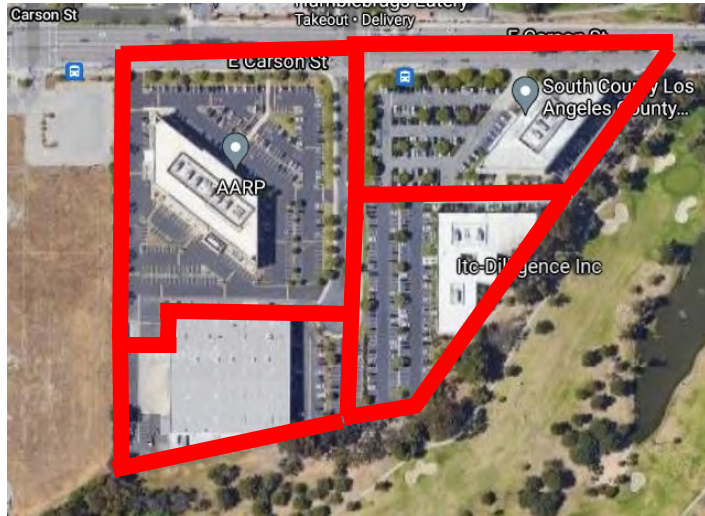


## Watson Plaza

Watson Plaza is currently occupied by four multi-story office buildings that include government service offices, tax preparation, and trade consulting services.

In close proximity to this site are restaurants, grocery stores, and banking services that would be easily accessible for any residents when the site is redeveloped for residential use.

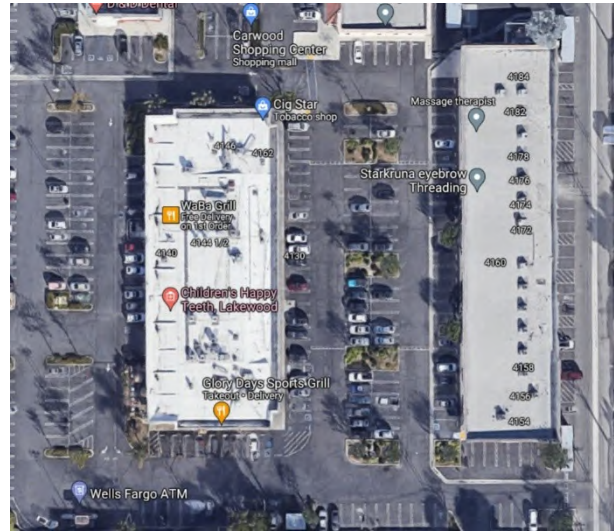
The majority of the plaza is an underutilized surface lot that presents high potential for conversion to residential use to maximize utilization. The total realistic capacity of this plaza is 695 units, though the different parcels may be developed independently or together.





### Woodruff Avenue and Carson Street (Carwood Center)

Existing uses of the site on the corner of Carwood Center include a single-story strip mall with restaurants and dentist, spa, insurance broker, pet store, and fitness center, and substantial surface parking. The center has multiple vacancies and unoccupied space, and the property owner has expressed a desire to revitalize the property with a residential component. This, combined with the potential that the parking lot and single-story commercial space, make it a strong candidate for residential or mixed-use development. The realistic capacity is 60 units, which may be accommodated while retaining much of the existing commercial development.



#### *Single-Family Residential*

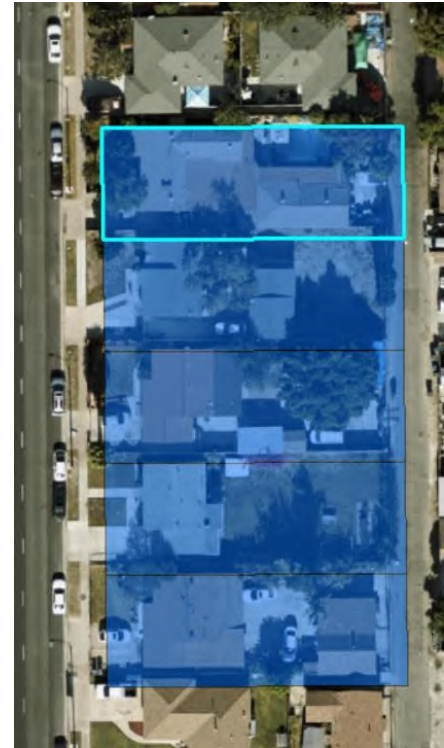
There are many sites with existing single-family uses and multi-family zoning that provide ample redevelopment opportunity. As a part of program A-1, these sites will be upzoned to accommodate additional units. The upzoning will also make the redevelopment of these sites more attractive financially feasible. Most of the multi-family zoned sites with existing single-family uses are located in east Lakewood and have very similar existing conditions. As existing uses do not vary significantly site by site, the section below describes two example sites with similar characteristics to other single-family homes in the area.

There are a total of 228 single-family sites included in the RHNA. These sites provide capacity for 656 units, mostly in the moderate and lower-income categories.



## 20822 Pioneer Boulevard

The single-family homes at 20822, 20826, 20832, 20836, and 20842 Pioneer Boulevard are all single story, 2-bedroom homes built between 1939 and 1941 on lots ranging between 0.15 and 0.17 acres. These low density, older sites are prime for redevelopment and smaller scale multi-family infill. The sites are also just north of a park and elementary school, with close proximity to car services, restaurants, and other resources beneficial to residents. They will be rezoned for 32 du/ac and are projected to accommodate moderate income units. The maximum net new capacity for each of these sites is four units, while the realistic new unit capacity potential is three units. These homes are already in a primarily residential area and have open land on site behind each unit available for development, making them strong candidates for accommodating additional housing.





## 21508 Roseton Avenue

The six, single-family units on Roseton Avenue were constructed in the early 1950s on lots ranging from 0.12 to 0.13 acres. These low density, older sites are close to grocery stores, health care facilities, and schools, so infill and increased density with redevelopment would allow more residents access to these nearby resources. Each will be rezoned for 32 du/ac and are projected to accommodate moderate income units. Each site has a realistic capacity for two net new units.







### *Religious Facilities*

AB 1851 allows faith-based organizations to reduce or eliminate parking requirements when they seek to build affordable housing on land they own or lease. This bill also regulates parking requirements for religious facilities with the aim of using excess parking area for affordable housing. Specifically, this law takes the following actions:

- Prohibits a local agency from requiring the replacement of religious-use parking spaces that a developer of a religious institution affiliated housing development project proposes to eliminate as part of that housing development project.
- Prohibits the number of religious-use parking spaces requested to be eliminated from exceeding 50% of the number that are available at the time the request is made.
- Prohibits a local agency from requiring the curing of any preexisting deficit of the number of religious-use parking spaces as a condition of approval of a religious institution affiliated housing development project.
- Requires a local agency to allow the number of religious-use parking spaces that will be available after completion of a religious institution affiliated housing development project to count toward the number of parking spaces otherwise required for approval.
- Prohibits a local agency from denying a housing development project proposed by a religious institution, or a developer working with a religious institution, solely on the basis that the project will reduce the total number of parking spaces available at the place of worship provided that the total reduction does not exceed 50% of existing parking spaces.
- Authorizes a local agency to require up to one parking space per unit for a religious institution affiliated housing development project.

City staff has received positive feedback from faith leaders in the community about their desire to provide affordable housing services with at least one institution with excess parking expressing interest in having their site included in the City's sites inventory. To this end, the Housing Element includes a rezoning program that would capture religious facility properties that meet size and location criteria. The City will update its parking ordinance to reflect the requirements contained in AB 1851. There are a total of 25 religious facility parcels included in the inventory, which have a combined realistic capacity of 1,402 units.



### 3114 South Street

The site located at 3114 South Street currently includes, on a cumulative site area of 4.1 acres:

- an underutilized plot,
- a large parking lot, and
- a church.

The church building is a small fraction of the total site and is a single-story establishment built in 2003. While the structure was recently constructed, the property contains ample room to accommodate new residential units by developing the vacant portion and the parking lot. This property will be rezoned to a density of 50 du/ac to incentivize and allow for residential redevelopment. As discussed above, recent changes to state law will help facilitate the conversion of surface parking lots to housing, while the existing use may be maintained on site. The maximum unit capacity for this site is 205 units, while the realistic capacity for this site is 153 units. The site is directly adjacent to healthcare facilities and a grocery store, making it a prime location for residential use.





## St. Pancratius Place



The three adjacent identified parcels on St. Pancratius Place are currently comprised of a church, a church-owned school, a baseball field, a basketball court, and green space over a 9.6 acre site. Much of the site is currently used for surface parking and offers high potential for residential redevelopment. The existing structures are older, having been built in between 1947 and 1954. The two larger sites will be rezoned to a density of 50 du/ac to accommodate moderate income units. The smallest site will be rezoned to a density of 32 du/ac for lower income units. The maximum net new unit capacities for these sites are 136, 245, and 8 while the realistic capacities for these sites are 102, 245, and 5 units, for a total of 352 units. These sites are realistic for near-term development as they contain large surface parking lots and undeveloped land that may be converted to housing without removing the existing school or religious use. Additionally, the site is located adjacent to other higher intensity uses, including another elementary school, a regional medical center, and a grocery store. The proximity to these resources makes the site a strong candidate for either partial or whole residential redevelopment.



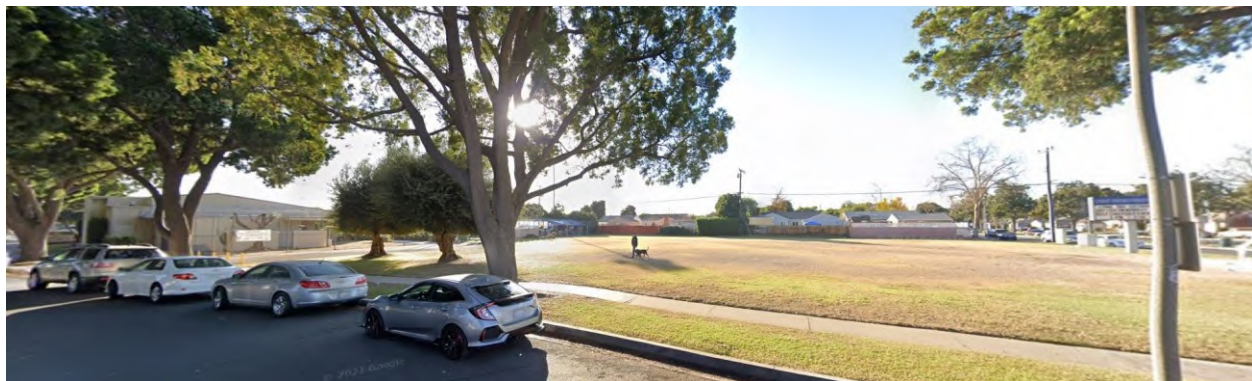


## Hayter Avenue

The proposed sites at Hayter Avenue are currently occupied by two religious facilities. The northern parcel is 2.7 acres, while the southern parcel is 1.8 acres, for a total site area of 4.5 acres. Existing structures were constructed in the late 1950s to early 1960s and are generally single-story wood-framed buildings. The southern parcel has a small, two story building currently used for meetings and classes. Given the existing age, conditions, and footprint of these structures, they would not create impediments to site redevelopment.

Additionally, the sites have significant amounts of underdeveloped land, with approximately 40 percent of the land used for surface parking, and 25 percent used for landscaping. These areas provide significant opportunity for residential redevelopment across the site.

These sites will be rezoned for a density of 50 du/ac to facilitate the development of lower income units. The maximum net new unit capacities are 132 and 89, but the realistic capacities for these sites are 98 and 66 units, for a total capacity of 164 units. These units could potentially be accommodated through either whole or partial site redevelopment. These sites are appropriate for residential development because they are located in close proximity to the Lakewood Center and surrounding commercial developments, as well as transit stops and institutional uses.





### 5650 Dunrobin Avenue

The site at Dunrobin Avenue is currently occupied by a church, landscaping, and a parking lot over 1.25 acres of land. The structures were built in 1962 and include a two-story building used for classrooms/offices and a chapel. The site currently has three existing units.

This site will be rezoned to M-F-R with a density of 50 du/ac to accommodate up to 59 units of lower-income housing, with a realistic capacity of 44 units. Its central location to multiple commercial facilities, parks, and schools, make it an excellent candidate for additional housing. The large amount of landscaping and surface parking could re-purposed for housing development.





## Woodruff Avenue

The sites at Woodruff Avenue are currently occupied by a church built in 1956, a single-story church-owned school built in 1954, and a parking lot. The older site and underutilized surface lot would benefit from increased use and redevelopment. It will be rezoned to M-F-R with a density of 50 du/ac for lower income housing in the larger parcel, and a density of 32 du/ac for moderate income housing in the smaller parcel. The maximum net new unit capacities are 149 and 6 units but the realistic capacities for these sites are 111 units and 5 units.

The site is near an elementary school, a high school, and a commercial space with child-care and grocery stores. The close proximity to these resources makes the site prime for residential development.





### 21225 Bloomfield Avenue

The east half of the site on Bloomfield Avenue is occupied by a new sanctuary and fellowship hall completed in 2021 and a classroom building completed in 2011. The west half of the site is a parking lot.

It will be rezoned to 50 du/ac for lower income housing. The maximum unit capacity for each of these sites is 72, while the realistic capacity potential is 54 units. The site is next to an elementary school, with a shopping center nearby with food and banking services, making it a site where residents would have access to necessary resources.

Given the large amount of surface lot this site, it is a realistic candidate for redevelopment to residential, in order to maximize the utilization of the site.





### *Multifamily Residential*

In general, the City did not include substantially developed multi-family properties in the sites inventory. However, there are a limited number of sites with strong potential for residential redevelopment under the planned zoning densities. There are a total of 21 properties with more than one existing unit, which provide a realistic capacity of 170 units. Most of these properties are similar, so two sites that exemplify the existing conditions of the sites are described below.

#### 11342 215th Street

The site at 11342 215<sup>th</sup> Street is currently a low-intensity multi-family development with three units in three detached single-family structures. The oldest of these units was built in 1953, meaning the site would benefit from newer development. The site is already used for multifamily residential purposes, and is located near a grocery store, bank, elementary school, and restaurant hub, making it prime for increased residential development. It will be rezoned for 40 du/ac and is expected to accommodate nine moderate income housing units. Furthermore, the property is surrounded by multi-family development, indicating that the neighborhood is attractive and desirable for new housing. Given the site's existing uses, residential location, and proximity to resources like schools and restaurants, this is a strong candidate for future infill.

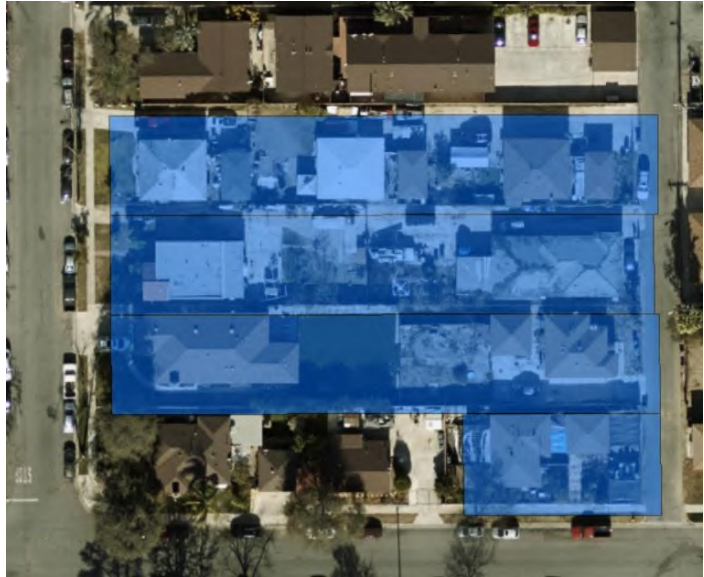






## 20830 Seine Avenue

The sites located at and surrounding 20830 Seine Avenue are currently low intensity multifamily developments. 20830 has three units across two structures. One unit was built in 1929, and the others were constructed in the late 1950s to early 1960s, indicating that the existing older buildings may be ripe for redevelopment. It will be zoned for 40 du/ac and is expected to accommodate six moderate income housing units. The site is adjacent on both sides to other underutilized multifamily properties, making this site a strong candidate for future infill, especially if the adjacent sites are consolidated with this site to create a larger project. Additionally, the site is central to an elementary, middle, and high school, which provides needed access to resources for potential residents of a new development.





## 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.” The 2019 standards include the introduction of photovoltaic into the list of prescriptive standards, and also include improvements for attics, walls, water heating, and lighting. 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.”

### 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. Additionally, the ability to self-power homes through photovoltaic technology would allow for a continuous supply of energy that is resilient to planned power-shut offs and unforeseen issues with the energy grid.

**Economics** - A second reason for energy efficiency is economics. For the homeowner, investing in building energy conservation helps to ensure that residential energy use 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. Additionally, photovoltaic technology would allow for individual housing units to contribute to reducing reliance on fossil fuels.

## 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 also must be designed to be solar-ready. 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.

## Incentives for Energy Conservation

The Southern California 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. The following are a list of energy efficiency programs offered by the utility:

- Home Energy Efficiency Rebate (HEER) Program offers cash rebates on qualifying energy efficiency upgrades and improvements made on single family homes, condominiums, or attached residential units (maximum of four);
- Multifamily Energy Efficiency Rebate (MEER) Program offers cash rebates for the installation of qualified energy-efficient products in apartment dwelling units and in the common areas of apartment and condominium complexes, and common areas of mobile home parks.



The Southern California Gas Company also offers the Direct Assistance Program (DAP) which provides no-cost weatherization services such as ceiling and pipe insulation and water heater blankets as well as furnace repair and replacement to qualified low-income customers.

The Southern California Gas Company also offers the Direct Assistance Program (DAP) which provides no-cost weatherization services such as ceiling and pipe insulation and water heater blankets as well as furnace repair and replacement to qualified low-income customers. The income qualifications are the same as those listed previously to qualify for Southern California Edison's EMA Program.

Southern California Edison (SCE), 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. SCE offers a range of programs designed to assist residential consumers with energy conservation:

- The Home Energy Efficiency Rebates (HEER) Program offers rebates on a first-come first-serve basis to residential customers for energy efficient cooling systems, water heaters and pumps, as well as appliances
- Residential Energy Efficiency Loan Program (REEL) for renters or homeowners to obtain attractive financing terms for energy efficient updates.
- Residential Solar Programs for single-family homes (DAC-SASH), Solar on Multifamily Affordable Housing and Multifamily Solar Housing (SOMAH & MASH).
- Edison SmartConnect is a smart metering system that facilitates energy efficiency by communicating directly with appliances and reducing the burden on the electric system as a whole during peak electricity usage.
- The Low Income Home Energy Assistance Program (LIHEAP) is a federally funded program aimed to assist low-income households that pay a high portion of their income to meet their energy needs. LIHEAP is funded by the U.S. Department of Health and Human Services, Administration for Children and Families, Office of Community Services.
- COVID-19 Rent Relief helps income eligible households pay rent and utilities.

SCE also offers several programs with the potential to assist low-income residents with their electricity costs, including those that do so through energy conservation.

The Energy Management Assistance (EMA) Program helps income-qualified households conserve energy by covering the purchase and installation costs of energy-efficient appliances and equipment. To qualify, SCE customers must receive service through a residential electric meter and have an SCE service account, as well as meet income qualifications.



## VI. 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 adopted a four-pronged approach to meeting the housing needs of the community and proposes to maintain this framework and improve upon it.

- **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 2021-2029 projection period.



**Table 40: Quantified Objectives, 2021-2029**

Category	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above-Moderate Income	Total Objective
New Construction	200	200	400	400	400	1,600
Rehabilitation <sup>1</sup>	2	2	2	2	2	10
Preservation of Units at Risk						0

<sup>1</sup> 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.

### 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.

## 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.

## 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

**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.

## 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.

**Policy 4.2** Encourage the development of multi-family housing throughout the central and west areas of the City.

**Policy 4.3** Increase accessibility of planning documents and meetings by including materials and presentations in multiple languages, multiple times, and various areas of the City.



## VII. HOUSING PROGRAMS

### A. HOUSING PRODUCTION

Number	Title	Action	Responsible Party	Funding Source	Timeline
A-1	Availability of Adequate Sites for New Housing for Regional Housing Needs Allocation (RHNA)	<p>Rezone to ensure that the City fully meets RHNA capacity within three years of the adoption of the housing element, including a buffer of 15% of the RHNA to ensure adequate capacity.</p> <p>As a part of the rezoning to meet adequate capacity, adopt a mixed-use ordinance and increase multi-family densities.</p>	CDD	General Fund	Within three years of Housing Element adoption
A-2	No Net Loss Monitoring	<p>To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to, and will, track:</p> <ul style="list-style-type: none"> <li>• Unit count and income/affordability assumed on parcels included in the sites inventory.</li> <li>• Actual units constructed and income/affordability when parcels are developed.</li> <li>• Net change in capacity and summary of remaining capacity in meeting remaining RHNA.</li> </ul>	CDD	General Fund	Within one year of Housing Element adoption
A-3	Surplus Lands/Affordable Housing on City-Owned/Successor Agency Sites	<p>Assess City-owned properties for their potential redevelopment or development for residential uses that include housing for extremely low-income households and those with special needs such as seniors and persons with disabilities. Implement the Surplus Lands Act to annually review city-owned parcels and provide affordable housing developers the first right of refusal for designated surplus lands.</p>	CDD	General Fund	Annual review in conjunction with the review of Surplus Lands.



Number	Title	Action	Responsible Party	Funding Source	Timeline
A-4	By-Right Approval of Projects with 20 Percent Affordable Units on “Reuse” or rezoned lower income sites	Pursuant to AB 1397, amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower-income households, on sites being used to meet the 6th Cycle RHNA that represent “reuse sites” previously identified in the 4th and 5th cycles Housing Element. Establish a by-right process for sites that were rezoned to meet the lower-income RHNA shortfall.	CDD	General Funds	Within one year of Housing Element adoption
A-5	Minimum Density	Amend the Zoning Ordinance to establish minimum densities to ensure that parcels are developed close to their maximum densities (at 75%) to prevent substantial net loss of any residential units and encourage higher density/more affordable building typologies.	CDD	General Fund	Within one year of Housing Element adoption
A-6	Inclusionary Housing Ordinance	Conduct an inclusionary zoning feasibility study to identify appropriate inclusionary requirements that will not constrain housing production. Develop and amend the Zoning Ordinance to establish inclusionary housing requirements so that new developments reserve up to 15 percent of the total units for lower- and moderate-income households.	CDD	General Fund	Within three years of Housing Element adoption
A-7	ADU Tracking and Monitoring	Continuously track the City's progress for ADUs. Track and analyze the affordability of ADUs built in the City. Within the Housing Element period, assess whether additional strategies are necessary to increase ADU production. If annual production and affordability rates do not match the estimates included in the Housing Resources Section, update the RHNA strategy to ensure that the City continues to maintain adequate capacity for all income-levels.	CDD	General Fund	Maintain tracker as ADU permits are submitted. Review strategies annually as part the Annual Progress Report process
A-8	Single Room Occupancy	Explore the expansion of SROs in other zones including conditional permitting in MFR and Commercial zones.	CDD	General Fund	Within two years of Housing Element Adoption



## B. CONSTRAINT REMOVAL

Number	Title	Action	Responsible Party	Funding Source	Timeline
B-1	Permit Streamlining	Establish and implement expedited permit processing for affordable housing projects, including projects that qualify for density bonuses (in compliance with SB 35 and SB 330). Advertise the expedited permit process on the City’s website and circulate a notice with the Building Industry Association and Chamber of Commerce.	CDD	General Fund	Within two years of Housing Element adoption
B-2	Zoning and General Plan Densities	Amend the Zoning Ordinance to ensure that the maximum density allowed the General Plan is achievable (Housing Accountability Act/AB 3194).	CDD	General Fund	Within one year of Housing Element adoption
B-3	Density Bonus Updates	Amend the Zoning Ordinance to update density bonuses to meet current state requirements (AB 2345, SB 1763, SB 1227).	CDD	General Fund	Within one year of Housing Element adoption
B-4	Objective Standards	Pursuant to SB 330, review and amend the Zoning Ordinance and DRB handbooks for to ensure development standards, design guidelines, and findings are objective, promote certainty in the planning and approval process.	CDD	General Fund	Within one year of Housing Element adoption
B-5	Development Standards Review and Revision	Concurrently with program A-1 and B-4, study and revise development standards in multi-family districts to facilitate the development of properties at their maximum densities. Specifically amend: <ul style="list-style-type: none"> <li>• Open Space Requirements</li> <li>• Minimum Parking Standards</li> <li>• Height Limits</li> <li>• Lot Coverage (Elderly and Disabled Housing)</li> <li>• ADA Unit Location Requirements (Elderly and Disabled Housing)</li> </ul>	CDD	General Fund	Within three years of Housing Element Adoption
B-6	Manufactured Home Streamlining	Amend the Zoning Ordinance to streamline provisions to build or use pre-fabricated units/ mobile homes on permanent foundations.	CDD	General Fund	Within one year of Housing Element adoption



Number	Title	Action	Responsible Party	Funding Source	Timeline
B-7	Efficiency Units and Minimum Unit Sizes	Amend the Zoning Ordinance to revise the minimum required unit area for multi-family units. Ensure that provisions for efficiency units are consistent with AB 352 (2017).	CDD	General Fund	Within three years of Housing Element Adoption
B-8	Energy Efficient Project Streamlining	Offer reduced plan check times and plan check/building permit fees for projects that use resource-efficient construction materials, water conservation measures, and increased energy efficiency in new and remodeled residential and commercial buildings.	CDD	General Fund	Within one year of Housing Element adoption
B-9	ADU Ordinance Update to Meet State Law	Amend the Zoning Ordinance to address multiple changes to state law regarding ADUs (including AB 587, AB 671, AB 68, and SB 13). Monitor state law on an annual basis and revise the Zoning Ordinance as appropriate.	CDD	General Fund	Within one year of Housing Element adoption, and annually thereafter
B-10	Preapproved ADU Plans	Create and make available to the public a set of Preapproved Plans for ADUs to facilitate production and ADUs available to lower-income households by reducing costs to applicants.	CDD	General Fund LEAP Grant	Within three years of Housing Element adoption
B-11	Public Fees, Standards, and Plans Online	Pursuant to AB 1483, the City will compile all development standards, plans, fees, and nexus studies in an easily accessible online location. The City will update its zoning and general plan maps to provide a high quality, parcel-specific reference.	CDD	General Fund	Within three months of Housing Element adoption
B-12	Roadway Widening and Dedication Relief	Identify which substandard streets and alleys contain fire hydrants, utility poles, catch basins and similar impediments, the relocation of which would otherwise cause a development to be economically infeasible, and prepare a code amendment providing relief from dedication requirements under those situations.	CDD	General Fund	Within one year of Housing Element adoption



### C. HOUSING PRESERVATION AND IMPROVEMENT

Number	Title	Action	Responsible Party	Funding Source	Timeline
C-1	Single-Family Residential Rehabilitation Loan Program	Provide funding in the form of zero/low interest loans to lower-income households for housing maintenance and repair. Provide 8 grants/loans annually throughout the cycle for an overall goal of 64 housing rehabilitation loans used to assist lower-income households.	Community Development Division (CDD)	Community Development Block Grant (CDBG)	Annually, CDBG funding allocation
C-2	Fix-Up/Paint-Up Program	Provide minor home repair grants to qualified low-income homeowners. Provide 6 grants annually for a goal of 48 total grants distributed through the 6 <sup>th</sup> cycle.	CDD	CDBG	Annually, CDBG funding allocation
C-3	Energy and Resource Conservation Program	City staff to refer residents to the Gas Company and Edison for rebates. The City's Department of Water Resources continues to offer rebate program. The Lakewood Municipal Water District will offer a rebate of \$1 per square foot of turf removal, for up to \$800 in rebates. Rebates are also available from the Water District for high-efficiency washing machines or toilets, rain barrels, rotating nozzles for pop-up sprinkler headers, weather-based irrigation controllers, and soil moisture sensor systems.	Southern California Gas Company, Golden State Water Company and Southern California Edison City of Lakewood Water Fund	General Fund	Annually allocate funds during budgeting process, ongoing
C-4	Lakewood Beautiful Residential Awards Program	Recognize the positive values represented in a well-kept home by honoring well maintained and sustainable homes at an annual reception. This includes grouping plants by water need, using drought tolerant native plants, and water permeable ground. Applications are available in utility bills and online.	Lakewood Department of Water Resources	General Fund and Prize Sponsors	Annually, in the 3 <sup>rd</sup> quarter
C-5	Condominium Conversion Regulations	Continue to enforce the regulations prohibiting the conversion of apartment developments to condominiums based on vacancy rates. Require condominiums to establish an owners' board that has a dedicated fund for maintenance.	CDD	General Fund, Development Application Fees	Ongoing



Number	Title	Action	Responsible Party	Funding Source	Timeline
C-6	Preservation of At-Risk Housing	<p>Implement strategies to preserve projects identified as being at risk of converting to market-rate housing. Strategies include:</p> <ul style="list-style-type: none"> <li>• Monitoring project status annually.</li> <li>• Notify property owners annually about compliance with the extended noticing requirement (three year, one-year, and 6 month Notice of Intent) under state law.</li> <li>• Include preservation as an eligible use in Notices of Funding Availability.</li> <li>• If below-market rate units appear to be at risk of conversion, work with qualified operators, HCD, and the property owners to preserve the housing for lower-income households.</li> </ul>	CDD	General Fund	Ongoing, annual monitoring and noticing
C-7	CDBG Allocations	When allocating CDGB funding, consider use of the funds for at-risk units, if and when it becomes necessary.	CDD	CDBG	Ongoing, annual CDBG allocation
C-8	Displacement Prevention Ordinance	Pursuant to SB 330, ensure that when existing housing is demolished, at least an equivalent number of units at the same affordability are created as replacements.	CDD	General Fund	Ongoing, as needed
C-9	Enhanced Code Enforcement	The City’s Community Conservation Representatives will continue to investigate potential code violations, and work with property owners to resolve violations or unsafe conditions. As a part of the enhanced code enforcement program, community representatives will connect property owners/tenants with the City’s financial resources(see programs <b>Error! Reference source not found.</b> and <b>Error! Reference source not found.</b> ), notify them of tenants’ rights, and provide assistance in resolving the code violation.	CCR	General Fund	Ongoing
C-10	Neighborhood Preservation Program	Focus CDBG funding on deteriorating or dilapidated areas throughout the City to preserve and improve the City’s environmental quality. It serves CDBG-eligible areas and approximately 500 low and moderate-income households.		CDBG	
C-11	Neighborhood Clean Up Program	The City will continue to identify specific areas that would benefit from this program and provide up to six neighborhood clean-ups annually.	CDD CCR	General Fund	Annually





## D. HOUSING ASSISTANCE

Number	Title	Action	Responsible Party	Funding Source	Timeline
D-1	Housing Choice Vouchers	Continue to assist eligible, low-income households in receiving Housing Choice Voucher assistance. Market housing vouchers and inform landlords that discrimination based on source of income (including vouchers) is prohibited.	CDD	LIHTC CalCHA bonds CHFA HOME	Continuous and ongoing
D-2	Affordable Housing and Services Funds. Funding strategies for affordable housing and supportive services includes	Allocate funding competitive process or issue Notice of Funding Availability (NOFA), in an equitable manner for affordable housing development, acquisition, rehabilitation, and/or supportive services.  Pursue funding sources for affordable housing through LIHTC, CalCHA bonds, CHFA, HOME Investment Partnership Program, etc. for affordable housing.	CDD	LIHTC CalCHA bonds CHFA HOME	Continuous and ongoing
D-3	Landlord - Tenant Mediation	Continue to contract with a fair housing specialist to provide fair housing and landlord/tenant mediation services. Distribute information about these services to tenants through a variety of media and online outlets, namely the City website, the Lakewood community digital magazine, and paper materials at the Civic Center.	CDD	Fair Housing Specialist General Fund	Continuous and ongoing
D-4	Water Assistance Voucher and Exemption (WAVE) Program	The WAVE program provides financial assistance to residents facing financial hardship with their water bills. Qualified residents receive a reduction in their bi-monthly water bills and exempts them from the Utility Users Tax. The City will continue to offer the WAVE program to qualifying residents.	Administrative Services Department and Lakewood Department of Water Resources	WAVE program funds	Continuous and Ongoing



## E. SPECIAL HOUSING NEEDS

Number	Title	Action	Responsible Party	Funding Source	Timeline
E-1	Fair Housing Education and Counseling	Provide education and literature on fair housing, resolving disputes; providing Health, Safety and Building referrals; distributing landlord/tenant guidebooks printed by the Department of Consumer Affairs; provide Housing Choice Voucher Assistance referrals; providing counseling and resolution of housing discrimination complaints.	CDD	General Fund, CDBG	Continuous and ongoing
E-2	Housing for the Elderly and Persons of Disabilities Program	Continue to allow housing for the elderly, disabled, and developmentally disabled with reduced and flexible development standards. Amend the Zoning Ordinance to allow licensed adult care facilities in the M-F-R zone by right. Review CUP standards for residential care facilities to ensure that the standards are objective and focused on protecting the health, safety, and welfare of the residents of these facilities.	CDD	General Fund	Within one year of Housing Element adoption
E-3	Emergency Shelters	Amend the Zoning Ordinance to modify the parking requirements for emergency shelters to ensure that they are only based on the number of staff. Amend the emergency shelters code to ensure that shelters are not subject to standards that do not apply to other uses in the M-2 zone, including but not limited to a 500 foot residential buffer.	CDD	General Fund	Within one year of Housing Element adoption
E-4	Low Barrier Navigation Centers	Pursuant to SB 48, amend the Zoning Ordinance to establish provisions for low-barrier navigation centers (LBNCs). Allow LBNCs that meet specific objective requirements by-right in areas zoned for mixed-uses.	CDD	General Fund	Within one year of Housing Element adoption
E-5	Transitional and Supportive Housing	Pursuant to AB 2162 and AB 2988, supportive housing meeting certain criteria must be permitted by-right where residential uses are permitted, including mixed-use and nonresidential zones. Review AB 2162 and amend Zoning Ordinance to ensure compliance.	CDD	General Fund	Within one year of Housing Element adoption
E-6	Reasonable Accommodation	Amend the Zoning Ordinance to provide reasonable accommodations for accessibility approvals that do not align with the strict interpretation of the zoning code.	CDD	General Fund	Within one year of Housing Element adoption
E-7	Planned Development and Specific Plan Zoning	Promote Planned Development and Specific Plan zoning tools to achieve better development through a flexible zoning approach by engaging with project applicants in the pre-application phase of project development.	CDD	General Fund	Continuous and on-going



Number	Title	Action	Responsible Party	Funding Source	Timeline
E-8	Residential Care	Update its code to expressly permit the development of residential care facilities (6 or fewer residents) in residential zones. Adopt objective standards for residential care homes with 7 or more individuals in residential zones.	CDD	General Fund	Within one year of Housing Element Adoption
E-9	Priority Water and Sewer Service for Affordable Housing Developments	Pursuant to Government Code 65589.7, work with public service providers to ensure prioritization of services to housing developments serving lower-income households.	CDD	General Plan	Within one year of Housing Element adoption



## F. AFFIRMATIVELY FURTHERING FAIR HOUSING

Number	Title	Action	Responsible Party	Funding Source	Timeline
F-1	Place-Based Community Improvements - Park Renovations	Develop programs and strategies to create place-based investments in areas of concentrated segregation and poverty, including investments in infrastructure, services, etc. that contribute to community revitalization. Focus investments and programs in east Lakewood to facilitate revitalization and healthy living conditions. Undertake a comprehensive renovation of Bloomfield Park and Palms Park in east Lakewood.	CDD PWD RCSD	CDBG General Fund CalOES Grants	Within six years of Housing Element adoption.
F-2	Place-Based Community Improvements – Streetscape and Right of Way Improvements	Develop programs and strategies to create place-based improvements through investments in the public right of way. Specific actions include: <ul style="list-style-type: none"> <li>• Vacant tree well identification program, which will help direct the City’s tree planting resources to in disadvantaged communities by exploring funding sources to address vacant tree well spaces in the public right of way.</li> <li>• Replace the Del Amo Boulevard crossing of Coyote Creek to provide better accessibility and safety at a key node in east Lakewood.</li> <li>• Enhance Lakewood Boulevard through street widening, median improvements, bike lanes, replaced sidewalk, street resurfacing, ADA compliance, improved stormwater management, and new landscaping.</li> </ul>	CDD PWD RCSD PID	Staff time, General Fund, CDBG	Six to eight years after Housing Element adoption.
F-3	Analysis of Impediments Programs	Implement programs identified in the 2020-2024 Analysis of Impediments. Improve housing mobility by providing homeowner assistance, incentives for affordable housing development, coordinating with local lenders to expand mortgage access. Provide fair housing services to tenants, and continually investigate potential violations of fair housing law.	CDD CCR Fair Housing Specialist	CDBG General Fund	Continuous and on-going
F-4	Housing Mobility	In coordination with programs A-1, A-3, and A-6, expand multi-family residential opportunities to new areas of the City that currently lack multi-family housing options and affordable housing choices.	CDD	General Fund	Within three years of Housing Element adoption.
F-5	Environmental Justice and Expanded Access to Opportunity	Adopt and implement a new Environmental Justice Element in the General Plan. Through the Environmental Justice Element, address areas with disproportionate pollution and health impacts and facilitate healthy living conditions for Lakewood residents. In particular, use	CDD	General Fund	Within two years of Housing Element adoption.



Number	Title	Action	Responsible Party	Funding Source	Timeline
		the Environmental Justice Element to create targeted investments and improve health in east Lakewood.			
F-6	Fair Housing Outreach and Enforcement	In coordination with program <b>Error! Reference source not found.</b> and E-1, continue to provide fair housing enforcement, landlord-tenant mediation, and fair housing information to residents and property owners. Advertise the City’s fair housing specialist as a resource to resolve disputes and reports of discrimination. Increase outreach in east Lakewood, an area identified as having disproportionate housing needs.	CDD Fair Housing Specialist	General Fund	Continuous and on-going
F-7	Transit Improvements Program	Provide housing projections and other information so that LBT continues to provide needed transportation services to Lakewood, including its disadvantaged communities.	CDD PWD	General Fund	Continuous and on-going
F-8	Council District Program	The City will explore the creation of council districts in lieu of the current practice of citywide at large voting. Implementation of this program will provide disadvantaged communities in the city with direct city council representation. Beginning in 2022, Lakewood city council members’ elections will be district-based, with each district representing a portion of the City, instead of having each council member elected by the entire City, as is the current practice. Lakewood is committed to making sure that all residents have an opportunity to participate in the process of converting to by-district elections in a manner consistent with the CVRA. To define the new districts, the City will undertake a district formation mapping process, led by a demographer and legal team to ensure that the maps meet all legal and regulatory criteria.	City Clerk CDD PID	General Fund	November 2022



## G. PUBLIC EDUCATION

Number	Title	Action	Responsible Party	Funding Source	Timeline
G-1	Housing Information	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 by creating a dedicated webpage on the City's website and publishing information in the City's digital magazine.	CDD	General Fund	Establish webpage within one year of Housing Element adoption; On-going and continuous publishing of information in the digital magazine
G-2	ADU Education	Develop and implement a comprehensive marketing program to advertise the ability of homeowners to create ADUs.	CDD	General Fund	Develop marketing plan within one year of Housing Element adoption; implement marketing program within two years of Housing Element adoption
G-3	Source of Income Protection	Conduct outreach to inform landlords and tenants of recent changes to state law that prevent source of income discrimination. Ensure that it is known that HCVs are allowed to establish a renter's financial eligibility.	CDD Fair Housing Specialist	General Fund	Continuous and on-going



## H. ACRONYM KEY

Abbreviation	Definition
AB	Assembly Bill
ADU	Accessory Dwelling Unit
CalCHA	California Community Housing Agency
CalOES	California Governor’s Office of Emergency Services
CCR	Community Conservation Representatives
CDBG	Community Development Block Grants
CDD	Community Development Division
CHFA	California Housing Finance Agency
DRB	Development Review Board
HCV	Housing Choice Voucher
HOME	Investment Partnership Programs
LBT	Long Beach Transit
LEAP grant	Local Early Action Planning
LIHTC	Low-Income Housing Tax Credit
MFR	Multi-Family Residential
NOFA	Notice of Funding Availability
PID	Public Information Department
PWD	Public Works Department
RCSD	Recreation and Community Services Department
RHNA	Regional Housing Needs Allocation/Assessment
SB	Senate Bill
SRO	Single Room Occupancy



## VIII. REVIEW OF ACHIEVEMENTS

Pursuant to Government Code Section 65588(a), this section evaluates the results of the 2013-2021 Lakewood Housing Element (adopted August 13, 2013) goals, policies, objectives and programs.

### A. 2013-2021 HOUSING ELEMENT GOALS

The goals established in the 2013-2021 Housing Element are as follows:

- 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
- 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
- GOAL 3.1 Provide Housing Assistance Needs of Lakewood Residents
- GOAL 3.2 Preserve and Increase the Number of Assisted Housing
- GOAL 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 2013-2021 HOUSING ELEMENT OBJECTIVES

Since the adoption of the 2013-2021 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. In terms of new housing development, which relates to goals 2.1, 2.2, and 4.0, the City's progress during the 2013-2021 housing planning cycle as summarized in the Annual Progress Reports on Housing Element implementation is summarized below.

The number of permitted units for each calendar year (i.e., units for which building permits were issued) is as follows:





**Table 41: Number of Units Permitted Annually**

Year	Number of Units Permitted
2013	3
2014	0
2015	52
2016	20
2017	47
2018	10
2019	17
2020	45
Total	194

In 2013, three deed-restricted units affordable to moderate-income households were permitted in Lakewood. The City acquired the 6,750 square-foot property at 11640 208<sup>th</sup> Street under the Federal Neighborhood Stabilization Program. The property had a small, one-story residence and a detached garage, and was severely dilapidated at the time the city acquired it. The City prepared a request for proposals to redevelop the site for affordable housing. Colony Developers was selected to construct a three-unit affordable housing project which was completed in August 2013.

In 2015, 2016 and 2017 all new housing units permitted by the City were market-rate units, i.e. units affordable to above-moderate income individuals or households. The majority of these units were multi-family infill housing, including all 20 units permitted in 2016 and 38 of the 47 units permitted in 2017).

Starting in 2018 the City began to issue permits for a significant number of accessory dwelling units (ADUs). All 10 housing units that received building permits in 2018, all 17 new units permitted in 2019, and 17 out of 28 units permitted in 2020 were ADUs. A rent survey conducted at building permit issuance indicated that most ADUs have naturally affordable rents. Table 42: ADU Affordability, illustrates the recent affordability trends for ADUs.

**Table 42: ADU Affordability**

Affordability Level	Number of Units
Very Low Income (non-deed restricted)	36
Low Income (non-deed restricted)	5
Moderate Income (non-deed restricted)	1
Above Moderate Income	2

These trends illustrate that ADUs are a viable housing type not only for increasing the number of dwelling units in Lakewood in general, but also for adding new housing that is affordable to households at lower income levels. Lakewood will continue to build on this success by encouraging homeowners to build ADUs and facilitating the process for permitting and constructing ADUs with the implementation of new programs targeted at ADU production.



As of the end of 2020, Lakewood had permitted a total of 194 new housing units during the 2013-2021 planning cycle, which equates to 48.1 percent of the RHNA. The remaining unmet RHNA for the planning period is 209 units, or 51.9 percent. The unmet RHNA includes 69 very-low income, 56 low-income, 66 moderate-income, and 18 above-moderate income units.

The City maintained adequate capacity throughout the 5<sup>th</sup> Cycle for the remaining unbuilt units. A review of appropriately zoned and utilized parcels indicated that the City had a realistic capacity of 305 units zoned for 30 du/ac or greater, which can accommodate all of the remaining lower and moderate-income RHNA. The City also has many additional sites with lower-density zoning that could accommodate additional above-moderate income units. As the City has existing capacity for to accommodate the unmet RHNA for lower, moderate, and above-moderate incomes, the City is not subject to any carryforward requirement for the 6<sup>th</sup> Cycle.

Progress toward achieving the quantitative objectives and implementing the programs stated in the 2013-2021 Housing Element are summarized in Table 43.

### **Special Needs Populations**

The City has multiple programs designed to assist special needs populations, such as elderly, disabled, or lower-income. The City has successfully implemented financial assistance programs for special needs populations. For example, the City provided 65 zero interest loans for qualifying special-needs households. The 65 loans is just shy of the previous goal of 72 (nine loans per year). Additionally, the City has distributed approximately 6 grants per year to assist lower-income families in maintaining their homes. This is fewer than the program originally anticipated, but still represents a successful program for assisting special needs populations. Finally, the City continues to provide support services to homeless persons in need at the Burns Community Center. An average of 37 persons per year are assisted by the City at the Burns Center, illustrating a successful program.



## Evaluation of Programs

**Table 43: Evaluation of the 2013-2021 Housing Element**

Program	Program Objectives	Achievements	Continued Appropriateness
<i>Housing Preservation and Improvement Program</i>			
Enhanced Code Enforcement Program	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 year the Code Enforcement program receives more than 1,300 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.	<b>Continue</b> Continue through program <b>Error! Reference source not found.</b>
Single Family Residential Rehabilitation Loan Program	The City will continue to provide deferred loans of up to \$18,000 with zero interest to qualifying seniors, persons with disabilities, and families of low income who own and occupy their homes; and to disseminate information on the loan program. The City’s goal is to award nine grants per year.	Since 2013 the City has funded 65 loans.	<b>Continue and Modify</b> Continue through program <b>Error! Reference source not found.</b> and modify the goal to reflect historic trends of loan distribution.
Fix-Up/Paint-Up Program	The City will continue to offer minor home repair grants of up to \$3,000 to low-income individuals and families to assist in maintaining the exterior appearance of their homes, and continue to disseminate information on this program. The City’s goal is to award 11 grants per year.	This is an on-going program. Since 2013, the program has provided an average of approximately 6 grants per year.	Continue and Modify Continue through program <b>Error! Reference source not found.</b> and modify the annual goal to reflect the City’s current financial resources and interest in the program.
Energy Conservation	Continue to encourage utilities to offer energy conservation funds for rebates and incentives for energy-reducing appliances and devices to low-income households, and disseminate information on such programs.	From 2013 to present, Lakewood issued 1,875 permits for photovoltaic systems (solar panels).	<b>Continue</b> Continue through program B-8.
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.	<b>Remove</b> This is a standard City function and not a Housing Element Program. The City will continue to utilize the DRB process to ensure that new projects meet zoning standards



**Table 43, continued**

Program	Program Objectives	Achievements	Continued Appropriateness
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.	<b>Continue</b> Continue through program <b>Error!</b> <b>Reference source not found..</b>
Neighborhood Clean Up Program	The City will continue to identify specific areas that would benefit from this program and provide up to six neighborhood clean-ups annually.	The City provides neighborhood-cleaning events during the spring every year. Since FY 2013, an average of 1,195 properties per year have benefited from this program.	<b>Continue</b> Continue through program <b>Error!</b> <b>Reference source not found..</b>
Protection of Mobile Home Parks	The City will continue to enforce the MHP zoning regulations.	Ongoing. The City continues to monitor the viability of the MHP zone.	<b>Remove</b> The City will continue to enforce MHP zoning regulations through program <b>Error! Reference source not found.</b>
Condominium Conversion Regulations	The City will continue to enforce the regulation prohibiting the conversion of apartment developments to condominiums.	No apartments have been converted to condominiums in during the 5 <sup>th</sup> Cycle.	<b>Continue</b> Continue through program <b>Error!</b> <b>Reference source not found..</b>
<i>Housing Production Program</i>			
Ensure Availability of Adequate Sites for New Housing	The City will continue to maintain an updated land inventory that identifies vacant land and underutilized properties suitable for higher density residential development. The detailed parcel-by-parcel land use and housing database will be updated annually.  The City will monitor the number of new units constructed in each income category and identify alternative sites if there is a shortage of adequate sites.	The City of Lakewood Housing Successor Agency assumed control of former LRA scattered lots.  The Lakewood Redevelopment Agency (LRA) acquired the 5,850 square-foot property at 20823 Roseton Avenue. The property had a small, one-story residence and a detached garage. The property was severely dilapidated at the time the city acquired it.  The City prepared a request for proposals to the redevelop the site for affordable housing. Paramount Investors Group, LLC was selected to construct a two-unit affordable housing project, which was completed in 2019.	<b>Continue and Modify</b> Modify and split the program to reflect changes in state law. Ensure adequate sites at all times through program A-1. Continually monitor development potential on City sites through program A-3
City Land Sale Below Fair Market Value	The City will examine all City-owned properties for multi-family use, and will seek to sell such land to developers and require that at least 40 percent of	Ongoing. The City annually evaluates its property and determines whether it is considered surplus land pursuant to the surplus lands act.	<b>Continue and Modify</b> Modify the program to implement Surplus Lands Act through program A-3.



**Table 43, continued**

Program	Program Objectives	Achievements	Continued Appropriateness
	the housing units be affordable to very low and low-income households.		
Density Bonus	The City will amend the Density Bonus Ordinance in compliance with new State law.	<p>The City adopted Ordinance No. 2014-8 in 2014 to bring the section of the Municipal Code pertaining to density bonuses to encourage affordable housing into conformance with existing state law governing density bonuses by directly referencing state law and amendments thereto.</p> <p>To date the City has not received any applications for development projects requesting a density bonus.</p>	<p><b>Continue and Modify</b></p> <p>Continue and modify through program B-3 to reflect recent changes in density bonus law (AB 1764, AB 2345).</p>
Federal Low-Income Housing Tax Credit	The City will support the application process for federal low-income tax credits by developers.	Ongoing	<p><b>Remove</b></p> <p>The City will continue to assist housing developers with applications for tax-credits as a standard operating procedure.</p>
California Low Income Housing Tax Credit	The City will support the application process for state low-income tax credits by developers.	Ongoing	<p><b>Remove</b></p> <p>The City will continue to assist housing developers with applications for tax-credits as a standard operating procedure.</p>
Second Unit Housing (Accessory Dwelling Units)	Advertise second-unit development opportunities on the City’s website and at the Community Development counter.	<p>The City adopted Ordinance No. 2020-1 in 2020 amending the standards and regulations for ADUs in the Lakewood Municipal Code, following the requirements set forth under state law.</p> <p>Between 2018 and 2020 the City has issued an average of 17 building permits per year for new ADUs. Through the first half of 2021, the City has issued 21 ADU permits.</p>	<p><b>Continue</b></p> <p>Continue ADU promotion and education through program <b>Error! Reference source not found.</b></p> <p>Update the ADU ordinance to meet all current provisions of state law through program B-9.</p>
Manufactured/Modular/ Mobile Homes in Single-Family Zones	The City will continue to allow manufactured housing on single-family zoned lots.	Ongoing – no permanent manufactured homes were proposed on single-family lots during the 5 <sup>th</sup> Cycle.	<p><b>Continue and Modify</b></p> <p>Continue the program and include a commitment to amend the Zoning Ordinance through program B-6.</p>



**Table 43, continued**

Program	Program Objectives	Achievements	Continued Appropriateness
Scattered Lot Acquisition	Oversee the completion of three new affordable housing rental units and prepare RFP for the development of the previously acquired RDA parcels.	The RFP was completed and Habitat 4 Humanity was selected to acquire and develop the sites for affordable housing.	<b>Modify</b> Modify the program to reflect disposal of public properties pursuant to the Surplus Lands Act through program A-3.
Permit Streamlining	The City will continue to offer a streamlined development process and periodically review departmental processing procedures to ensure efficient project processing.	Ongoing	<b>Continue and Modify</b> Continue program and modify to include new provisions to comply with the Permit Streamlining Act and Housing Crisis Act through programs B-1 and B-7.
<i>Housing Assistance Program</i>			
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 to low-income households that requested it through HACoLA Partnership.	<b>Continue</b> Continue through program <b>Error!</b> <b>Reference source not found..</b>
CalHFA Mortgage Credit Certificate 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.	<b>Remove</b> The City will continue to refer interested homebuyers to the CalHFA website as a standard operating practice.
<i>Units At-Risk Preservation Program</i>			
Parking Requirements for Housing for Elderly and Persons with Disabilities	The 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.	Ongoing.	<b>Continue and Modify</b> The City will continue and expand this practice through program E-2.
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 if affordable housing units are threatened.	Ongoing. Affordable housing units were not threatened during this cycle, therefore it was not necessary for the City to pursue these bonds.	<b>Continue and Modify</b> The City will continue to implement this program, along with other preservation of at-risk strategies through program <b>Error!</b> <b>Reference source not found..</b>
Community Development Block Grant (CDBG) Funds	The City will continue to use CDBG funds for code enforcement, public improvement projects, operation of the City’s Housing Department and	The City receives an annual allocation from HUD to be used for activities that benefit low and moderate- income people and eliminate code violations and blight.	<b>Continue</b> Continue through program <b>Error!</b> <b>Reference source not found..</b>



**Table 43, continued**

Program	Program Objectives	Achievements	Continued Appropriateness
	consider use of the funds for at-risk units, if and when it becomes necessary.		
<i>Special Housing Needs</i>			
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 updated its analysis of impediments to fair housing in April 2020. The City contracts with a fair housing representative who provides counseling and mediation to residents.	<b>Continue and Modify</b> Continue and expand the fair housing programs through programs <b>Error! Reference source not found.</b> , E-1.
Housing for the Elderly and Persons of Disabilities	The City will continue to implement the parking requirements of the City’s Municipal Code for Housing of Elderly or Persons with Disabilities and continue the use of Multi-Housing Revenue Bonds for assisted elderly housing projects.  The City will continue to allow multi-family housing by-right for the elderly, disabled, and developmentally disabled, and to allow licensed adult care facilities for six or fewer persons in the M-F-R zone by right.	Ongoing program. No projects for elderly or for persons with disabilities were proposed during this housing element cycle.	<b>Continue and Modify</b> Continue through program E-2. Expand constraint reduction strategies to better facilitate construction of housing for elderly and disabled persons through program B-5.  Add new program E to expressly permit residential care facilities in residential zones.
Continuum of Care – Assisting the Homeless	Where appropriate, assist developers with procurement of land, off-site improvement, construction financing, etc., for emergency shelters and transitional housing. Commence programs to organize churches, non-profit and social benefit organizations to provide emergency and transitional housing. Consider using Proposition A funds to provide transportation of homeless to shelters.	Ongoing program. The City continues to provide support services to homeless persons in need at the Burns Community Center. An average of 37 persons per year are assisted by the City (per RCS)	<b>Modify</b> Continue to implement the program through <b>Error! Reference source not found.</b> and E-3.
Emergency Shelters	Assist contractors and/or providers with the development of emergency shelters in designated zones.	No applications for shelters were received during the period of 2013-2021.	<b>Continue and Modify</b> Continue and modify through program E-3 to update emergency shelter ordinance.
Transitional and Supportive Housing	The City will continue to provide occasional in-kind services to Su Casa Family Crisis and Support Center if funding/services are available.  The City will continue to comply with State law requiring that transitional and supportive housing be considered a normal residential use.	Ongoing	<b>Continue and Modify</b> Continue to provide resources when available and amend the Zoning Ordinance to meet new requirements related to transitional and supportive housing through program E-5.



**Table 43, continued**

Program	Program Objectives	Achievements	Continued Appropriateness
Single Room Occupancy	The City will conditionally permit SROs and will review applications for SRO construction as they are submitted.	Ongoing. No applications for SROs were received.	<b>Continue and Modify</b> Continue to conditionally permit SROs. Explore modifications of the zoning code through program A-8.
Public Services	The City will continue to provide funding for public services that can better the lives of Lakewood residents.	Ongoing. Activities are administered through the 2020-2024 Consolidated Plan	<b>Remove</b> This is a standard function for the City.
Governmental Constraints on Housing for Persons of Disabilities	The City will 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.	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.	<b>Continue and Modify</b> Continue to analyze and modify its development standards to mitigate constraints on housing for persons with disabilities through programs B-5, E-2, E-6.
Planned Development Zone	The City will continue to identify underutilized sites and rezone the land for Planned Developments in order to allow larger unit developments in the City.  The City will 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.	The City approved two market rate Planned Developments during the 5 <sup>th</sup> RHNA cycle:  1. 2922 South Street, Canvas 72-unit condo project, zoned to PD-MF.  2. 20937 Bloomfield Avenue, Villa Madrid 22-unit apartment project, zoned to PD-MF.	<b>Continue</b> Continue through program E-7.
<i>Housing Information</i>			
Housing Information	The City will 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.	Information on the City’s housing programs is available at the City and on the City’s website.	<b>Continue</b> Continue through program G-1.



# Appendix A: Citizen Participation



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## CITIZEN PARTICIPATION

The California Government Code requires that local governments make diligent efforts to solicit public participation from all economic segments of the community, especially low-income persons, in the development of the General Plan Housing Element. During the preparation of the 6<sup>th</sup> Cycle Housing Element, public input was sought in a variety of ways. It should be noted that public meeting summaries, including questions and staff responses, have been summarized and edited for clarity.

### EFFORTS TO ACHIEVE CITIZEN PARTICIPATION

The public participation effort during the drafting of the 6th Cycle Housing Element update included an on-line public outreach survey, stakeholder interviews, and two virtual Community Workshops. Due to the COVID-19 Pandemic, the City took a new approach to meetings, which were primarily held on-line over Zoom. The first Community Workshop was held on Wednesday, May 5 and had six attendees from the public. The second was held on Wednesday, May 26 and had six attendees from the public. A further 309 people participated in the on-line survey, which was offered in both English and Spanish.

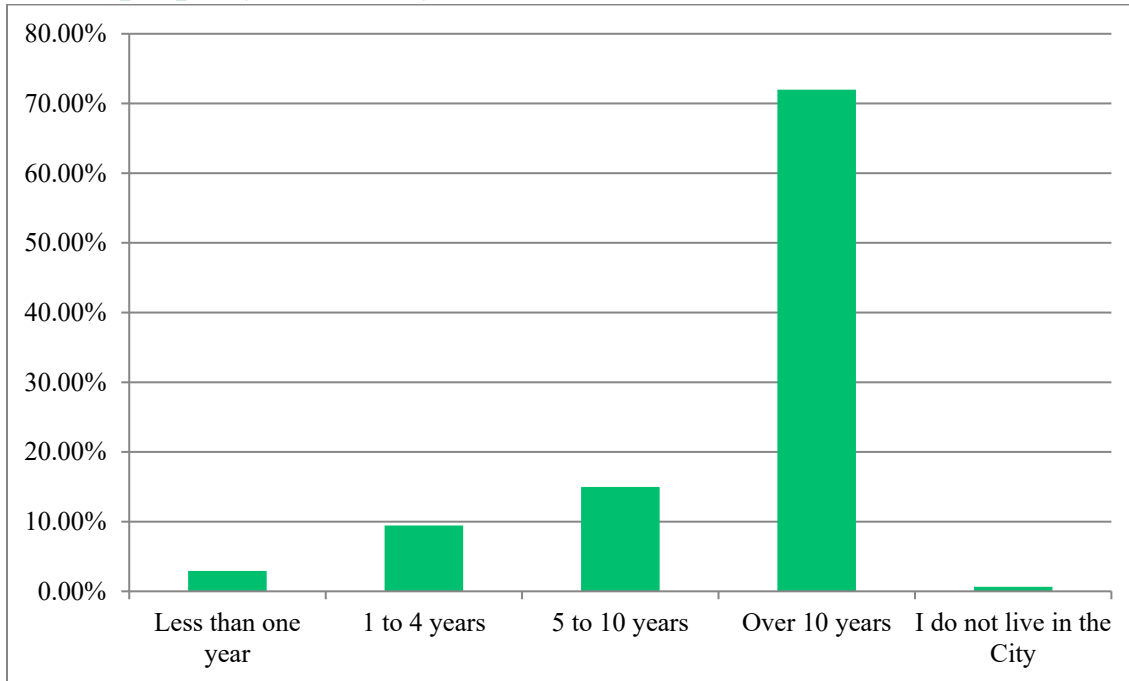
### ON-LINE SURVEY RESULTS

#### What is your involvement with the City of Lakewood?

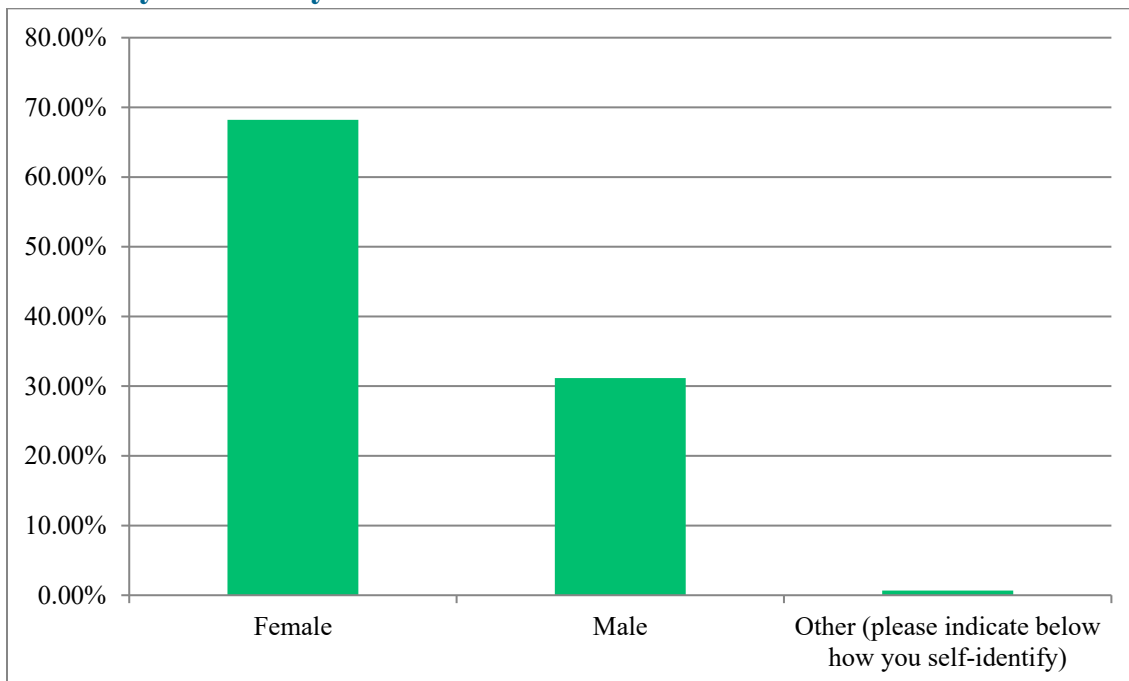
Answer Choices	Responses
I am a city resident	97.07%
I own or work for a business in the City	0.00%
I own, manage, or have developed land in the City	2.28%
I attend school/college in the City	0.33%
I represent a housing agency, social service agency, a non-profit organization, a religious institution, or a government entity in the City	0.33%



### How long have you lived, owned a business, worked, attended school, or owned property in the City?

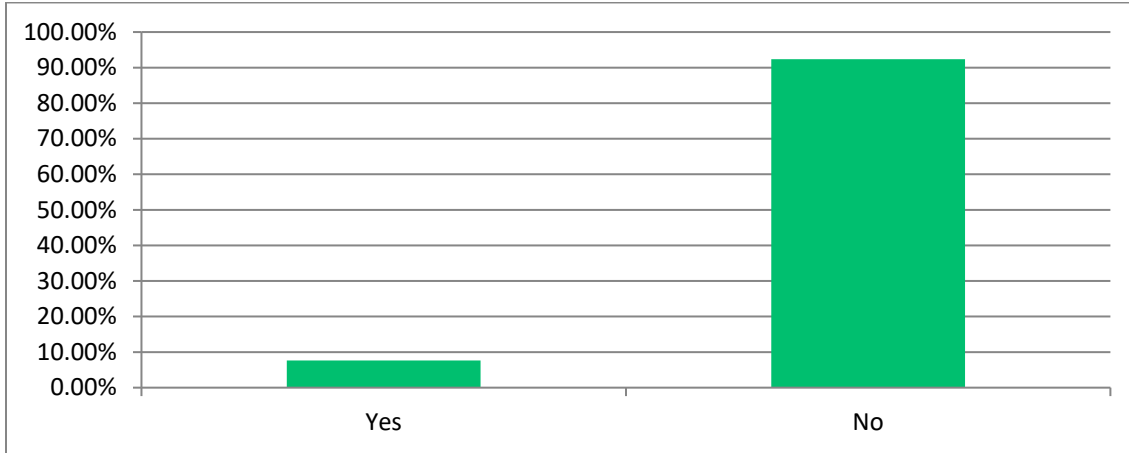


### How do you identify?

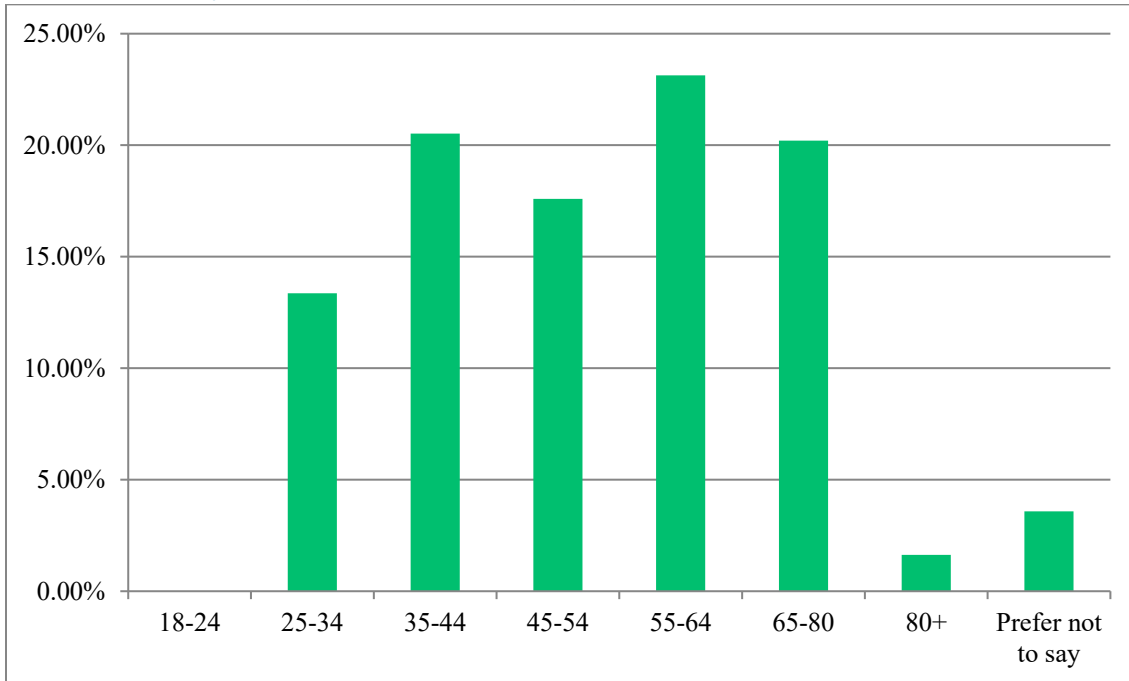




### Do you have one or more conditions subject to the Americans with Disabilities Act (ADA)?

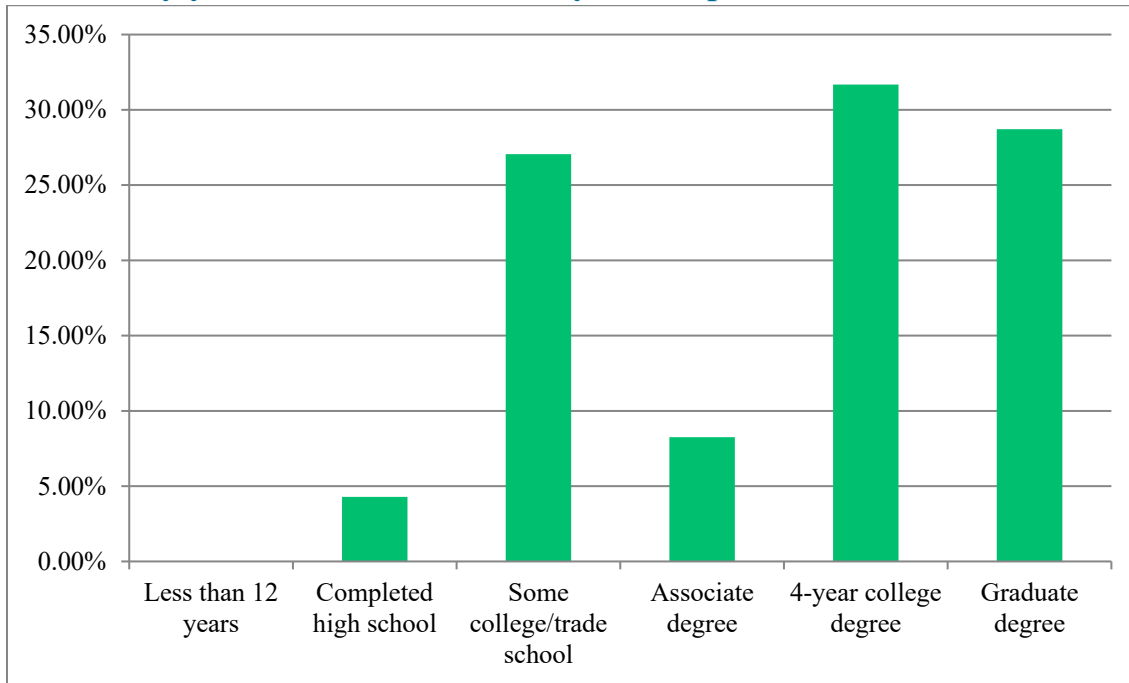


### How old are you? (Please check one)

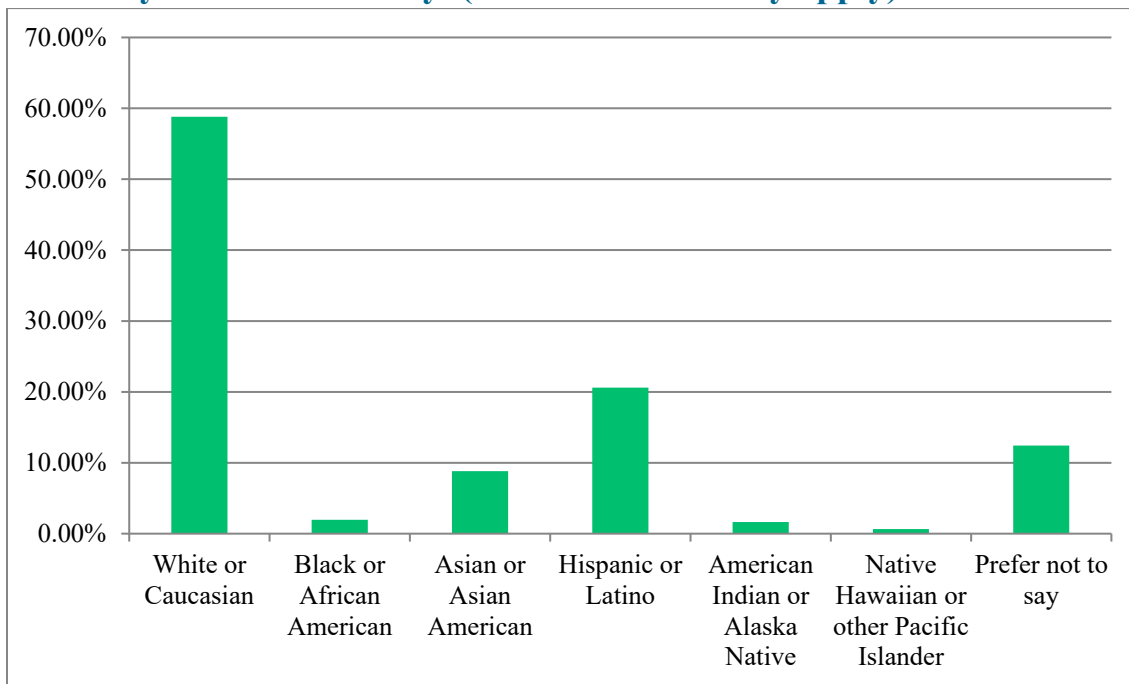




### How many years of education have you completed?

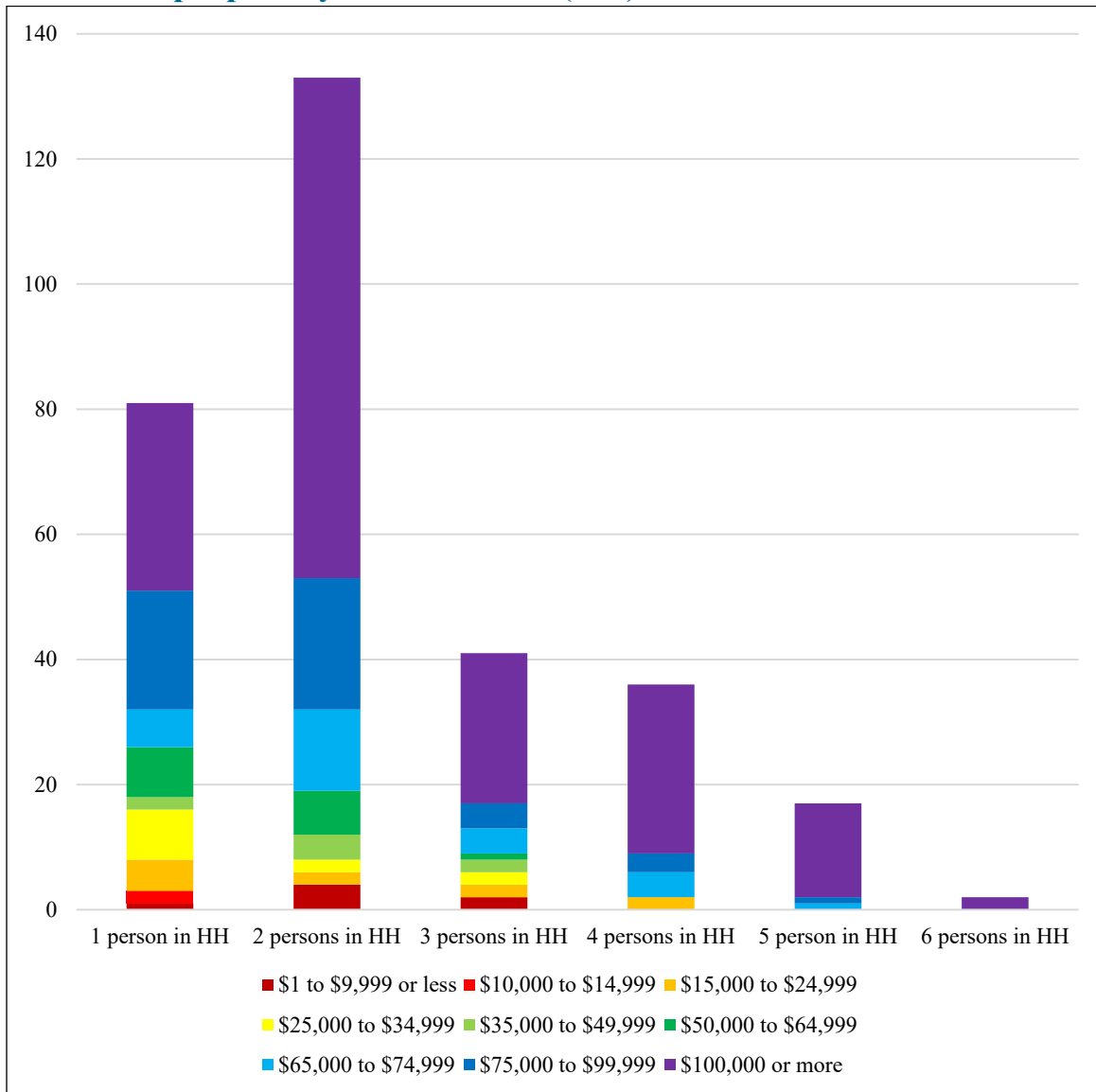


### What is your race/ethnicity?(Choose all that may apply)



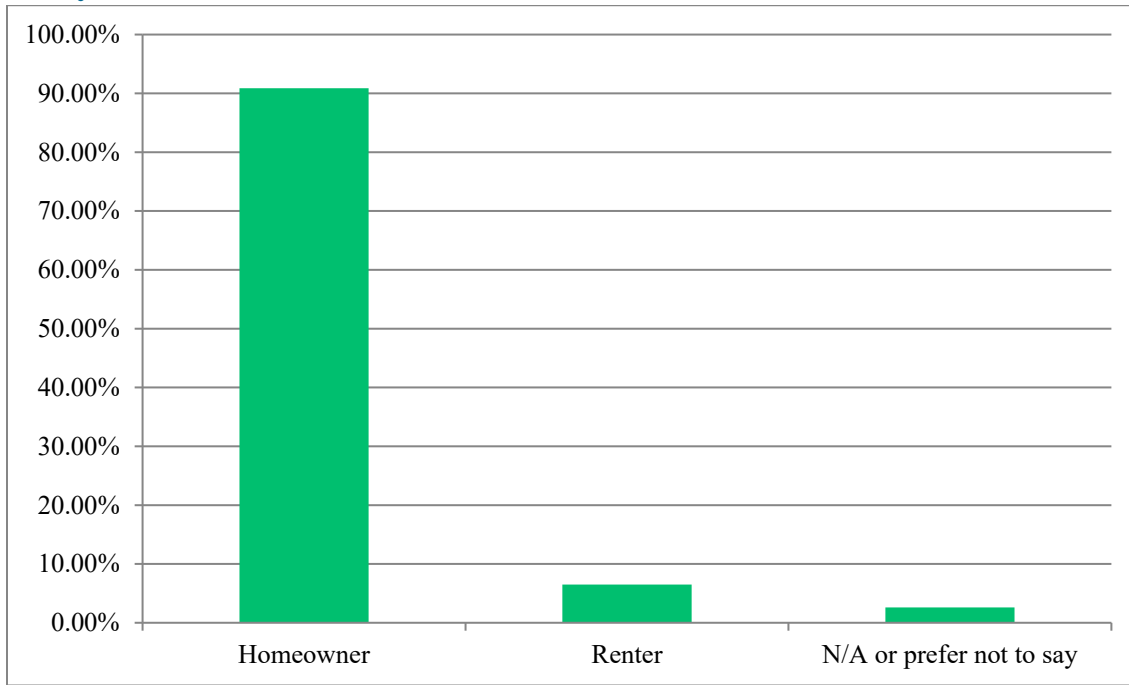


### What is the approximate total annual income for your family, based on the number of people in your household (HH)?

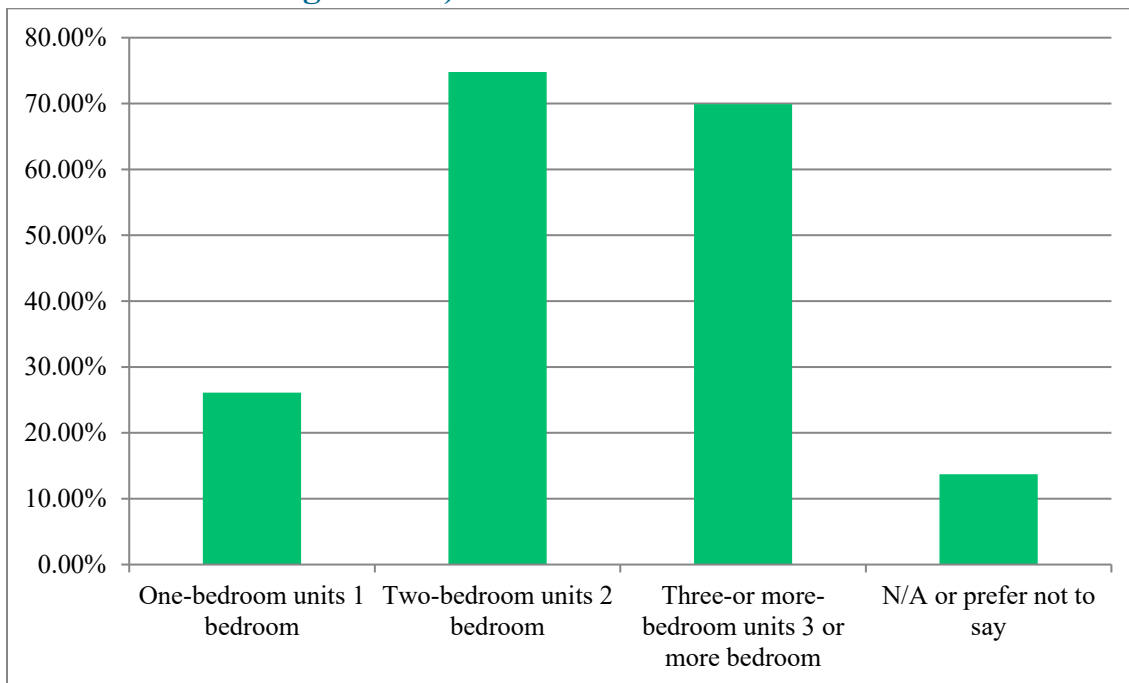




### Are you a homeowner or a renter?



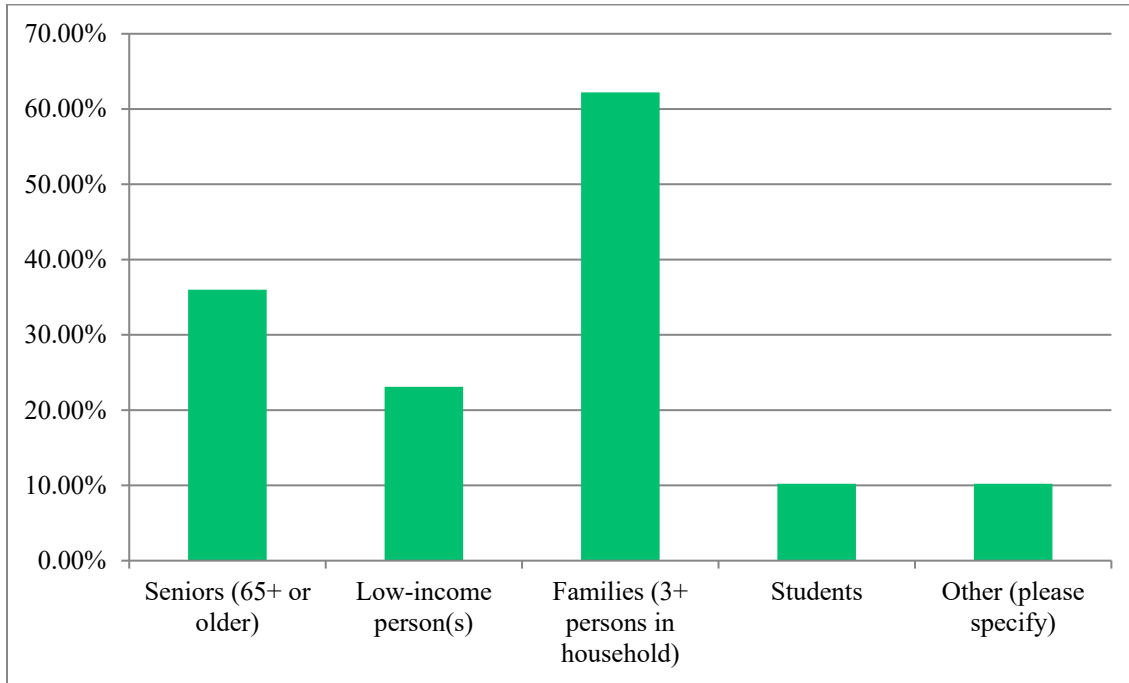
### What size of housing units are most needed in the City? (Please select at least two of the following choices)



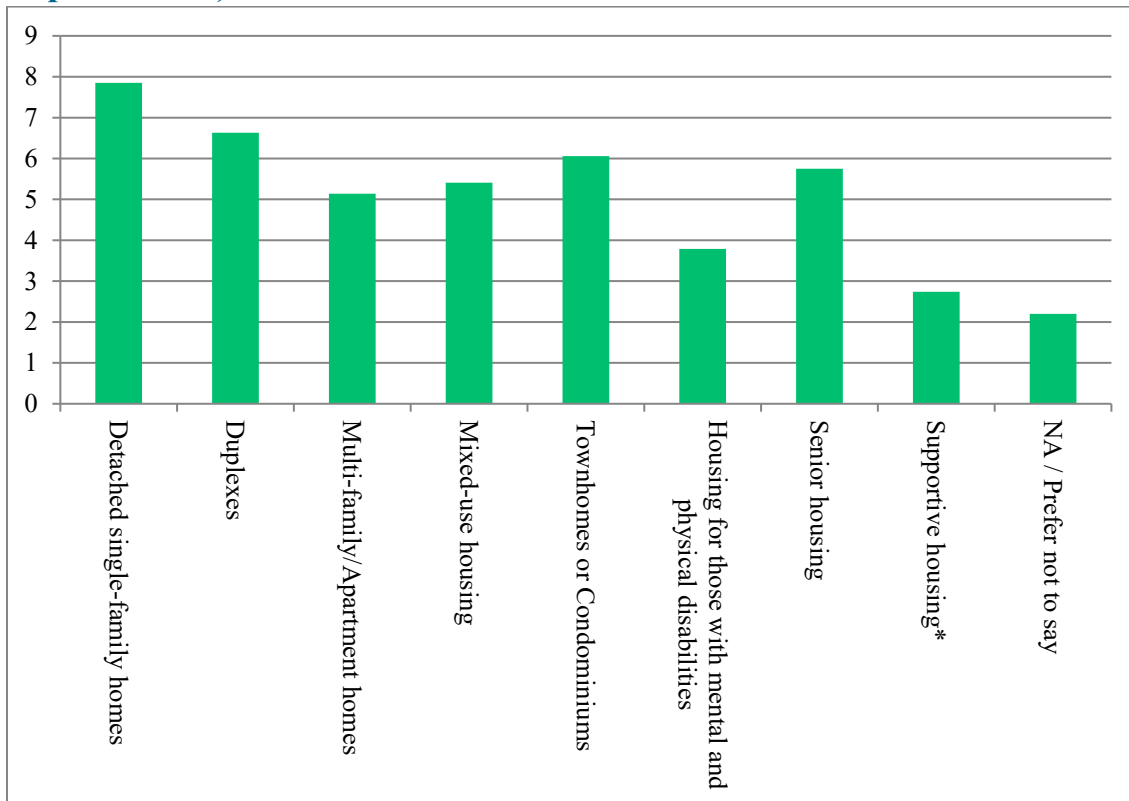




### What demographic do you believe need housing the most in the City of Lakewood?

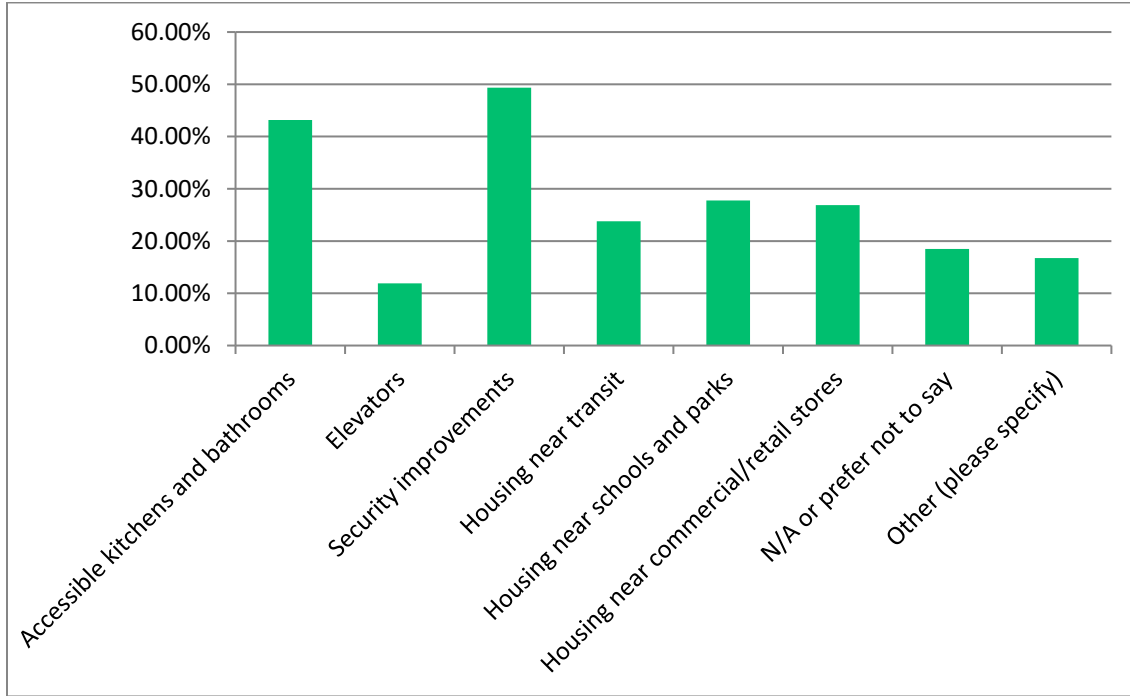


### What type of housing units are most needed in the City? (Please rank in order of preference)

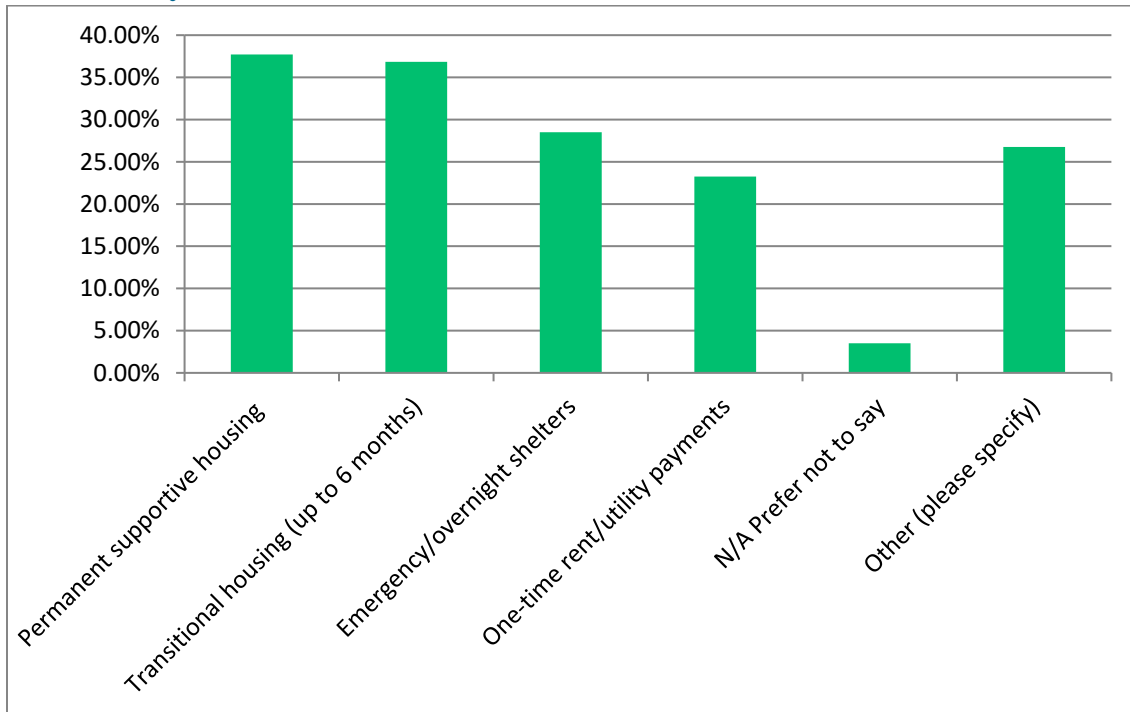




**What housing amenities do you think are needed in the City? (Please select at least two of the following choices)**



**Choose up to two (2) of the most critical Homelessness Needs in your community.**

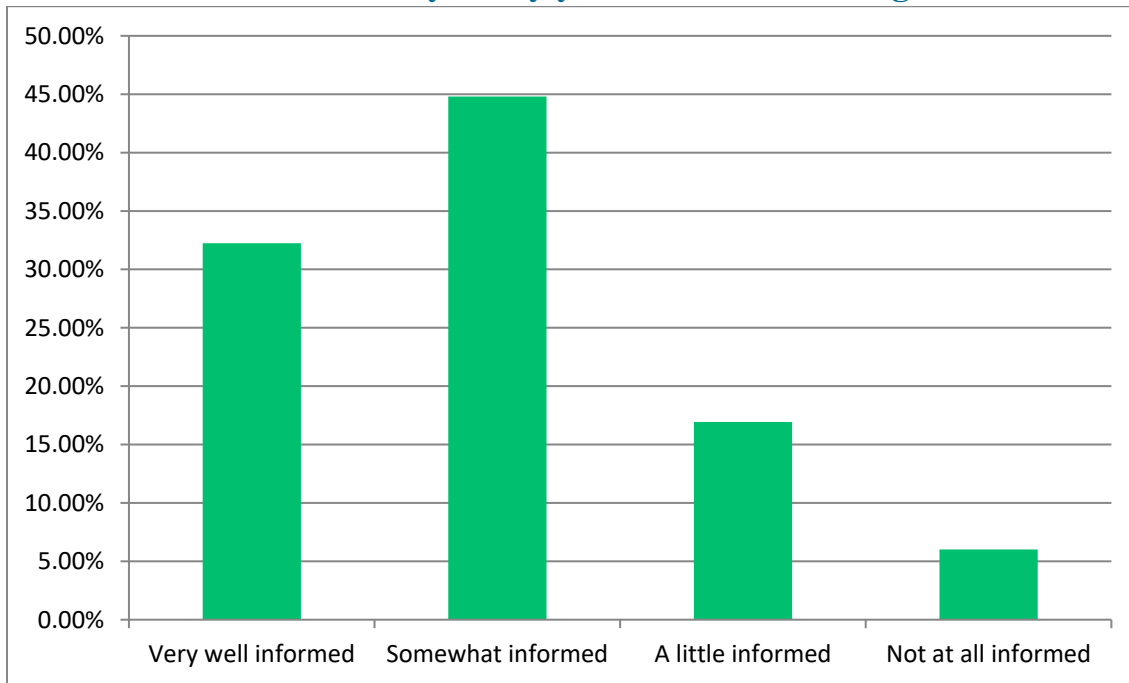




### Have you or someone you know ever encountered any of the forms of housing discrimination described above?

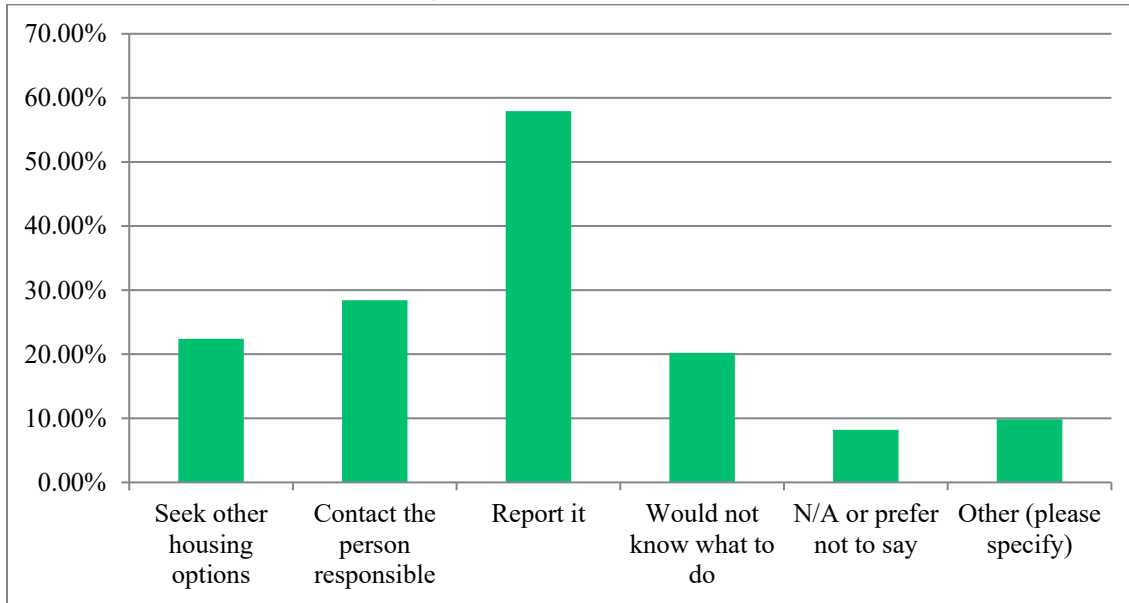
Answer Choices	Responses
Yes, I have	8.24%
I think I may have	1.10%
I haven't, but someone I know has	6.59%
I haven't, but I think I may know someone who has	2.75%
No, I don't know anyone who has	67.03%
I'm not sure	8.24%
N/A or prefer not to say	4.95%
Other (please specify)	1.10%

### How well informed would you say you are about housing discrimination?

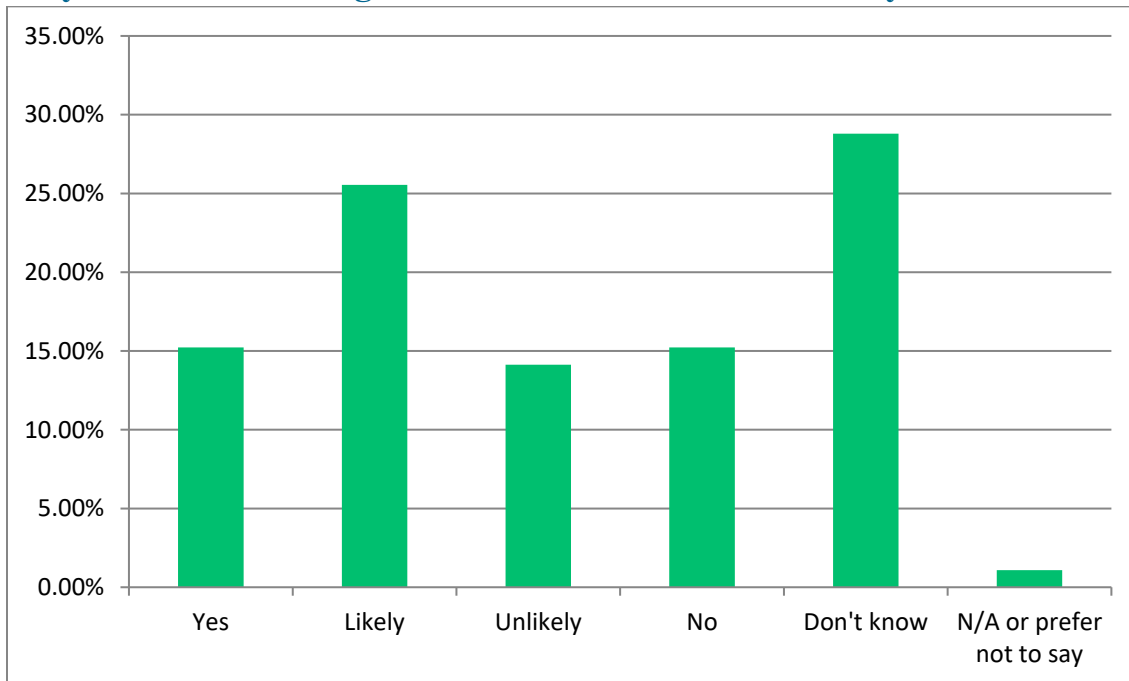




### What would you do if you encountered housing discrimination? (Please select at least two of the following choices)

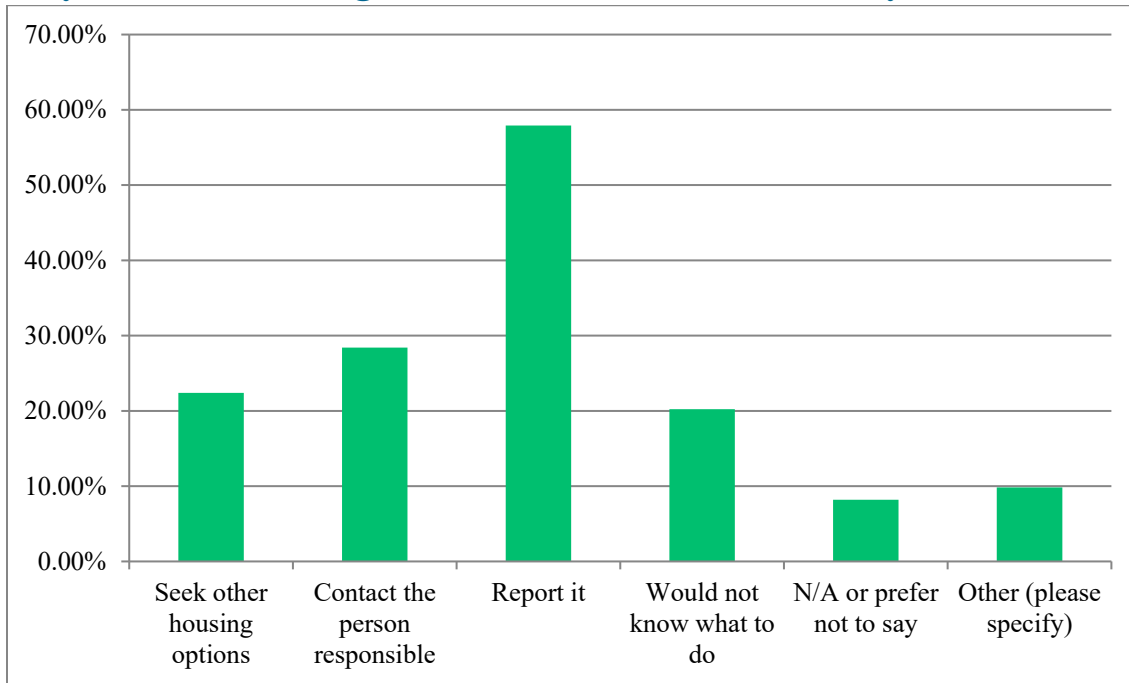


### Do you believe housing discrimination occurs in the City?

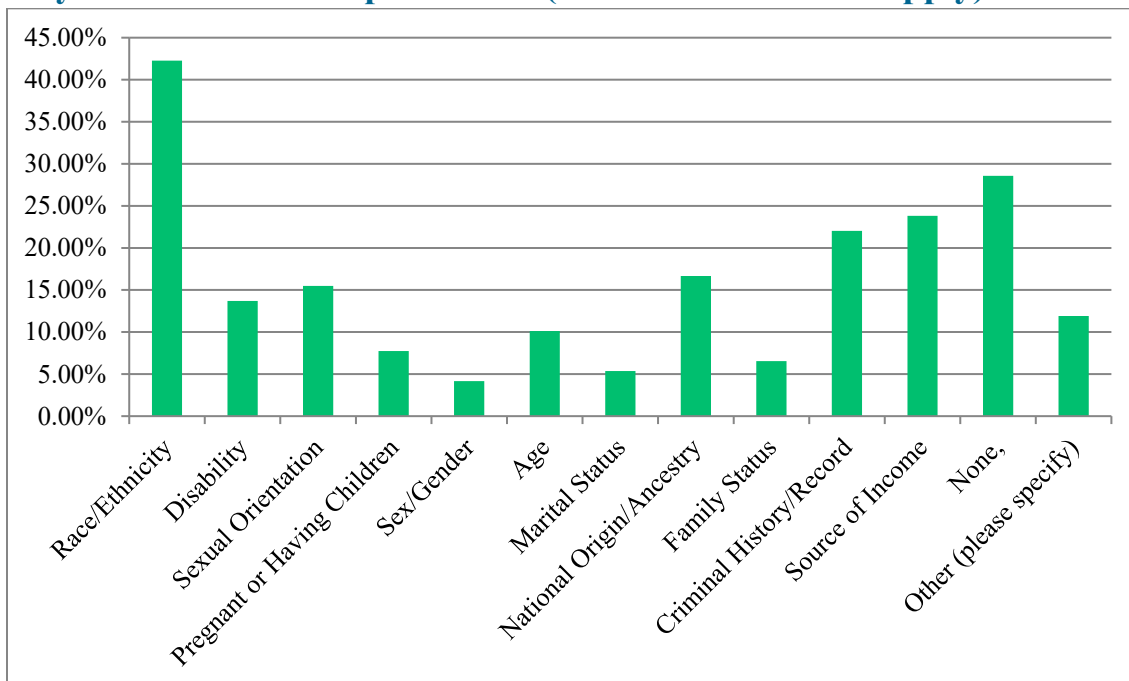




### Do you believe housing discrimination occurs in the City?

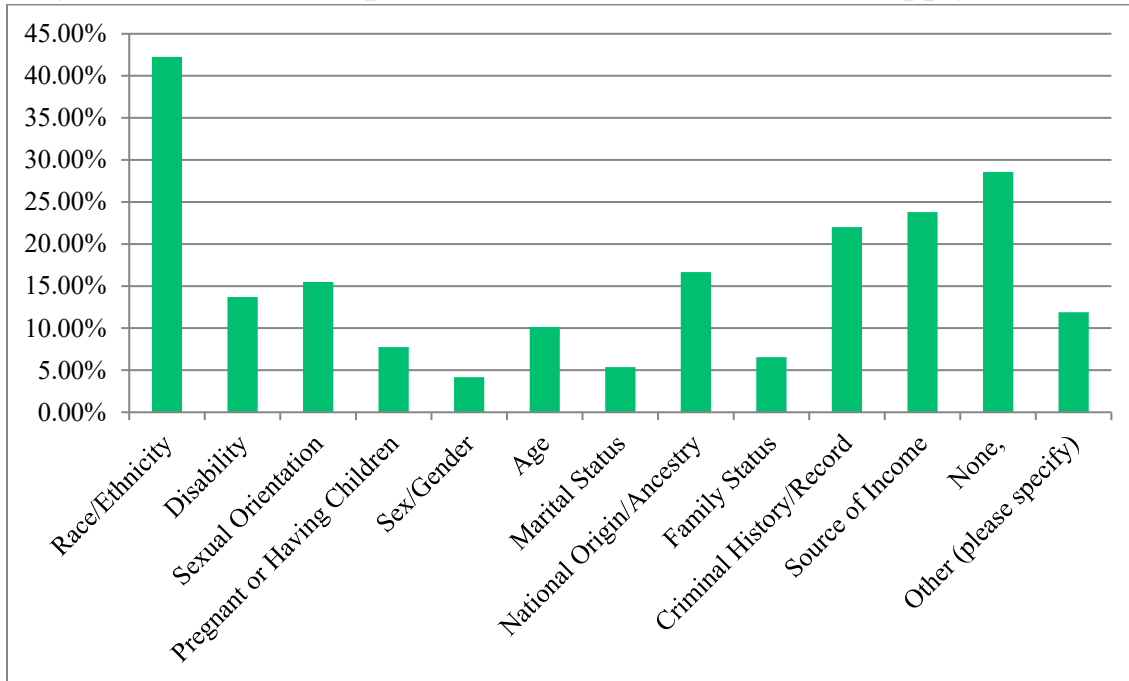


### If you think housing discrimination is occurring, what types of discrimination do you think are most prevalent? (Please select all that apply)

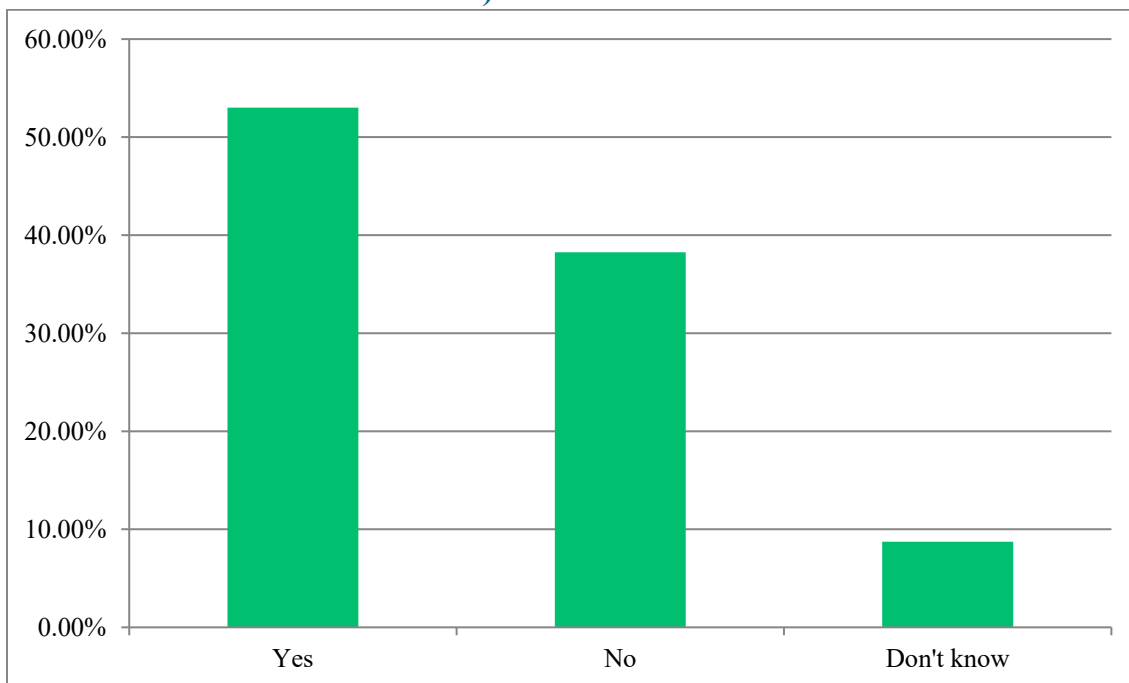




**If you think housing discrimination is occurring, what types of discrimination do you think are most prevalent? (Please select all that apply)**

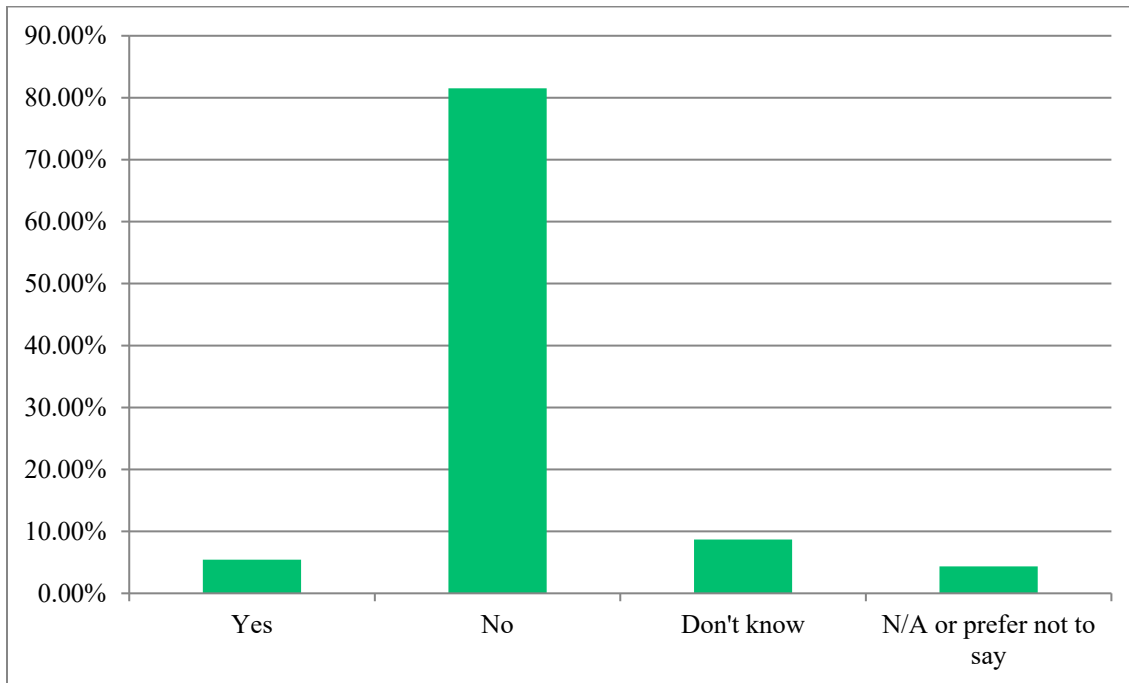


**Were you aware of a tenant's right to request, from a landlord, a physical change to make a home more accessible if necessary due to a disability (called "reasonable accommodation")?**

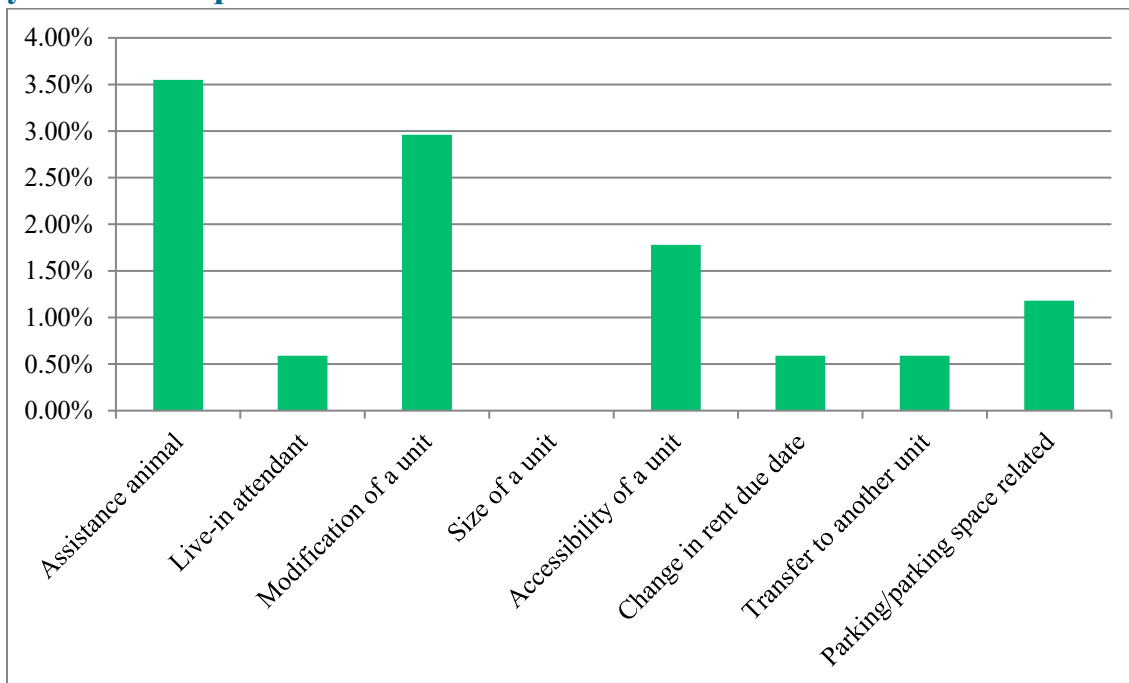




### Have you, or someone you know, ever made a request for a reasonable accommodation?

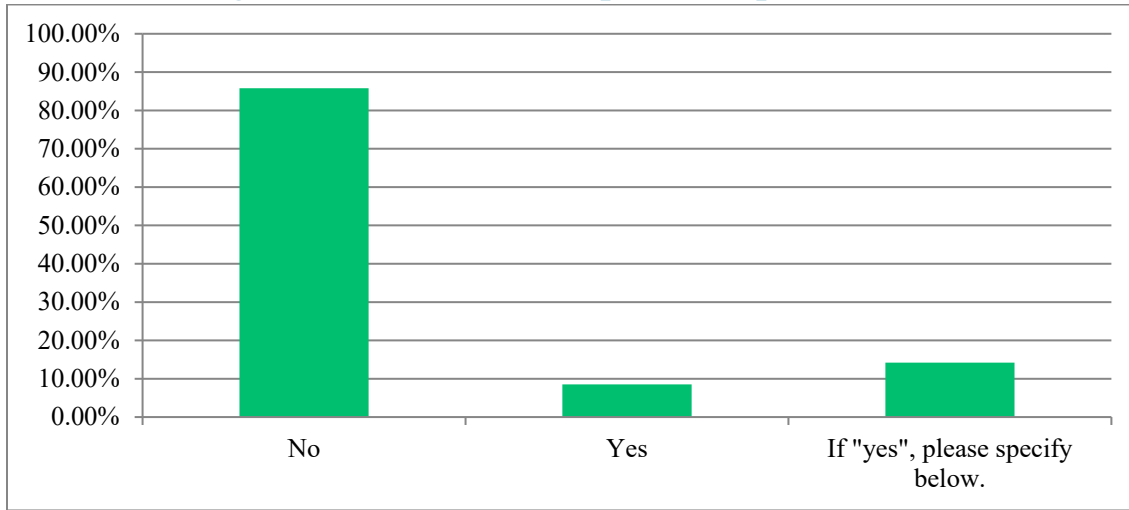


### If yes, what type of accommodation and/or modification did you or the person you know request?

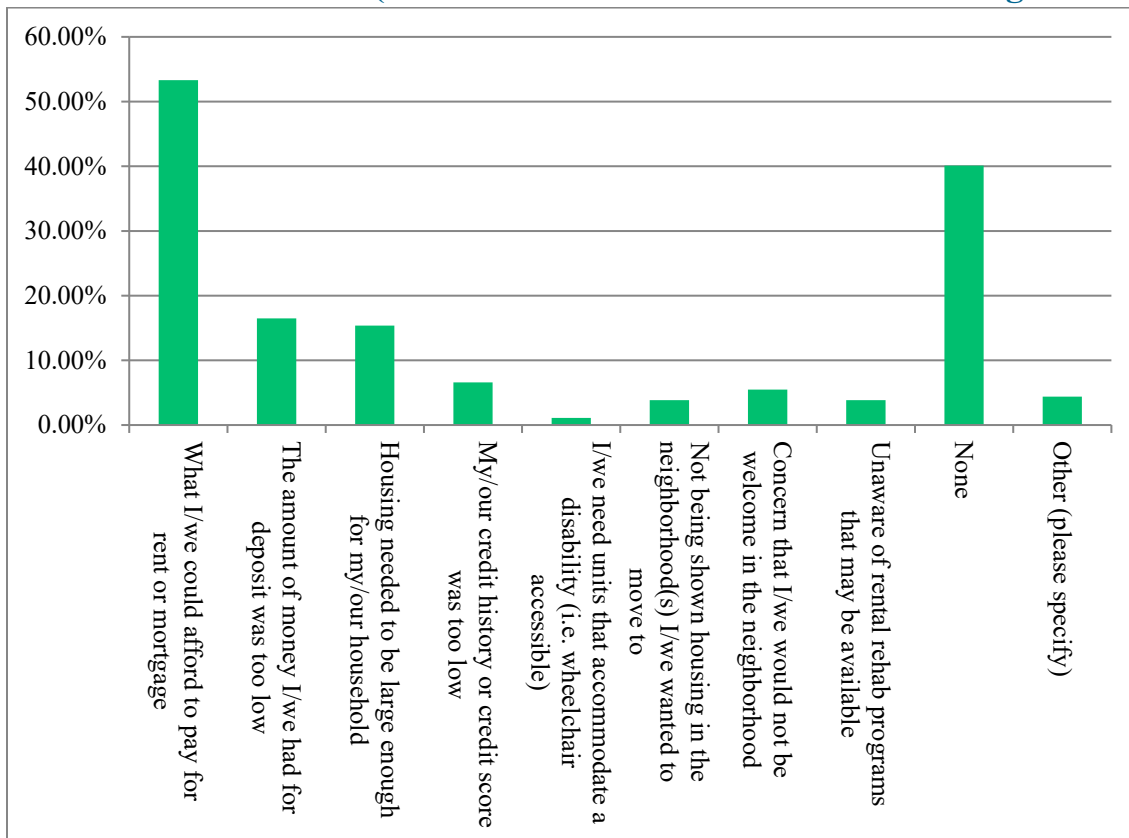




### Are there any housing programs or services needed that you feel would reduce housing issues describe in the previous question?



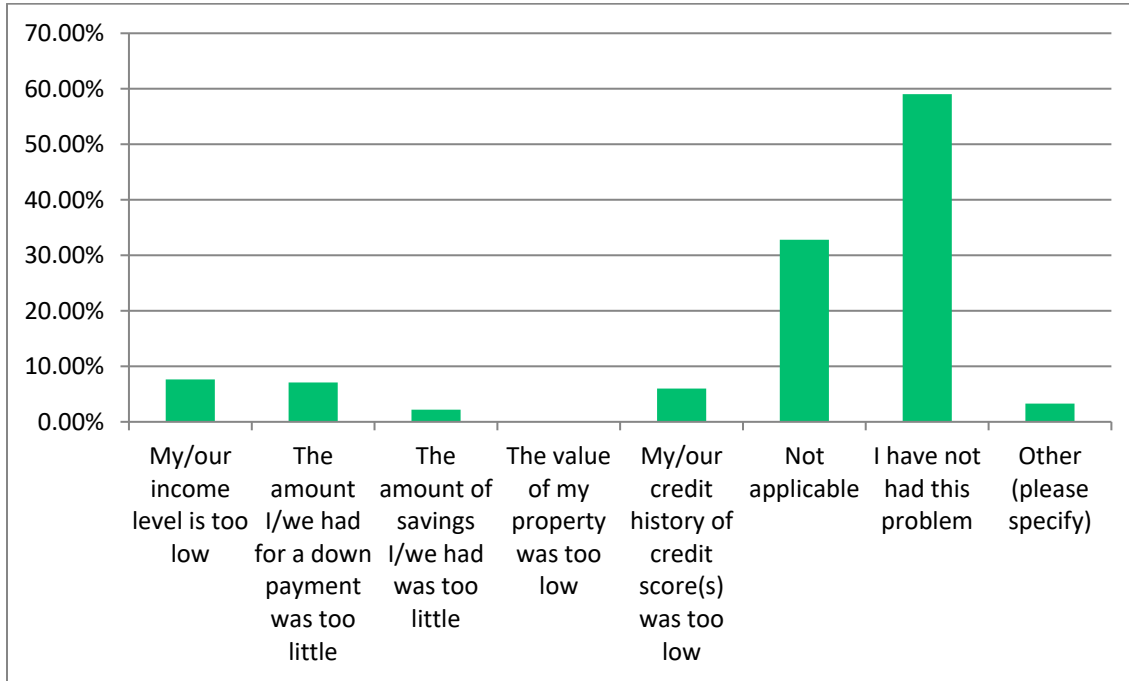
### Which of the following issues, if any, have limited the housing options you were able to consider? (Please select at least one of the following choices)



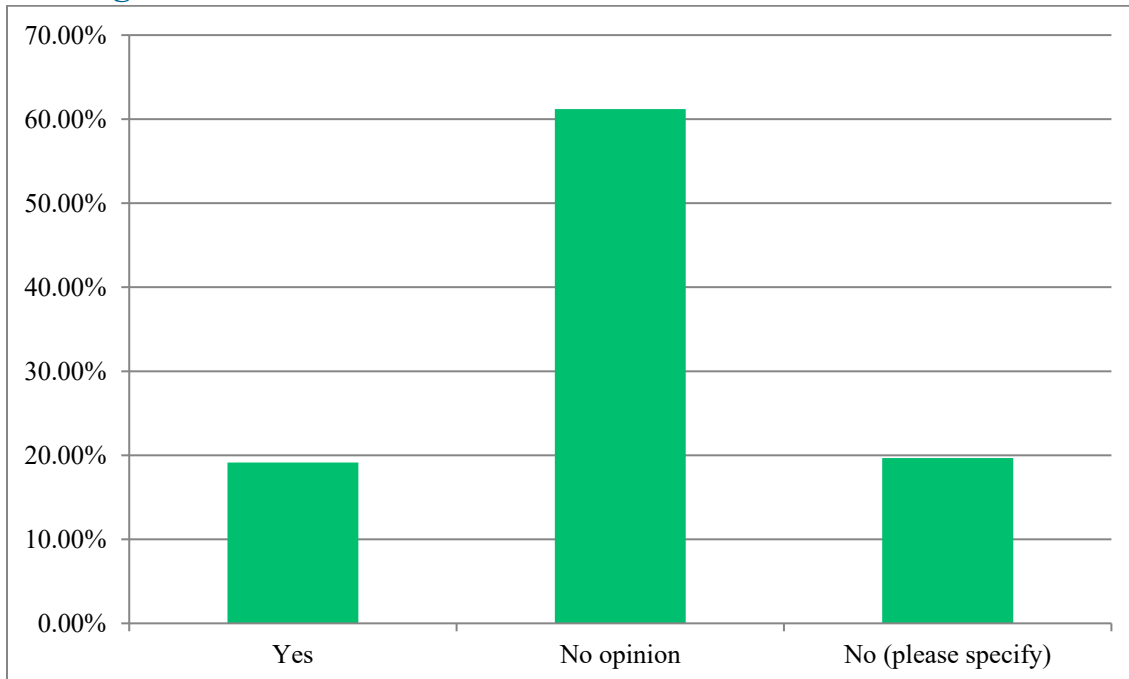




**If you have ever applied for a home loan and your application was NOT approved, which of the following reasons were given? (Please select at least one of the following choices)**

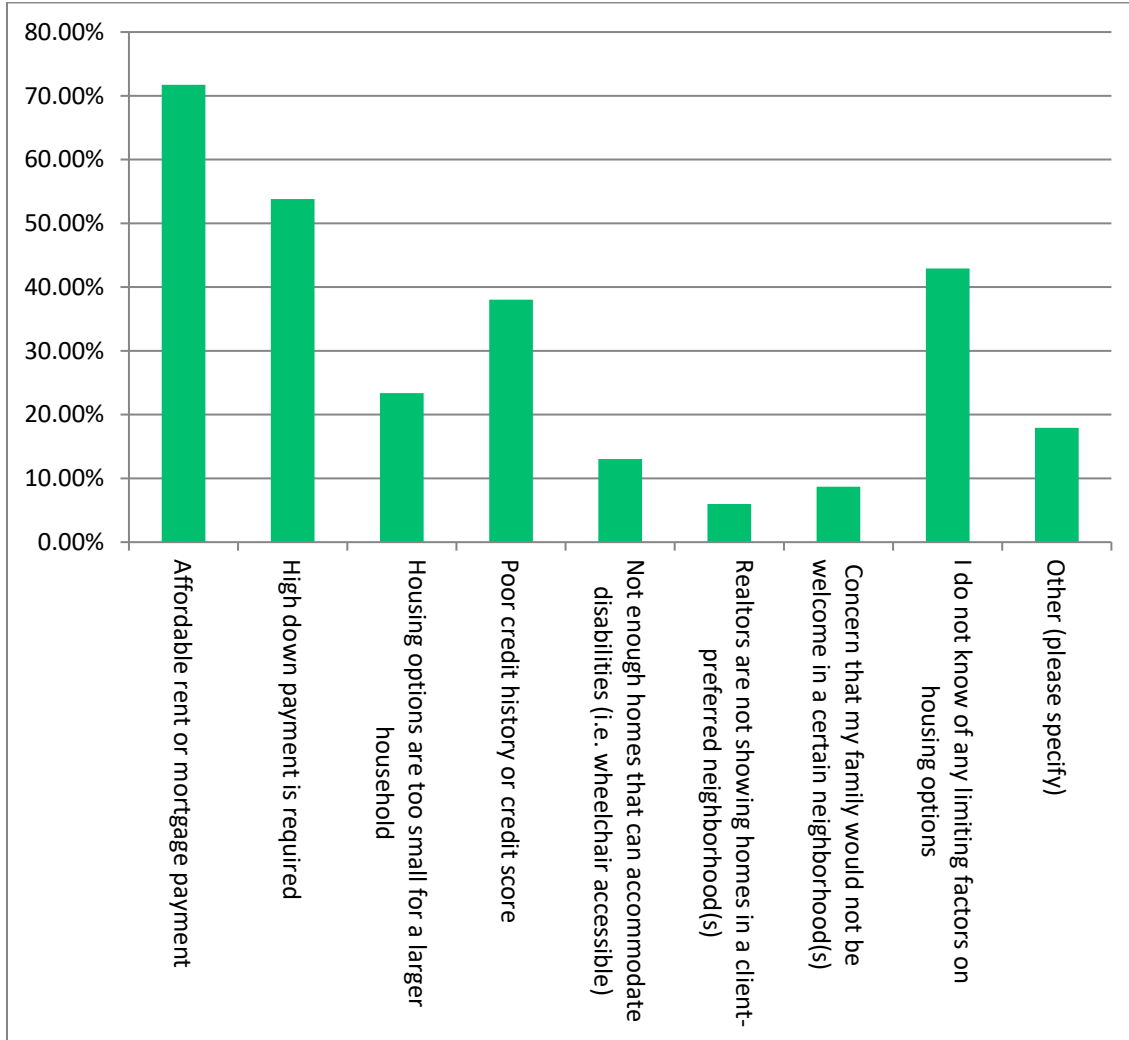


**Do you feel local land use regulations support the development of affordable housing?**





**Which issues, if any, limit workforce housing options in the City?(Please select at least three of the following choices)**





## STAKEHOLDER SURVEYS

In order to try gain additional insight from City Stakeholders, consultations were conducted with a number of stakeholders. In Spring 2021, interviews were held with five stakeholder groups to offer the opportunity for each of them to provide one-on-one input. The following stakeholders were interviewed:

- Luke Chau, Right Time Development Corporation (April 15, 2021)
- Stephen Edwards, City Ventures (April 26, 2021)
- Andy Greenwood, Macerich (April 27, 2021)
- Joe Oftelie, Warmington (May 5, 2021)
- Scott Choppin, Urban Pacific Development (May 15, 2021)

In each of the consultations, the stakeholders were asked the following questions:

1. Please describe your organization's relationship with the City of Lakewood. In what ways does this relationship correspond with housing production?
2. What would you say are your organization's top priorities in the next 2-3 years?
3. What do you think are the top three strategies that the City could use to meet state-mandated housing production goals and why?
4. What segments of the City's population do you think are most vulnerable in terms of accessing affordable housing?
5. How should the City plan for housing for those population segments?
6. What do you think is the greatest challenge in meeting the housing needs for the City?
7. The city is considering mixed-use development as part of a larger strategy to plan for new housing. What considerations should be given to balance housing production with the need to preserve businesses and employment opportunities on the same parcel of land?
8. Do you have any other thoughts or comments concerning the City of Lakewood's Housing Element update?

Summaries of the interviews are as follows:

### *A. Right Time Development Corporation (April 15, 2021)*

Right Time Development Corporation (Right Time) states that the biggest constraints to housing in Lakewood is finding multi-family zoned land. The entitlement process is onerous because it also includes County review. This results in multiple plan checks, wherein County and City comments contradict each other, which slows down the process and doubles the cost of



entitlements for the developer. Right Time specifically calls out how Lakewood's approval process requires approval from both Planning and Building, but also from the County.

Right Time believes that the low and very low-income population are most vulnerable to accessing affordable housing. Affordable housing is presently not being built because it does not pencil out. Only non-profit housing developers are building housing at present. Right Time believes the City needs to consider rezoning commercial to residential zones and single-family to multi-family.

In Right Time's view, zoning is the biggest challenge because it does not allow for multi-family housing. The cost of building materials is also very high, which poses additional challenges. The City should also take note that lumber townhomes are less expensive than podium-style developments, which require concrete and steel.

However, Right Time states that Lakewood has been a great city to work with. While Right Time is critical of many of Lakewood's processes, it would like to see the following changes:

- Expedite entitlements
- Provide incentives to encourage affordable housing development
- Rezone to allow for multi-family housing
- Appreciate economic cost of slow entitlements

#### ***B. City Ventures (April 26, 2021)***

City Ventures would like to see more overlay zones in the City, or a Specific Plan that allows for flexibility in development standards. They are not in support of minimum densities.

City Ventures feels that the middle class are severely underserved, specifically, those that cannot afford to purchase a home but pay a lot in rent. City Ventures also feels that NIMBYism would be the greatest challenge to addressing housing needs of Lakewood. Mixed-use development should be crafted appropriately and should be site-specific. Ultimately, City Ventures would like to see more housing development allowed within Lakewood itself.

#### ***D. Macerich (April 27, 2021)***

Macerich desires for the City to revisit zoning and to consider streamlining the approval process. Lakewood has a long approval process which affects project schedules. The more complex the process, the less willing developers are to work in the City. Communication is lost between various agencies.

In general, Macerich thinks that up zoning single-family to multi-family residential uses could be a solution but believes this would be met with resistance. Macerich also states that reducing commercial to accommodate housing will be challenging for the City due to a loss of sales tax. However, balancing housing production while maintaining business will require creativity. Macerich states that taller buildings may be required for mixed-use to pencil out.



### *E. Warmington (May 5, 2021)*

Warmington feels the City should consider adopting an inclusionary housing ordinance otherwise there is no incentive for developers to provide affordable. Developers prefer to pay an in lieu fee to meet goals. Warmington stated that the City should also allow for some flexibility, and the City should also move away from minimum density requirements while achieving no net loss. Developers need certainty and predictability, especially affordable housing developers.

In Warmington's view, minorities and first-time homebuyers are the most vulnerable population, as well as older segments of the population that cannot afford to move. Townhomes and condominiums can help with these populations. Presently, there are investment firms buying homes and driving prices up.

However, developers are presently bound to a zoning code that doesn't work without variances. This results in less than desirable projects, and the present minimum lot requirements do not work for infill projects. Architects find these projects hard to design, especially with parking and open space requirements. The needs more discretion to allow for more attainable housing. Site selection and appropriate density are key challenges to new housing production in Lakewood. Warmington is also skeptical of the commercial viability of mixed-use developments, especially vertical mixed-use. Most storefronts in such developments are left vacant.

### *F. Urban Pacific Development (May 15, 2021)*

Responses from Urban Pacific Development were not recorded.

## **PUBLIC OUTREACH MEETINGS**

Due to the COVID-19 Pandemic, the City took a new approach to meetings, which were primarily held on-line over Zoom. The first Community Workshop was held on Wednesday, May 5 and had six attendees from the public. The second was held on Wednesday, May 26 and had six attendees from the public. The following questions (edited for clarity) were asked by the public at these meetings:

### **May 5**

Question 1: How much affordable housing must Lakewood produce during the current housing element cycle, if any?

Answer 1: The City must demonstrate it has the appropriate land use designations to have the capacity for the requisite affordable housing, but the City is not required to produce housing. The construction is left up to the market to develop and produce that housing.

Question 2: Lakewood was traditionally a bedroom community. Renters may not care about taking care of apartments. There also is no parking in East Lakewood. There is a desire for Lakewood not to become like central Los Angeles.



Answer 2: Understood. The goal of the housing element is to comply with State law by way of methods that fit each individual community.

Question 3: Are religious institutions required to build housing due to California law?

Answer 3: The State does not require religious institutions to build housing. They have changed regulations to encourage religious institutions to build affordable housing on their property, but this is not a requirement.

Question 4: Please do not require minimum densities.

Answer 4: The State has passed a law that may necessitate minimum densities. The City is looking at those places where those laws may be applicable. The city will evaluate this issue further.

Question 5: Thank you for this meeting. We picked Lakewood for its single-family residential nature. Every new buyer in Lakewood wants to purchase property in Lakewood for a single family home.

Answer 5: This comment will be considered as we move forward through this process. Housing Element process is years in the making and relies on data. At every turn the City of Lakewood has pushed back and challenged the numbers, and has lodged formal appeals. City's attention is now on complying with state law.

Question 6: Will the State make affordable housing easier to produce?

Answer 6: There are different state laws making way through the legislature current, but they are not in the final form. The state is also considering budget allocations to produce affordable housing. As the city does not have the means to develop, city relies on developers. Depending on means of affordability, the city hopes the state will make financing of developments easier.

Question 7: Who can rent affordable housing units?

Answer 7: The people who reside in affordable housing are very diverse population group. Depending on how the project is financed, it can help a working class family enter a starter home, it can be developments subsidized through housing voucher, and everything in between. People utilizing Section 8 housing vouchers can benefit, as well as special needs group.

Question 8: Will there be guidelines to ensure there are not multiple families in a single unit?

Answer 8: The City's ability to regulate the people within a household is very limited by state law and case law precedent. The city cannot limit certain families or children within a household. The housing element is also part of the general plan, and the school district would plan for that capacity.

Question 9: It is unfortunate that Lakewood complying state pandemic regulations means businesses closing, which allows for more housing.



Answer 9: Some of the businesses that were closed were already lined up. However, businesses being closed is not a good thing. It is also not accurate to assume that business closures were performed to make land for new housing development. Mixed use means that housing can be developed in a commercial center in a harmonious development. It does not mean that the City is looking to close down commercial.

Question 10: Please consider the intersection of Palo Verde and South for new housing.

Answer 10: Thank you. The City will consider this.

## May 26

Question 1: Who decided "environmental justice" is a housing element?

Answer 1: The State Office of Planning and Research and State legislature. This link is OPR's guidance and information about Environmental Justice elements.

[https://opr.ca.gov/docs/20200706-GPG\\_Chapter\\_4\\_EJ.pdf](https://opr.ca.gov/docs/20200706-GPG_Chapter_4_EJ.pdf)

Question 2: 6 – 8 stories is too much and not appropriate for Lakewood. 3 – 4 stories is more appropriate for Lakewood.

Answer 2: Thank you. We will incorporate this feedback.



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# Appendix B: RHNA Sites List



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Address	Zip Code	Assessor Parcel Number	Consolidated Sites	General Plan Existing	Zoning Designation Existing	Proposed General Plan	Proposed Zoning	Maximum Density (Proposed)	Size (Acres)	Existing Use- Existing Units	Infrastructure	Publicly Owned	Last Two Cycles	Lower Income Capacity	Moderate Income Capacity	Above Moderate	Total Capacity
20505 PIONEER BLVD	90715-1346	7059-019-008	A	MDR	MFR	MDR	MFR	50	0.08	Single Family Home-1	Yes		Yes	2		0	2
20509 PIONEER BLVD	90715-1346	7059-019-009	A	MDR	MFR	MDR	MFR	50	0.11	Single Family Home-1	Yes		Yes	3		0	3
11730 205TH ST	90715-1325	7059-019-011	A	MDR	MFR	MDR	MFR	50	0.45	Two Units-2	Yes		Yes	15		0	15
11748 205TH ST	90715-1325	7059-019-010	A	MDR	MFR	MDR	MFR	50	0.10	Single Family Home-1	Yes		Yes	3		0	3
11728 207TH ST	90715-1331	7059-021-003	B	MDR	MFR	MDR	MFR	50	0.16	Single Family Home-1	Yes		Yes	5		0	5
11733 208TH ST	90715-1334	7059-021-019	B	MDR	MFR	MDR	MFR	50	0.16	Single Family Home-1	Yes		Yes	5		0	5
20707 PIONEER BLVD	90715-1350	7059-021-022	B	MDR	MFR	MDR	MFR	50	0.29	Single Family Home-1	Yes		Yes	10		0	10
11734 207TH ST	90715-1331	7059-021-018	B	MDR	MFR	MDR	MFR	50	0.16	Single Family Home-1	Yes		Yes	5		0	5
11734 207TH ST	90715-1331	7059-021-021	B	MDR	MFR	MDR	MFR	50	1.09	Two Units-2	Yes		Yes	39		0	39
20525 PIONEER BLVD	90715-1346	7059-019-902	C	MDR	MFR	MDR	MFR	40	0.10	Vacant-0	Yes		Yes		3	0	3
20529 PIONEER BLVD	90715-1346	7059-019-900	C	MDR	MFR	MDR	MFR	40	0.11	Vacant-0	Yes	Yes	Yes		3	0	3
20529 PIONEER BLVD	90715-1346	7059-019-901	C	MDR	MFR	MDR	MFR	40	0.10	Vacant-0	Yes	Yes	Yes		3	0	3
11723 207TH ST	90715-1330	7059-020-009		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20837 ARLINE AVE	90715-1429	7058-014-016		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
11738 WALCROFT ST	90715-1359	7059-023-025		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
21531 PIONEER BLVD	90715-2607	7065-023-023		MDR	MFR	MDR	MFR	32	0.24	Churches-1	Yes				5	0	5
20719 ARLINE AVE	90715-1427	7058-013-022		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
20822 PIONEER BLVD	90715-1353	7058-014-003		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
20803 ARLINE AVE	90715-1429	7058-014-019		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20722 ARLINE AVE	90715-1428	7058-016-004		MDR	MFR	MDR	MFR	32	0.19	Single Family Home-1	Yes		Yes		4	0	4
20703 ARLINE AVE	90715-1427	7058-013-020		MDR	MFR	MDR	MFR	32	0.21	Single Family Home-1	Yes		Yes		4	0	4
20826 PIONEER BLVD	90715-1353	7058-014-004		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
20836 PIONEER BLVD	90715-1353	7058-014-006		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20842 PIONEER BLVD	90715-1353	7058-014-007		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20827 ARLINE AVE	90715-1429	7058-014-021		MDR	MFR	MDR	MFR	32	0.18	Single Family Home-1	Yes		Yes		3	0	3
20722 1/2 ARLINE AVE	90715-1428	7058-016-005		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
20827 SEINE AVE	90715-1440	7058-017-020		MDR	MFR	MDR	MFR	40	0.32	Two Units-2	Yes		Yes		8	0	8
11885 209TH ST	90715-1457	7058-017-023		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20832 PIONEER BLVD	90715-1353	7058-014-005		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20703 SEINE AVE	90715-1438	7058-016-010		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20833 SEINE AVE	90715-1440	7058-017-021		MDR	MFR	MDR	MFR	40	0.32	Two Units-2	Yes		Yes		8	0	8
11889 209TH ST	90715-1457	7058-017-024		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11650 206TH ST	90715-1305	7059-015-026		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3

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20603 ALBURTIS AVE	90715-1338	7059-015-033		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11649 207TH ST	90715-1328	7059-015-902		MDR	MFR	MDR	MFR	32	0.16	Vacant-0	Yes	Yes	Yes		4	0	4
20503 ALBURTIS AVE	90715-1308	7059-016-001		MDR	MFR	MDR	MFR	32	0.18	Single Family Home-1	Yes		Yes		3	0	3
11641 206TH ST	90715-1304	7059-016-009		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11614 205TH ST	90715-1303	7059-016-023		MDR	MFR	MDR	MFR	32	0.17	Single Family Home-1	Yes		Yes		3	0	3
11626 205TH ST	90715-1303	7059-016-025		MDR	MFR	MDR	MFR	32	0.17	Single Family Home-1	Yes		Yes		3	0	3
11732 208TH ST	90715-1335	7059-022-026		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11725 209TH ST	90715-1336	7059-023-011		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11721 209TH ST	90715-1336	7059-023-012		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11737 CENTRALIA ST	90715-1323	7059-024-005		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11710 209TH ST	90715-1337	7059-024-016		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11722 209TH ST	90715-1337	7059-024-019		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11636 WALCROFT ST	90715-1357	7059-012-023		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11640 WALCROFT ST	90715-1357	7059-012-024		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11643 207TH ST	90715-1328	7059-015-900		MDR	MFR	MDR	MFR	32	0.24	Vacant-0	Yes		Yes		6	0	6
11647 206TH ST	90715-1304	7059-016-008		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11728 208TH ST	90715-1335	7059-022-027		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11722 WALCROFT ST	90715-1359	7059-023-021		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11726 WALCROFT ST	90715-1359	7059-023-022		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11730 WALCROFT ST	90715-1359	7059-023-023		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11742 WALCROFT ST	90715-1359	7059-023-026		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11723 CENTRALIA ST	90715-1323	7059-024-008		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11719 CENTRALIA ST	90715-1323	7059-024-009		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11711 CENTRALIA ST	90715-1323	7059-024-011		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11702 209TH ST	90715-1337	7059-024-014		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11726 209TH ST	90715-1337	7059-024-020		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11630 WALCROFT ST	90715-1357	7059-012-022		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11644 206TH ST	90715-1305	7059-015-901		MDR	MFR	MDR	MFR	32	0.24	Vacant-0	Yes		Yes		6	0	6
11623 206TH ST	90715-1304	7059-016-014		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20802 ALBURTIS AVE	90715-1343	7059-022-031		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11729 209TH ST	90715-1336	7059-023-010		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11703 209TH ST	90715-1336	7059-023-015		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11734 WALCROFT ST	90715-1359	7059-023-024		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2

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11739 CENTRALIA ST	90715-1323	7059-024-004		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11715 CENTRALIA ST	90715-1323	7059-024-010		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11736 209th Street	90715-1337	7059-024-022		MDR	MFR	MDR	MFR	32	0.09	Single Family Home-0	Yes		Yes		2	0	2
20859 PIONEER BLVD	90715-1366	7059-023-001		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
20849 PIONEER BLVD	90715-1366	7059-023-003		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11737 209TH ST	90715-1336	7059-023-008		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11733 209TH ST	90715-1336	7059-023-009		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11727 CENTRALIA ST	90715-1323	7059-024-007		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11706 209TH ST	90715-1337	7059-024-015		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11707 CENTRALIA ST	90715-1323	7059-024-028		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11448 216TH ST	90715-2507	7060-024-013		MDR	MFR	MDR	MFR	32	0.24	Single Family Home-1	Yes		Yes		5	0	5
6500 DEL AMO BLVD	90713-2205	7061-008-048		LDR	R-1	MDR	MFR	50	1.04	Churches-2	Yes			37		0	37
6500 DEL AMO BLVD	90713-2205	7061-008-049		LDR	R-1	MDR	MFR	50	0.76	Churches-0	Yes			28		0	28
6540 DEL AMO BLVD	90713-2205	7061-008-050		PUB	MFR	PUB	MFR	50	1.79	Churches-1	Yes			66		0	66
11844 CENTRALIA ST	90715-1434	7065-004-014		MDR	MFR	MDR	MFR	50	0.99	Schools (Private)-0	Yes			37		0	37
11844 CENTRALIA ST	90715-1434	7065-004-013		MDR	MFR	MDR	MFR	50	1.05	Churches-2	Yes			37		0	37
5756 ROCKET ST	90713-1040	7165-014-022		MDR	MFR	MDR	MFR	32	0.24	Churches-1	Yes			5		0	5
20727 ARLINE AVE	90715-1427	7058-013-013		MDR	MFR	MDR	MFR	40	0.31	Single Family Home-1	Yes		Yes		8	0	8
3200 E CARSON ST	90712-4038	7149-002-027		IND	M-1	IND	M-1	Variable/TBD	4.92	Office Buildings-0	Yes			78		162	240
4010 WATSON PLAZA DR	90712-4037	7149-002-012		IND	M-1	IND	M-1	Variable/TBD	3.12	Office Buildings-0	Yes			52		108	160
4060 WATSON PLAZA DR	90712-4033	7149-002-011		IND	M-1	IND	M-1	Variable/TBD	3.14	Office Buildings-0	Yes			52		108	160
4001 WATSON PLAZA DR	90712-4034	7149-002-026		IND	M-1	IND	M-1	Variable/TBD	2.99	Warehousing, Distribution, Storage-0	Yes			44		91	135
4126 ANDY ST	90712-1007	7160-019-042		MDR	MFR	MDR	MFR	32	0.21	Single Family Home-1	Yes			4		0	4
4142 ANDY ST	90712-1007	7160-019-045		MDR	MFR	MDR	MFR	32	0.22	Single Family Home-1	Yes			4		0	4
4120 ANDY ST	90712-1007	7160-019-041		MDR	MFR	MDR	MFR	32	0.21	Single Family Home-1	Yes			4		0	4
11849 207TH ST	90715-1455	7058-012-016		MDR	MFR	MDR	MFR	32	0.19	Single Family Home-1	Yes		Yes		4	0	4
20614 ARLINE AVE	90715-1426	7058-012-011		MDR	MFR	MDR	MFR	32	0.25	Single Family Home-1	Yes		Yes		5	0	5
11881 207TH ST	90715-1455	7058-012-027		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
20722 PIONEER BLVD	90715-1351	7058-013-005		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20620 ARLINE AVE	90715-1426	7058-012-014		MDR	MFR	MDR	MFR	32	0.22	Single Family Home-1	Yes		Yes		4	0	4
20613 SEINE AVE	90715-1436	7058-012-021		MDR	MFR	MDR	MFR	32	0.17	Single Family Home-1	Yes		Yes		3	0	3
11877 207TH ST	90715-1455	7058-012-028		MDR	MFR	MDR	MFR	32	0.20	Single Family Home-1	Yes		Yes		4	0	4
20621 SEINE AVE	90715-1436	7058-012-022		MDR	MFR	MDR	MFR	32	0.18	Single Family Home-1	Yes		Yes		3	0	3

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11863 207TH ST	90715-1455	7058-012-026		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11918 207TH ST	90715-1462	7058-019-002		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11924 207TH ST	90715-1462	7058-019-003		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11940 206TH ST	90715-1465	7058-011-017		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11936 206TH ST	90715-1465	7058-011-018		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11859 207TH ST	90715-1455	7058-012-017		MDR	MFR	MDR	MFR	32	0.19	Single Family Home-1	Yes		Yes		3	0	3
11863 1/2 207TH ST	90715-1455	7058-012-025		MDR	MFR	MDR	MFR	32	0.18	Single Family Home-1	Yes		Yes		3	0	3
20728 PIONEER BLVD	90715-1351	7058-013-006		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
5035 HEDDA ST	90712-1229	7168-030-035		LDR	R-1	MDR	MFR	50	0.60	Churches-2	Yes			21		0	21
20713 ROSETON AVE	90715-1243	7059-009-007		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11634 208TH ST	90715-1333	7059-013-021		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11618 208TH ST	90715-1333	7059-013-032		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11630 207TH ST	90715-1329	7059-014-046		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11633 207TH ST	90715-1328	7059-015-009		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11624 207TH ST	90715-1329	7059-014-019		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11638 207TH ST	90715-1329	7059-014-022		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11601 208TH ST	90715-1332	7059-014-025		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11610 207TH ST	90715-1329	7059-014-900		MDR	MFR	MDR	MFR	32	0.25	Vacant-0	Yes		Yes		6	0	6
11618 207TH ST	90715-1329	7059-014-901		MDR	MFR	MDR	MFR	32	0.25	Vacant-0	Yes		Yes		6	0	6
20615 ALBURTIS AVE	90715-1338	7059-015-003		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11629 207TH ST	90715-1328	7059-015-010		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11731 206TH ST	90715-1326	7059-019-006		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11634 207TH ST	90715-1329	7059-014-021		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11620 206TH ST UNIT 22	90715-1305	7059-015-020		MDR	MFR	MDR	MFR	32	0.24	Two Units-2	Yes		Yes		4	0	4
20811 ROSETON AVE	90715-1245	7059-009-012		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
11644 208TH ST	90715-1333	7059-013-023		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11614 208TH ST	90715-1333	7059-013-031		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11628 208TH ST	90715-1333	7059-013-034		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
20703 ALBURTIS AVE	90715-1340	7059-014-001		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
20709 ALBURTIS AVE	90715-1340	7059-014-002		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
20726 ROSETON AVE	90715-1244	7059-014-026		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
21536 ROSETON AVE	90715-2515	7060-022-018		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
21524 ROSETON AVE	90715-2515	7060-022-020		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2

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21503 ROSETON AVE	90715-2514	7060-022-012		MDR	MFR	MDR	MFR	32	0.23	Single Family Home-1	Yes		Yes		5	0	5
11533 216TH ST	90715-2508	7060-022-007		MDR	MFR	MDR	MFR	40	0.31	Three Units (Any Combination)-3	Yes		Yes		6	0	6
21515 ROSETON AVE	90715-2514	7060-022-013		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
21530 ROSETON AVE	90715-2515	7060-022-019		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
21413 BLOOMFIELD AVE	90715-2350	7066-010-025		MDR	MFR	MDR	MFR	40	0.31	Single Family Home-1	Yes				8	0	8
11650 215TH ST	90715-2103	7065-023-004		MDR	MFR	MDR	MFR	40	0.31	Two Units-2	Yes		Yes		7	0	7
4130 PARAMOUNT BLVD	90712-3914	7151-024-021		C	C-4	C	C-4	Variable/TBD	1.33	Stores-0	Yes			12		24	36
3114 E SOUTH ST	90805-3743	7157-007-010		MDR	MFR	MDR	MFR	50	1.51	Parking Lots (Commercial Use Properties)-0	Yes			57		0	57
3114 E SOUTH ST	90805-3743	7157-007-011		MDR	MFR	MDR	MFR	50	2.59	Churches-1	Yes			96		0	96
4119 ANDY ST	90712-1006	7160-016-057		MDR	MFR	MDR	MFR	32	0.19	Single Family Home-1	Yes				4	0	4
4109 ANDY ST	90712-1006	7160-016-059		MDR	MFR	MDR	MFR	32	0.18	Single Family Home-1	Yes				3	0	3
4113 ANDY ST	90712-1006	7160-016-058		MDR	MFR	MDR	MFR	32	0.18	Single Family Home-1	Yes				3	0	3
6150 BELLFLOWER BLVD	90713-1064	7165-025-027		LDR	R-1	MDR	MFR	50	1.02	Churches-0	Yes			38		0	38
5650 DUNROBIN AVE	90713-1400	7171-004-017		LDR	R-1	MDR	MFR	50	1.25	Churches-3	Yes			44		0	44
4625 WOODRUFF AVE	90713-2555	7175-027-002		PUB	MFR	PUB	MFR	50	0.23	Schools (Private)-1	Yes				8	0	8
4645 WOODRUFF AVE	90713-2555	7175-027-001		PUB	MFR	PUB	MFR	50	3.00	Churches-1	Yes			111		0	111
4130 WOODRUFF AVE	90713-3141	7185-002-014		C	C-4	C	C-4	Variable/TBD	4.33	Shopping Centers (Neighborhood, community)-0	Yes			19		41	60
6482 SOUTH ST	90713-1713	7048-001-031		C	C-3	C	C-3	Variable/TBD	7.54	Shopping Centers (Neighborhood, community)-0	Yes			46		95	141
20737 ARLINE AVE	90715-1427	7058-013-014		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
20712 PIONEER BLVD	90715-1351	7058-013-017		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
20713 ARLINE AVE	90715-1427	7058-013-010		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11859 209TH ST	90715-1457	7058-017-029		MDR	MFR	MDR	MFR	40	0.44	Churches-1	Yes				12	0	12
11867 209TH ST	90715-1457	7058-017-030		MDR	MFR	MDR	MFR	32	0.24	Two Units-2	Yes		Yes		4	0	4
20622 PIONEER BLVD	90715-1349	7058-008-004		MDR	MFR	MDR	MFR	40	0.30	Single Family Home-1	Yes		Yes		8	0	8
20718 PIONEER BLVD	90715-1351	7058-013-018		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
11879 209TH ST	90715-1457	7058-017-031		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11606 209TH ST	90715-1319	7059-011-013		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11636 209TH ST	90715-1319	7059-011-019		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
20920 ROSETON AVE	90715-1248	7059-011-900		MDR	MFR	MDR	MFR	32	0.21	Single Family Home-1	Yes		Yes		4	0	4
11631 209TH ST	90715-1318	7059-012-010		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11624 WALCROFT ST	90715-1357	7059-012-021		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20714 ALBURTIS AVE	90715-1341	7059-021-014		MDR	MFR	MDR	MFR	32	0.20	Single Family Home-1	Yes		Yes		4	0	4
20706 ALBURTIS AVE	90715-1341	7059-021-015		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2

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20821 PIONEER BLVD	90715-1352	7059-022-004		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11624 209TH ST	90715-1319	7059-011-017		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11630 209TH ST	90715-1319	7059-011-018		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
20835 ALBURTIS AVE	90715-1365	7059-012-001		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20841 ALBURTIS AVE	90715-1365	7059-012-002		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11741 206TH ST	90715-1326	7059-019-004		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20817 PIONEER BLVD	90715-1352	7059-022-003		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11721 WALCROFT ST	90715-1358	7059-022-014		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11729 WALCROFT ST	90715-1358	7059-022-016		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20845 ALBURTIS AVE	90715-1365	7059-012-003		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11620 WALCROFT ST	90715-1357	7059-012-020		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20726 ALBURTIS AVE	90715-1341	7059-021-012		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
20811 PIONEER BLVD	90715-1352	7059-022-002		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11635 CENTRALIA ST	90715-1322	7059-011-009		MDR	MFR	MDR	MFR	32	0.20	Single Family Home-1	Yes		Yes		4	0	4
11602 209TH ST	90715-1319	7059-011-012		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
11620 209TH ST	90715-1319	7059-011-016		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11650 209TH ST	90715-1319	7059-011-022		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11641 209TH ST	90715-1318	7059-012-008		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11733 WALCROFT ST	90715-1358	7059-022-017		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20806 ALBURTIS AVE	90715-1343	7059-022-024		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11342 215TH ST	90715-2020	7060-023-005		MDR	MFR	MDR	MFR	40	0.40	Three Units (Any Combination)-3	Yes		Yes		9	0	9
11436 215TH ST	90715-2022	7060-023-013		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11410 216TH ST	90715-2507	7060-024-002		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11442 216TH ST	90715-2507	7060-024-010		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11420 216TH ST	90715-2507	7060-024-005		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11436 216TH ST	90715-2507	7060-024-009		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11428 215TH ST	90715-2022	7060-023-012		MDR	MFR	MDR	MFR	32	0.28	Two Units-2	Yes		Yes		5	0	5
11402 216TH ST	90715-2507	7060-024-001		MDR	MFR	MDR	MFR	32	0.26	Single Family Home-1	Yes		Yes		5	0	5
11436 1/2 215TH ST	90715-2022	7060-023-014		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11416 216TH ST	90715-2507	7060-024-003		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11424 216TH ST	90715-2507	7060-024-006		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
6440 DEL AMO BLVD	90713-2204	7061-007-019		LDR	R-1	MDR	MFR	50	0.73	Churches-1	Yes			27		0	27
21529 PIONEER BLVD	90715-2607	7065-023-024		MDR	MFR	MDR	MFR	32	0.18	Single Family Home-1	Yes		Yes		3	0	3



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11610 WALCROFT ST	90715-1357	7059-012-018		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
3547 SAINT PANCRATIUS PL	90712-1416	7159-006-052		PUB	MFR	PUB	MFR	50	6.57	Schools (Private)-1	Yes			245		0	245
3519 SAINT PANCRATIUS PL	90712-1416	7159-006-016		PUB	MFR	PUB	MFR	50	2.74	Churches-1	Yes			102		0	102
4103 ANDY ST	90712-1006	7160-016-060		MDR	MFR	MDR	MFR	32	0.19	Single Family Home-1	Yes				4	0	4
11823 207TH ST	90715-1416	7058-008-024		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11905 207TH ST	90715-1461	7058-011-009		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20713 ELAINE AVE	90715-1525	7058-019-016		MDR	MFR	MDR	MFR	32	0.17	Single Family Home-1	Yes		Yes		3	0	3
20719 ELAINE AVE	90715-1525	7058-019-017		MDR	MFR	MDR	MFR	32	0.17	Single Family Home-1	Yes		Yes		3	0	3
20826 SEINE AVE	90715-1463	7058-020-008		MDR	MFR	MDR	MFR	40	0.32	Three Units (Any Combination)-3	Yes		Yes		7	0	7
20837 ELAINE AVE	90715-1501	7058-020-022		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
20830 SEINE AVE	90715-1463	7058-020-050		MDR	MFR	MDR	MFR	40	0.32	Three Units (Any Combination)-3	Yes		Yes		6	0	6
11925 207TH ST	90715-1461	7058-011-012		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11976 206TH ST	90715-1465	7058-011-013		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20703 ELAINE AVE	90715-1525	7058-019-010		MDR	MFR	MDR	MFR	32	0.17	Single Family Home-1	Yes		Yes		3	0	3
20803 ELAINE AVE	90715-1501	7058-020-052		MDR	MFR	MDR	MFR	50	0.36	Four Units (Any Combination)-4	Yes		Yes	9		0	9
11911 207TH ST	90715-1461	7058-011-010		MDR	MFR	MDR	MFR	32	0.19	Single Family Home-1	Yes		Yes		4	0	4
20838 SEINE AVE	90715-1463	7058-020-010		MDR	MFR	MDR	MFR	40	0.32	Two Units-2	Yes		Yes		8	0	8
11921 209TH ST	90715-1420	7058-020-028		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20743 ELAINE AVE	90715-1525	7058-020-030		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11935 209TH ST	90715-1420	7058-020-055		MDR	MFR	MDR	MFR	32	0.17	Single Family Home-1	Yes		Yes		3	0	3
11919 207TH ST	90715-1461	7058-011-011		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		2	0	2
20605 ELAINE AVE	90715-1523	7058-011-014		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20611 ELAINE AVE	90715-1523	7058-011-015		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20811 ELAINE AVE	90715-1501	7058-020-017		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11955 209TH ST	90715-1420	7058-020-023		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11945 209TH ST	90715-1420	7058-020-024		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20727 ROSETON AVE	90715-1243	7059-009-009		MDR	MFR	MDR	MFR	32	0.22	Single Family Home-1	Yes		Yes		4	0	4
20723 ELAINE AVE	90715-1525	7058-019-035		MDR	MFR	MDR	MFR	40	0.36	Single Family Home-0	Yes		Yes		11	0	11
12133 SCHICK LN	90715-1547	7058-027-017		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes				3	0	3
12109 SCHICK LN	90715-1547	7058-027-020		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes				2	0	2
12113 SCHICK LN	90715-1547	7058-027-019		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes				2	0	2
12141 SCHICK LN	90715-1547	7058-027-016		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes				2	0	2
20817 ROSETON AVE	90715-1245	7059-009-013		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2

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11546 STILLMAN ST	90715-1252	7059-009-016		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
20926 NECTAR AVE	90715-1230	7059-010-004		MDR	MFR	MDR	MFR	32	0.22	Single Family Home-1	Yes		Yes		4	0	4
20833 ROSETON AVE	90715-1245	7059-010-007		MDR	MFR	MDR	MFR	32	0.22	Single Family Home-1	Yes		Yes		4	0	4
20913 ALBURTIS AVE	90715-1320	7059-011-003		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11644 WALCROFT ST	90715-1357	7059-012-025		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20807 ALBURTIS AVE	90715-1342	7059-013-002		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11714 205TH ST	90715-1325	7059-019-015		MDR	MFR	MDR	MFR	32	0.17	Single Family Home-1	Yes		Yes		3	0	3
20524 ALBURTIS AVE	90715-1309	7059-019-019		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
20520 ALBURTIS AVE	90715-1309	7059-019-021		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
20633 ROSETON AVE	90715-1241	7059-009-015		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20926 NECTAR AVE	90715-1230	7059-010-002		MDR	MFR	MDR	MFR	32	0.08	Single Family Home-0	Yes		Yes		2	0	2
20919 ALBURTIS AVE	90715-1320	7059-011-004		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11629 WALCROFT ST	90715-1356	7059-013-010		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
20512 ALBURTIS AVE	90715-1309	7059-019-022		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
20508 ALBURTIS AVE	90715-1309	7059-019-023		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11715 207TH ST	90715-1330	7059-020-008		MDR	MFR	MDR	MFR	32	0.24	Single Family Home-1	Yes		Yes		5	0	5
20614 ALBURTIS AVE	90715-1339	7059-020-013		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11534 STILLMAN ST	90715-1252	7059-009-017		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
20907 ALBURTIS AVE	90715-1320	7059-011-002		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20902 ROSETON AVE	90715-1248	7059-012-032		MDR	MFR	MDR	MFR	32	0.27	Two Units-2	Yes		Yes		4	0	4
20834 ROSETON AVE	90715-1246	7059-012-034		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11715 206TH ST	90715-1326	7059-019-016		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20626 ALBURTIS AVE	90715-1339	7059-020-011		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
20610 ALBURTIS AVE	90715-1339	7059-020-014		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
20815 ALBURTIS AVE	90715-1342	7059-013-003		MDR	MFR	MDR	MFR	32	0.20	Single Family Home-1	Yes		Yes		4	0	4
11645 WALCROFT ST	90715-1356	7059-013-007		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11721 206TH ST	90715-1326	7059-019-017		MDR	MFR	MDR	MFR	32	0.24	Single Family Home-1	Yes		Yes		5	0	5
11737 206TH ST	90715-1326	7059-019-038		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
20618 ALBURTIS AVE	90715-1339	7059-020-012		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
21516 ROSETON AVE	90715-2515	7060-022-066		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11604 216TH ST	90715-2510	7060-025-013		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11600 216TH ST	90715-2510	7060-025-012		MDR	MFR	MDR	MFR	32	0.28	Two Units-2	Yes		Yes		5	0	5
21504 ROSETON AVE	90715-2515	7060-022-064		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2

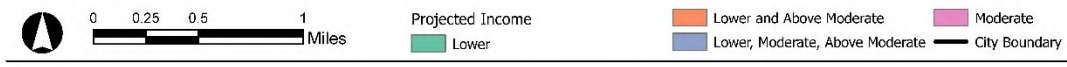
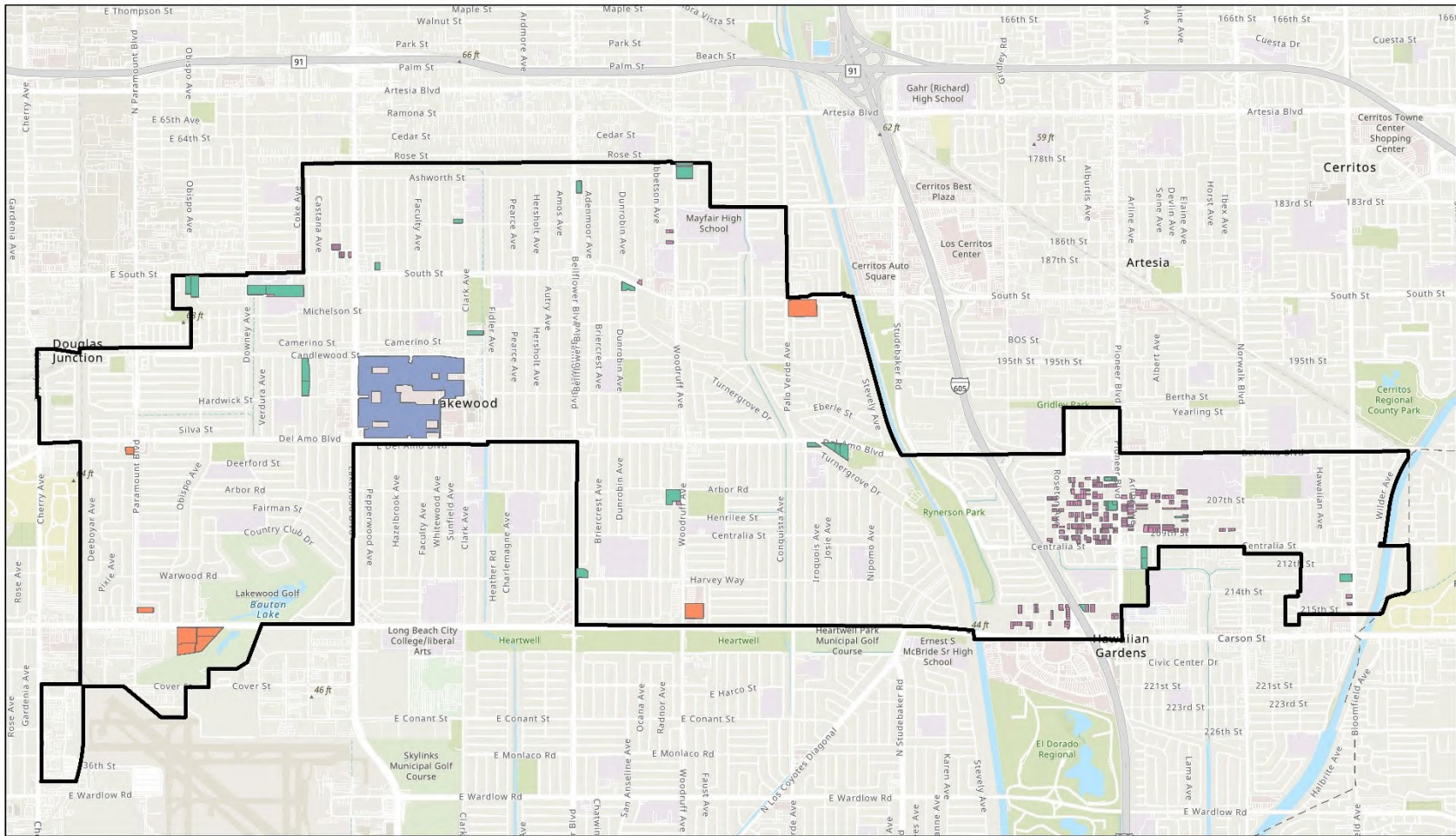
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11606 216TH ST	90715-2510	7060-025-014		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11526 216TH ST	90715-2535	7060-025-017		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
21508 ROSETON AVE	90715-2515	7060-022-065		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11644 215TH ST	90715-2103	7065-023-002		MDR	MFR	MDR	MFR	50	0.52	Single Family Home-1	Yes		Yes	19		0	19
11755 216TH ST	90715-2604	7065-023-022		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11702 215TH ST	90715-2104	7065-023-006		MDR	MFR	MDR	MFR	32	0.25	Two Units-2	Yes		Yes		4	0	4
21225 BLOOMFIELD AVE	90715-2347	7066-009-016		MDR	MFR	MDR	MFR	50	1.45	Churches-0	Yes			54		0	54
21435 BLOOMFIELD AVE	90715-2350	7066-010-023		MDR	MFR	MDR	MFR	32	0.17	Single Family Home-1	Yes				3	0	3
11944 206TH ST	90715-1465	7058-011-016		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
5121 HAYTER AVE	90712-2305	7155-006-001		MDR	MFR	MDR	MFR	50	1.82	Churches-2	Yes			66		0	66
4815 PARAMOUNT BLVD	90712-3301	7152-005-040		C	C-3	C	C-3	Variable/TBD	0.98	Stores-0	Yes			6		12	18
5225 HAYTER AVE	90712-2307	7155-005-015		MDR	MFR	MDR	MFR	50	2.70	Churches-3	Yes			98		0	98
5933 WOODRUFF AVE	90713-1123	7165-016-018		MDR	MFR	MDR	MFR	32	0.20	Single Family Home-1	Yes				4	0	4
5935 WOODRUFF AVE	90713-1123	7165-016-012		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes				2	0	2
5903 WOODRUFF AVE	90713-1123	7165-016-016		MDR	MFR	MDR	MFR	40	0.31	Single Family Home-1	Yes				8	0	8
5818 BONFAIR AVE	90712-1120	7168-001-018		MDR	MFR	MDR	MFR	50	0.62	Churches-0	Yes			23		0	23
20724 SEINE AVE	90715-1439	7058-019-006		MDR	MFR	MDR	MFR	40	0.32	Two Units-2	Yes		Yes		8	0	8
5420 CLARK AVE	90712-1903	7170-006-002		MDR	MFR	MDR	MFR	50	1.07	Churches-1	Yes			39		0	39
20632 NECTAR AVE	90715-1224	7059-009-018		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11637 207TH ST	90715-1328	7059-015-008		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11730 209TH ST	90715-1337	7059-024-024		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
4318 BELLFLOWER BLVD	90713-2507	7178-003-026		LDR	R-1	MDR	MFR	50	1.49	Churches-1	Yes			55		0	55
3555 SAINT PANCRATIUS PL	90712-1416	7159-006-051		PUB	MFR	PUB	MFR	32	0.27	Schools (Private)-1	Yes				5	0	5
6248 WOODRUFF AVE	90713-1128	7166-001-002		LDR	MFR	MDR	MFR	40	0.35	Church-0	Yes				10	0	10
0	0	7166-001-032		LDR	R-1	MDR	MFR	50	3.09	Churches-2	Yes			114		0	114
6248 WOODRUFF AVE	90713-1128	7166-001-001		LDR	R-1	MDR	MFR	50	0.53	Churches-1	Yes			19		0	19
20714 ARLINE AVE	90715-1428	7058-016-018		MDR	MFR	MDR	MFR	40	0.32	Two Units-2	Yes		Yes		8	0	8
11704 215TH ST	90715-2104	7065-023-008		MDR	MFR	MDR	MFR	32	0.25	Two Units-2	Yes		Yes		4	0	4
500 LAKEWOOD CENTER MALL	90712	7172-001-049		C	C-4	C	C-4	Variable/TBD	99.49	Shopping Centers (Regional)-0	Yes			149	51	800	1000

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# Appendix C: RHNA Sites Map



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CITY OF LAKEWOOD HOUSING ELEMENT  
**RHNA Sites**  
 HOUSING RESOURCES

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# Appendix D: Affirmatively Furthering Fair Housing



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## AFFIRMATIVELY FURTHERING FAIR HOUSING

### A. INTRODUCTION

Assembly Bill (AB) 686 requires a city's housing element to provide an analysis of barriers to access to opportunity and to commit to actively and meaningfully affirmatively further fair housing. This analysis includes an assessment of fair housing enforcement, outreach activities, trends in overcrowding, housing problems, and cost burden, segregation patterns, and any other impediments to fair housing. The assessment also analyzes the extent to which the identified RHNA sites affirmatively further fair housing.

### B. OUTREACH

#### Outreach Activities

Community members were engaged using the following methods:

- Virtual community workshops on May 5 and May 26
  - The virtual workshops were recorded and made available on the City website
- Online survey in English and Spanish
- Stakeholder interviews
- Virtual City Council study session on February 24
- Public hearing with Planning and Environment Commission (PEC) on September 2
- Public hearing with City Council on April 5

Housing advocates, developers, community, regional, and fair housing organizations, and the public were invited to these workshops via the Lakewood *E-Magazine* and the *Press Telegram*. Notices were also posted on the City's website.

#### Organizations Contacted and Consulted

- Right Time Development Corporation
- City Ventures
- Macerich
- Warmington
- Urban Pacific Development



- Fair Housing Consultants Inc.

## Results and Analysis of Outreach

Overall, the online survey received 309 responses and the two virtual community workshops had six attendees each. The survey and virtual community workshops were advertised using the City's social media accounts and in the Lakewood magazine. Due to the COVID-19 pandemic, both community workshops and the survey were hosted virtually. While the virtual component may have increased access for people unable to commute to a physical space, it also potentially excluded those without internet access. Access to the meetings was available via telephone to mitigate this limitation.

The workshops were hosted on the same weekday at the same time, which may have created a barrier for those with a consistent commitment at that time. The workshops were recorded and posted on the City's website for later viewing alongside the survey for residents who could not attend the meeting live but wanted to provide input.

Residents expressed strong concern about the impact of new housing on the community. Most indicated a strong preference for detached single-family housing. Lakewood was originally built as a single-family neighborhood, and residents voiced concern about mixed-use or multifamily development affecting the aesthetic of the City. Some community members indicated opposition to new housing development and urged the City to consider that new housing may affect public safety.

Alternatively, some community members cited how difficult it is to find large family homes that are affordable for young families. Potential solutions discussed were increased accessory dwelling units (ADUs) and affordable units, especially on church property. Responses also noted that east Lakewood has disproportionate housing needs as compared to the rest of the City.

Housing developers cited the City's zoning code and development process as a possible impediment to affordable housing. The City is implementing a number of constraint reduction and upzoning programs as a part of the Housing Element (see program sections A and B).

## C. ASSESSMENT OF FAIR HOUSING

### Fair Housing Enforcement and Outreach Capacity

The City of Lakewood contracts with Fair Housing Consultants Inc. to provide fair housing services to the City's residents. Fair Housing Consultants provides training, outreach, and education services through speaking engagements, open houses, workshops, training sessions, and distribution of materials. The Fair Housing Consultants program also provides fair housing counseling with area lenders, apartment associations, homeowners, and housing managers. In the 2018-2019 fiscal year, Fair Housing Consultants Inc. received five complaints from residents of the City of Lakewood citing discrimination based on race or familial status, all of which were referred to the Department of Fair Employment and Housing (DFEH) for further investigation.



Since 2016, Fair Housing Consultants has received 50 complaints with eight citing discrimination based on age, six citing discrimination based on disability, one citing discrimination based on sex, 23 citing discrimination based on race, and 12 citing discrimination based on familial status. Since 2016 there have been four lawsuits pertaining to fair housing injustice. There have been 11 complaints forwarded to DFEH in the last five years. Complaints have slowed over the past five years, which may be due to the City trending younger, as well as increased community trainings on understanding discrimination.

In addition to the five discrimination-based complaints, Fair Housing Consultants Inc. dealt with 389 additional landlord/tenant complaints and disputes from 241 households for the City of Lakewood, the majority of which related to rent increases, Section 8 referrals, or repairs. Complaints submitted were by 86 Hispanic community members, 83 White community members, 67 Black community members, and five Asian community members.<sup>5</sup>

The City of Lakewood also mediates non-financial cases between landlords and tenants, resulting in 33 cases mediated internally by the City's Code Enforcement Department regarding repairs, parking, accessibility, or security deposits. These cases are also investigated by an attorney.

Overall, the City and Fair Housing Consultants are proactive in addressing fair housing complaints and issues in Lakewood. Through its comprehensive public education program, code enforcement program,

## Summary of Fair Housing Issues

Most housing in Lakewood was constructed in the 1940s, 50s, and 60s, prior to significant civil rights legislation and Supreme Court decisions that limited racial discrimination. Homes in Lakewood were financed by the Federal Housing Administration (FHA), which conditioned the project to be limited to White families only. The new postwar homes in Lakewood were not available to people of color due to federal government policy that prevented non-whites from purchasing these low-cost homes in Lakewood.<sup>6</sup>

The largely single-family community of Lakewood incorporated in 1954 in response to a potential annexation of the community by the City of Long Beach. At that time, Lakewood did not extend beyond the San Gabriel River to the east. Multi-family homes on the east side of the San Gabriel River were annexed into the City of Lakewood in 1966 from unincorporated Los Angeles County.

In 2021, Lakewood is a racially diverse, high resource City. There are a limited number of census tracts that show repeated fair housing concerns in the analysis below. The census tracts bisected by the I-605 freeway and those to the east of the freeway tend to have lower-incomes and indications of concentrated need compared to the rest of the City. These include tracts 5550.01, 5550.02, 5551.02, 5551.03, and 5551.04. These tracts have a concentration of multifamily housing, a slightly higher concentration of non-White, Hispanic population, higher levels of poverty, higher

<sup>5</sup> Fiscal Year 2020-2024 City of Lakewood Analysis of Impediments pg. 59

<sup>6</sup> Rothstein, Richard. *The Color of Law*. Page 73. 2017



levels of cost-burdened renters, a larger low-moderate income population, and a higher level of overcrowding. Two of these tracts, 5551.02 and 5551.04, extend into the neighboring jurisdiction of Hawaiian Gardens, a small city that exhibits trends of concentrated housing needs.

Additionally, the uses that are just outside the City on the northwest border may impact fair housing indicators in adjacent tracts, including census tracts 5700.03, 5707.01, and 5707.02. Tracts outside of the City include heavy refining and industrial manufacturing in Long Beach and Paramount, as well as dense concentrations of older multifamily housing in Bellflower. Tracts 5714.00, 5707.01, and 5707.02 have high CalEnviroScreen (CES) 4.0 scores that may indicate disparities in access to opportunities in this area. The tracts adjacent to the City have some of the highest CES percentile scores in the state. This is likely to affect the tracts in Lakewood as well.

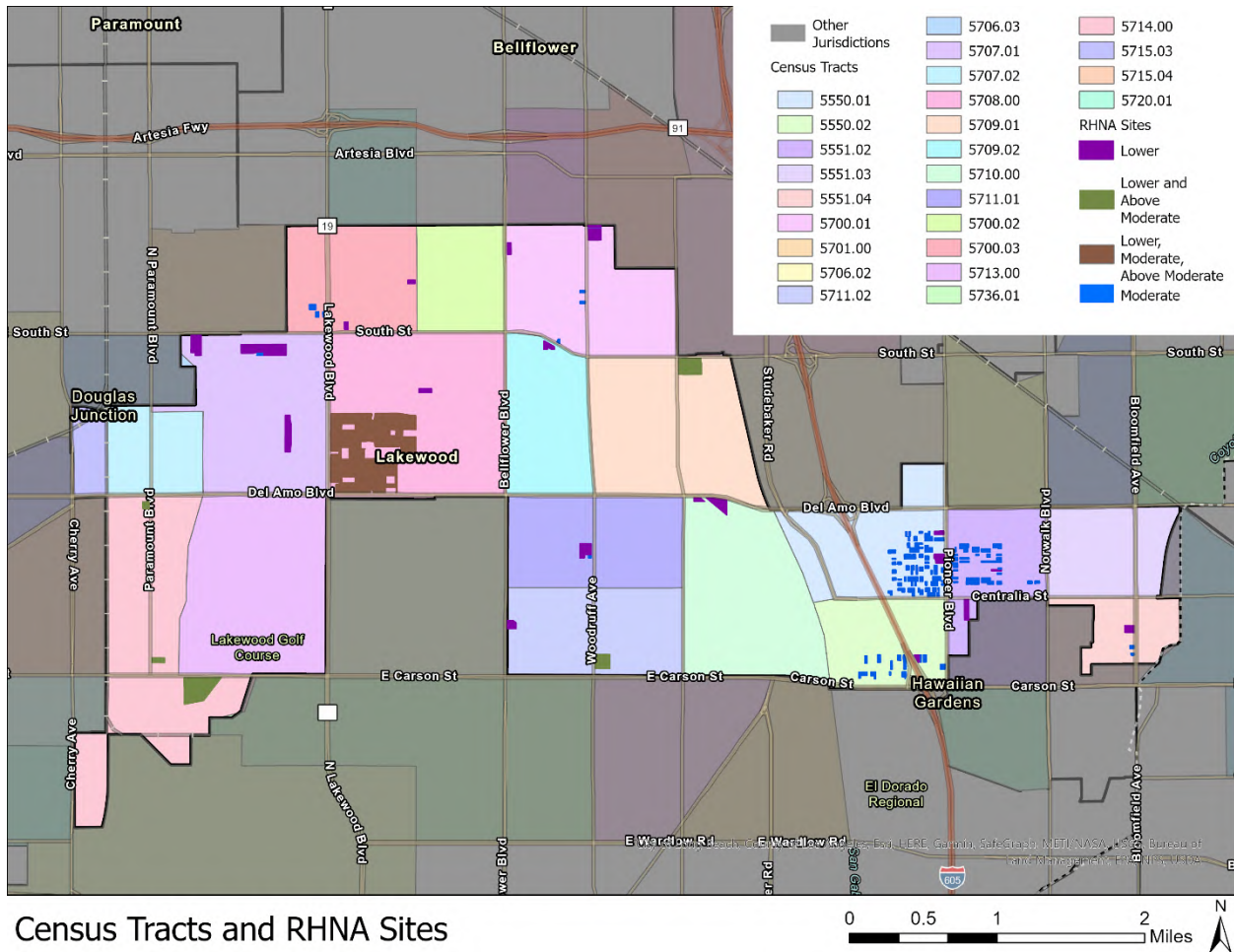
RHNA sites and their impact on fair housing are considered within each fair housing analysis. There are few vacant parcels in Lakewood and few parcels that are greater than 0.5 acre. Due to these factors, the RHNA sites are mostly non-vacant sites and include smaller parcels. The sites are spread throughout the City with a slight concentration of moderate sites in the eastern arm of the City. These moderate sites are intended to improve access to opportunity as well as providing additional housing choice in the eastern area of the City. Furthermore, the City is upzoning all commercial zones to accommodate mixed-use. Many rezoned commercial sites with mixed-use potential are not included towards the RHNA capacity, as they are less likely to be developed in the short term than the RHNA sites. Despite not being included in the RHNA, these sites have high potential for residential/mixed-uses, and if redeveloped, will provide additional housing choice and access across Lakewood.

Census tracts in and immediately adjacent to Lakewood are shown in Figure 1 along with RHNA sites by income level. There are 18 census tracts with their majority in Lakewood.





Figure 1: Lakewood Census Tracts and RHNA Sites



Source: HCD AFFH Data Viewer and City of Lakewood

### Findings from 2020 Analysis of Impediments to Fair Housing Choice

The City of Lakewood published the Fiscal Year 2020-2024 Analysis of Impediments to Fair Housing Choice (AI). The report identifies impediments to fair housing in the City, analyzes factors in both the public and private sectors that may impact housing choice, assesses housing needs across income levels, and evaluates housing choices for residents.

The AI identified the following findings and impediments to fair housing for the City of Lakewood<sup>7</sup>:

- The average household size has increased from 2.8 to 3.1 in the last 30 years which can act as an impediment if landlords are discriminatory against larger households or children.

<sup>7</sup> Fiscal Year 2020-2024 City of Lakewood Analysis of Impediments pg. 61



- The housing stock has increased by less than 3% since 1990, limiting housing availability and potentially allowing landlords to be discriminatory when being selective with renters.
- Conventional home purchase loan rates are lower for Black and non-White Hispanic residents than Asian and White residents. Loan rates correlate closely with census tract income.
- More often than not, housing cost burden is disproportionately burdening the most vulnerable members of the community.
- The majority of housing units are more than 50 years old. While generally in good condition, the age of the structures may require more units needing rehabilitation.
- The relationship between public transit, job centers, and affordable housing does not impede access to fair housing choice in the City.

Based on its analysis and findings, the AI identified the following proposed goals and strategies for the City of Lakewood to further access to fair housing choice:

1. Homeownership Assistance

- a. Fund programs to assist households with income in between 80 and 100 percent of County median family income (MFI) while exploring funding programs for households within the 30 to 80 percent MFI range.
- b. Develop four sites with affordable housing for sale and rent.
- c. Refer residents to California Housing Finance Agency (CalHFA).

2. Rehabilitation Assistance

- a. Fund programs to assist households with income in between 80 and 100 percent of County MFI, while exploring funding programs for households with income in between 30 and 80 percent of the County MFI.

3. Housing Choice Voucher Rental Assistance

- a. Refer elderly, large, and lower-income families to Housing Authority of the County of Los Angeles (HACoLA).

4. Affordable Housing Resources

- a. Pursue funding sources for affordable housing development.

5. Incentives for Affordable Housing Development

- a. Provide both financial and development incentives to owners or developers of multi-family housing.



- b. Adopt an Accessory Dwelling Unit (ADU) Ordinance that complies with California State Law.
6. Housing Element
  - a. Implement policies and programs identified in the Housing Element.
7. Outreach to Lenders
  - a. Contact local lenders and explore ways to expand homebuyer assistance programs.
  - b. Work with local lenders and government institutions to provide information about government-backed financing for low- and moderate-income residents. Encourage lenders to provide information in both English and Spanish.
8. Education and Resources
  - a. Encourage local lending institutions and Fair Housing Consultants, Inc. to hold workshops in Lakewood. Encourage the workshops to be held in both English and Spanish. Refer homebuyers and realtors to designated lenders.
  - b. Provide brochures or information on homeownership, rental assistance, and rehabilitation assistance programs in both English and Spanish.
9. Unfair Lending Practices
  - a. Work with Fair Housing Consultants, Inc. to monitor complaints regarding unfair lending and assess lending patterns using the Home Mortgage Disclosure Act data and other data sources.
  - b. With Fair Housing Consultants Inc., participate with HUD and other agencies in investigating predatory lending in the home purchase, home improvement, and mortgage refinancing markets.
  - c. Use *Lakewood Living*, the City newsletter, or other media sources to alert residents of predatory or other unfair lending practices that may occur in Lakewood.
10. Fair Housing Services
  - a. Provide information regarding the services provided by Fair Housing Consultants Inc. on the City website
  - b. Continue to contract with Fair Housing Consultants Inc. for fair housing workshops in the City. Make specific efforts to expand community participation in these workshops, including a greater awareness among property owners and managers.
  - c. Fair Housing Consultants Inc. will continue to work with local boards or realtors to distribute fair housing information to member agencies in the City.



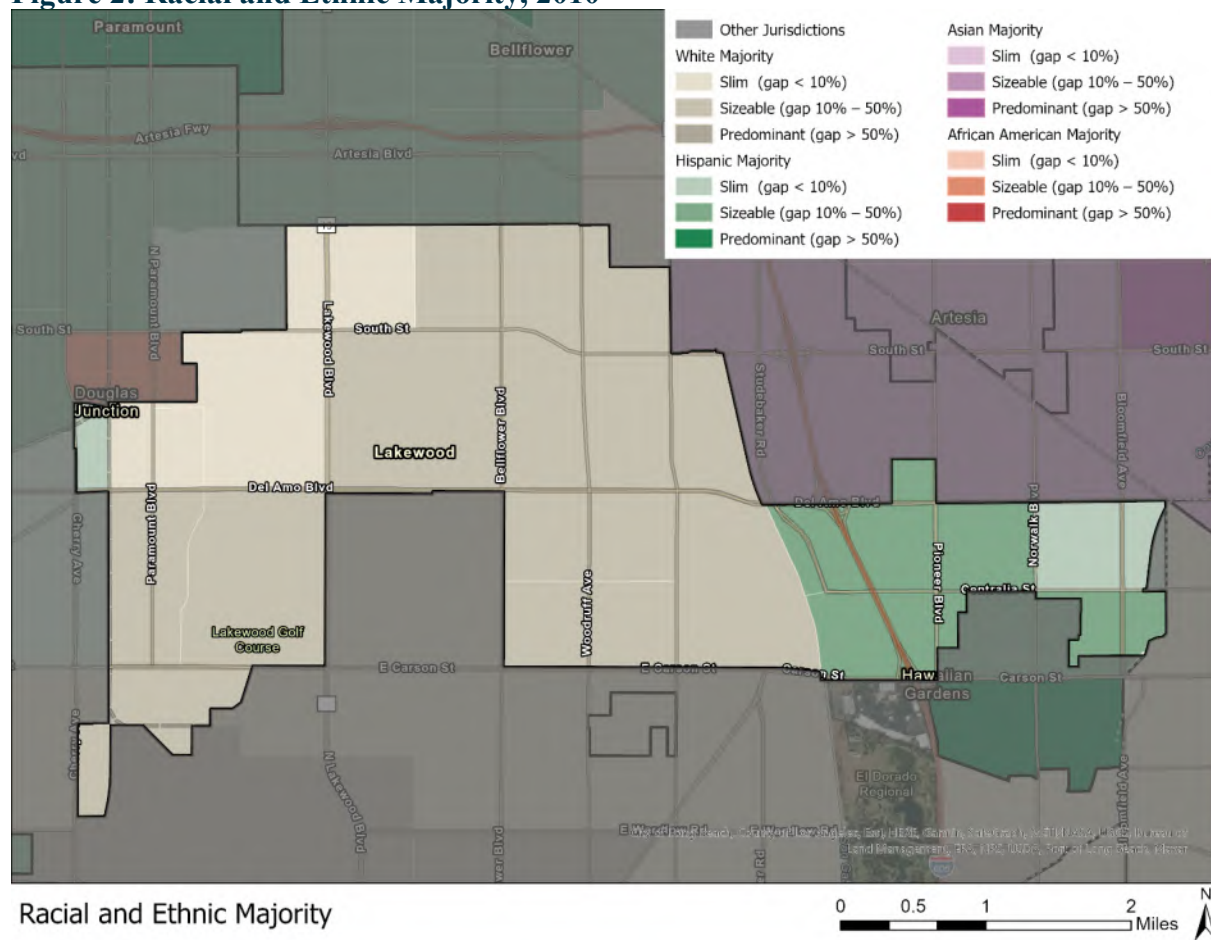
## Integration and Segregation

### Race and Ethnicity

An analysis of the City of Lakewood’s racial and ethnic makeup can reveal potential fair housing issues through correlation with high levels of housing problems, cost burden, overcrowding, and more to the identified majorities in the different sections of the City’s geography.

Figure 2 shows the racial and ethnic majorities for each census tract in the City of Lakewood. Most of the City has a sizeable non-Hispanic White majority, with the exception of tracts encompassing and to the east of the I-605 freeway. This area east of the San Gabriel River was annexed in 1966, twelve years after the City’s incorporation. The population in this area is sizably Hispanic.

**Figure 2: Racial and Ethnic Majority, 2010**



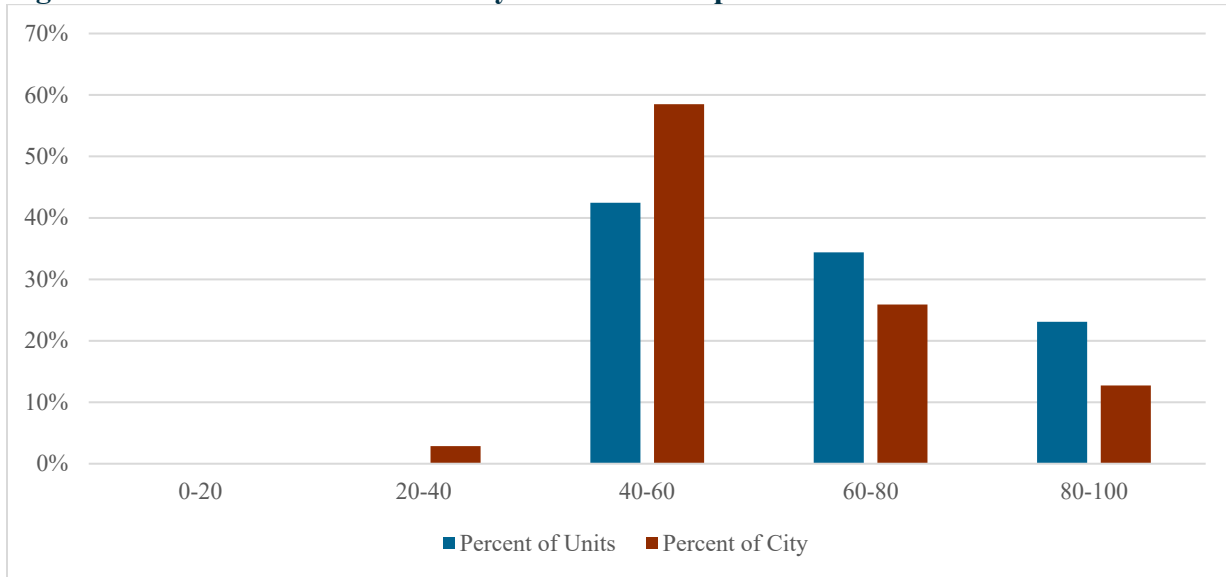
Source: HCD AFFH Data Viewer

Though non-Hispanic White is the single most dominant group, it does not form a plurality in many census tracts as shown in Figure 3 which illustrates the percent of non-White individuals in each census block group in 2010 and 2018; it also displays RHNA sites. While western Lakewood shows a White majority, it still falls into the 40 to 60 percent White category, indicating minorities are highly integrated throughout the City. The percentage of non-White residents has increased in



a few census tracts across the City, with the highest percent of non-White residents residing in the east side and northwest corner of the City. The large majority of the City is over 60 percent non-White, except for four southern census tracts that fall into the 40-60 percent category. Generally, there is a correlation between areas of the City with more multi-family housing and a higher percent non-White population.

**Figure 3: RHNA Site Distribution by Non-White Population**



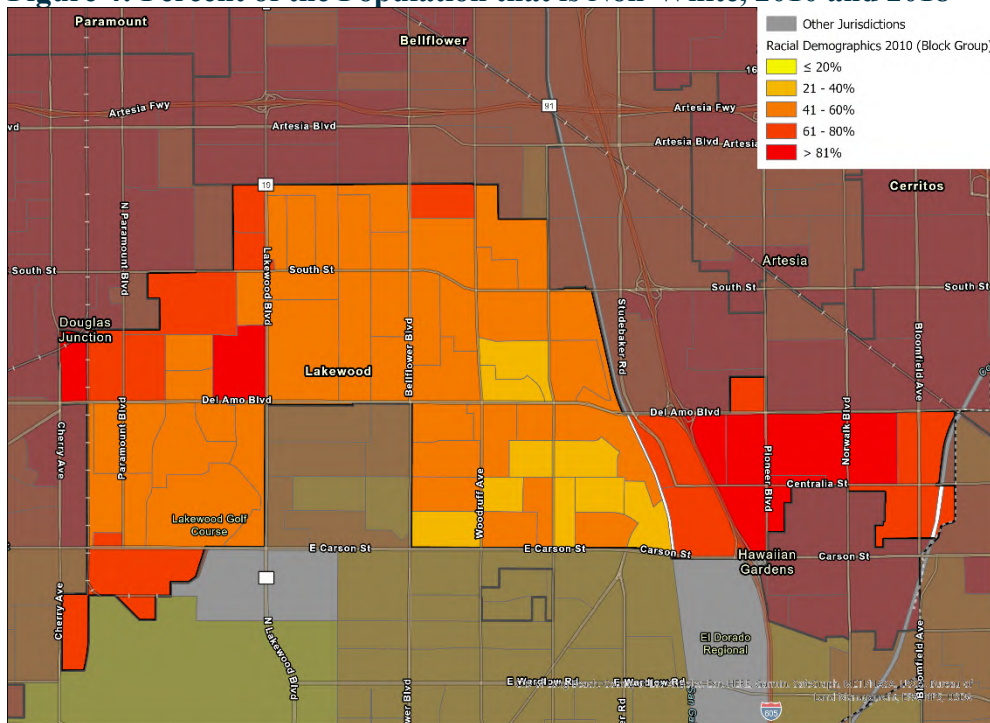
Source: HCD AFFH Data Viewer and City of Lakewood

The City of Lakewood has a slightly larger non-Hispanic White population than Los Angeles County, at 34 percent and 26 percent, respectively. Additionally, while western Lakewood has a majority White population, the surrounding areas to the north of the City have Black, Hispanic, or Asian majorities. Areas to the south of Lakewood and north of Long Beach, show similar racial trends to western Lakewood, with a majority non-Hispanic White population.

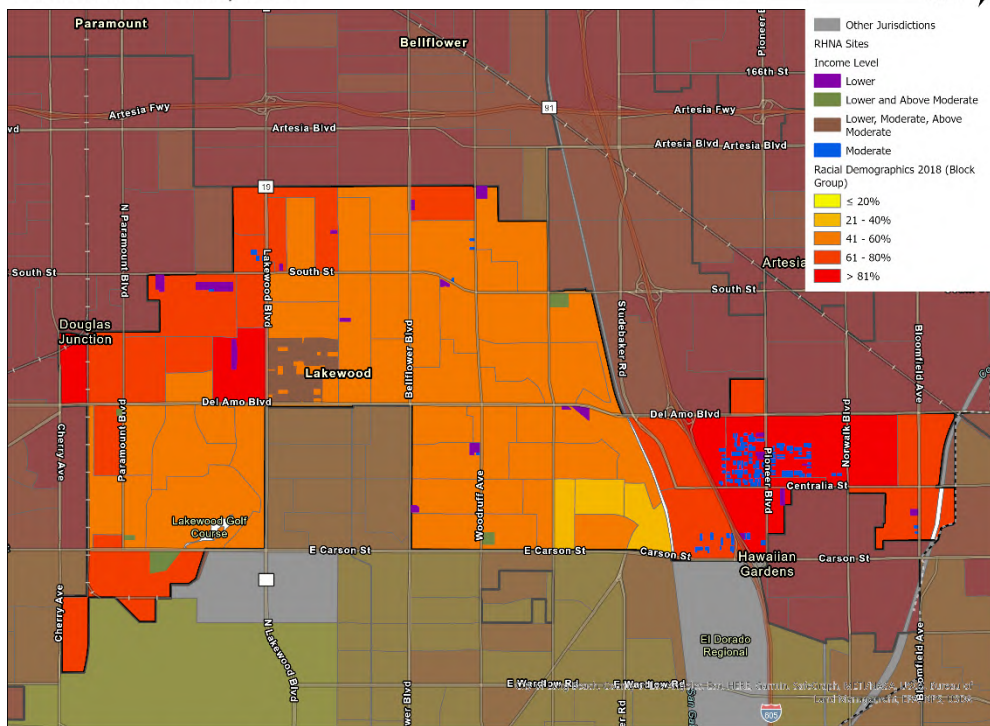
RHNA sites by income level are also shown in Figure 4. Sites are largely distributed throughout the City. Figure 4 compares the distribution of RHNA units and the percentage of City acreage that falls in each quintile. All sites and over 97 percent of the City are spread across three groups and follow the same trend. The most sites and largest part of the City falls into the 40-60 percent non-White range, followed by 60-80 percent non-White and above 80 percent non-White. Due to the existing zoning and future potential for development/redevelopment, there is a concentration of moderate-income sites east of the I-605 freeway. These areas are already zoned for multifamily and consist of older housing stock that is appropriate for redevelopment to help catalyze growth and increased opportunity the area.



Figure 4: Percent of the Population that is Non-White, 2010 and 2018



Percent non-White, 2010



Percent non-White, 2018, and RHNA Sites

Source: HCD AFFH Data Viewer and City of Lakewood



Segregation can also be quantified by using the dissimilarity index. The dissimilarity index measures the distribution of two groups in a city and assigns a score between 1-100. Level of segregation is determined by assessing what percentage of residents of a census block would have to move for each block to have the exact same population of said group. Therefore, a decreasing dissimilarity index implies higher integration, and a more even distribution of each ethnicity when compared to the White population. A higher dissimilarity index indicates higher concentrations of the indicated ethnic groups in areas of the City, when compared to the White population distribution. The formula for this calculation is provided by HCD’s AFFH Guidance Document<sup>8</sup>.

The categories for the dissimilarity index on a scale of 1-100 are as follows:

- <30: Low Segregation
- 30 – 60: Moderate Segregation
- >60: High Segregation

The indices for the City of Lakewood are shown in Table 1, which illustrates segregation between the overall non-White and White populations, as well as segregation between the Hispanic and White populations, remains in the low category and has only minorly increased. Segregation between the Black and White populations, and between the Asian and White populations, has increased slightly more, but they both still remain in the lower end of the moderate segregation category. Segregation at the City level is much lower than Los Angeles County as a whole, which experiences high levels of segregation. Los Angeles County has a set goal of below 35 for its dissimilarity index between Black and White residents by 2050.<sup>9</sup> Lakewood, at 38.4, is close to the County’s goal for 2050. While it is impossible to quantify or anticipate the precise impact of the RHNA inventory on future dissimilarity indices, the distribution of the sites throughout the City makes it likely that the dissimilarity index will decrease as new housing opportunities are created in tracts that currently have no multi-family housing.

**Table 1: Dissimilarity Index for Race, 1990-2019**

	Lakewood				Los Angeles County			
	1990	2000	2010	2019	1990	2000	2010	2019
Non-White/White	33.0	32.5	27.8	29.7	55.3	55.5	54.6	56.9
Black/White	50.6	41.9	35.1	38.4	72.8	65.2	65.2	68.9
Hispanic/White	28.3	28.1	24.6	25.0	60.1	62.2	62.2	63.5
Asian/White	37.1	35.8	31.2	36.5	43.5	45.8	45.8	49.8

Source: Decennial Census 1990, 2000, 2010, 2019

<sup>8</sup> AFFH Guidance for All Public Entities, pg. 67

<sup>9</sup> LA 2050 Metric: <https://la2050.org/metrics/10>

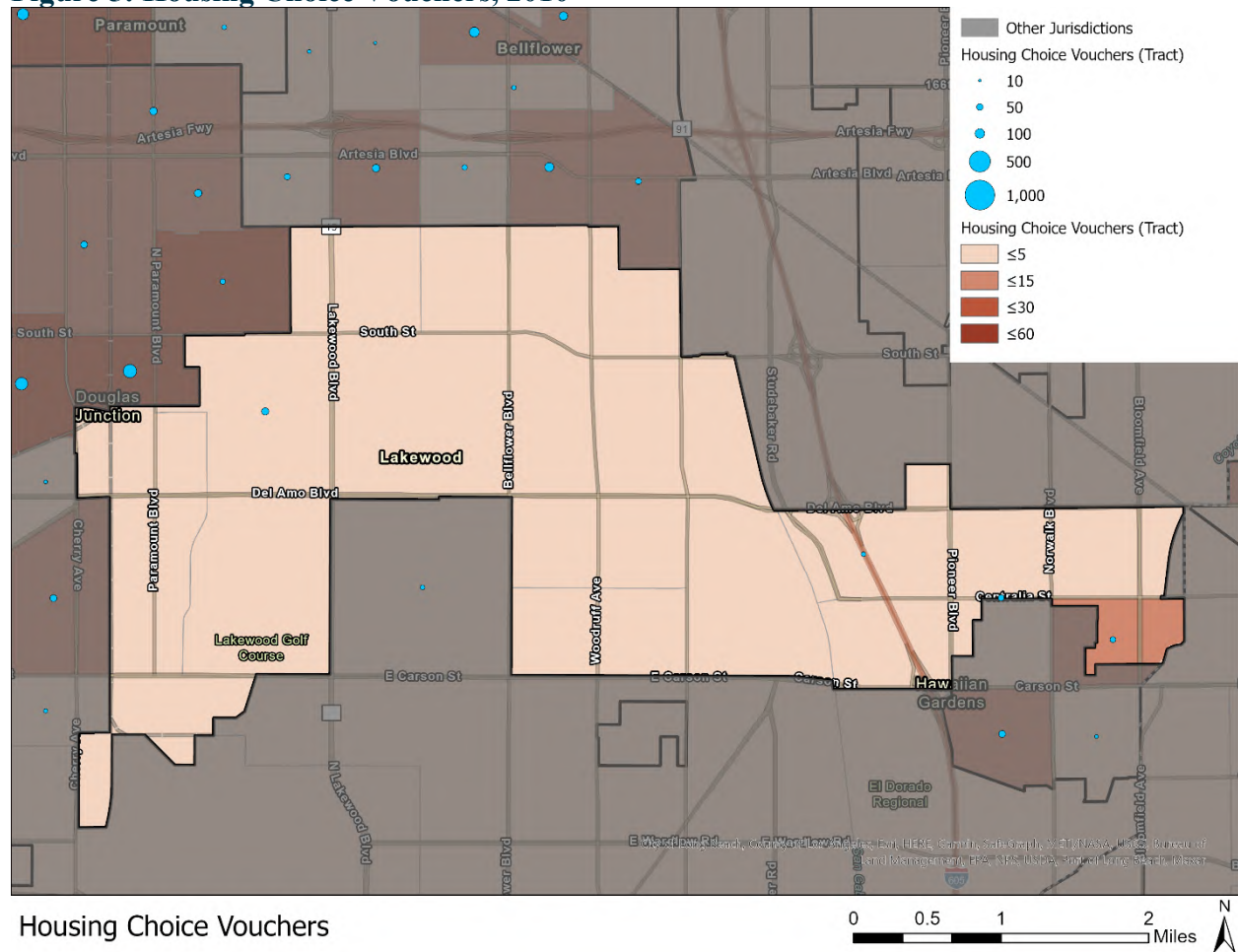


### Income

The dissimilarity index can also be used to calculate income segregation, using the same scale as provided above. The dissimilarity index between low-moderate and high income groups in Lakewood is 33.5, which indicates that Lakewood is moderately segregated by income. The countywide dissimilarity index for income is 41.1, which is also moderate, but is evident of slightly higher levels of income segregation compared to the City.

Figure 5 shows the minimal use of housing choice vouchers in the City. Lakewood differs from the region as a whole as there is little to no housing choice voucher (HCV) use in the City, while surrounding areas to the west see much higher levels of utilization. This may be due to the lack of multifamily housing in the City, and the high cost of single-family housing units.

**Figure 5: Housing Choice Vouchers, 2010**



Source: HCD AFFH Data Viewer

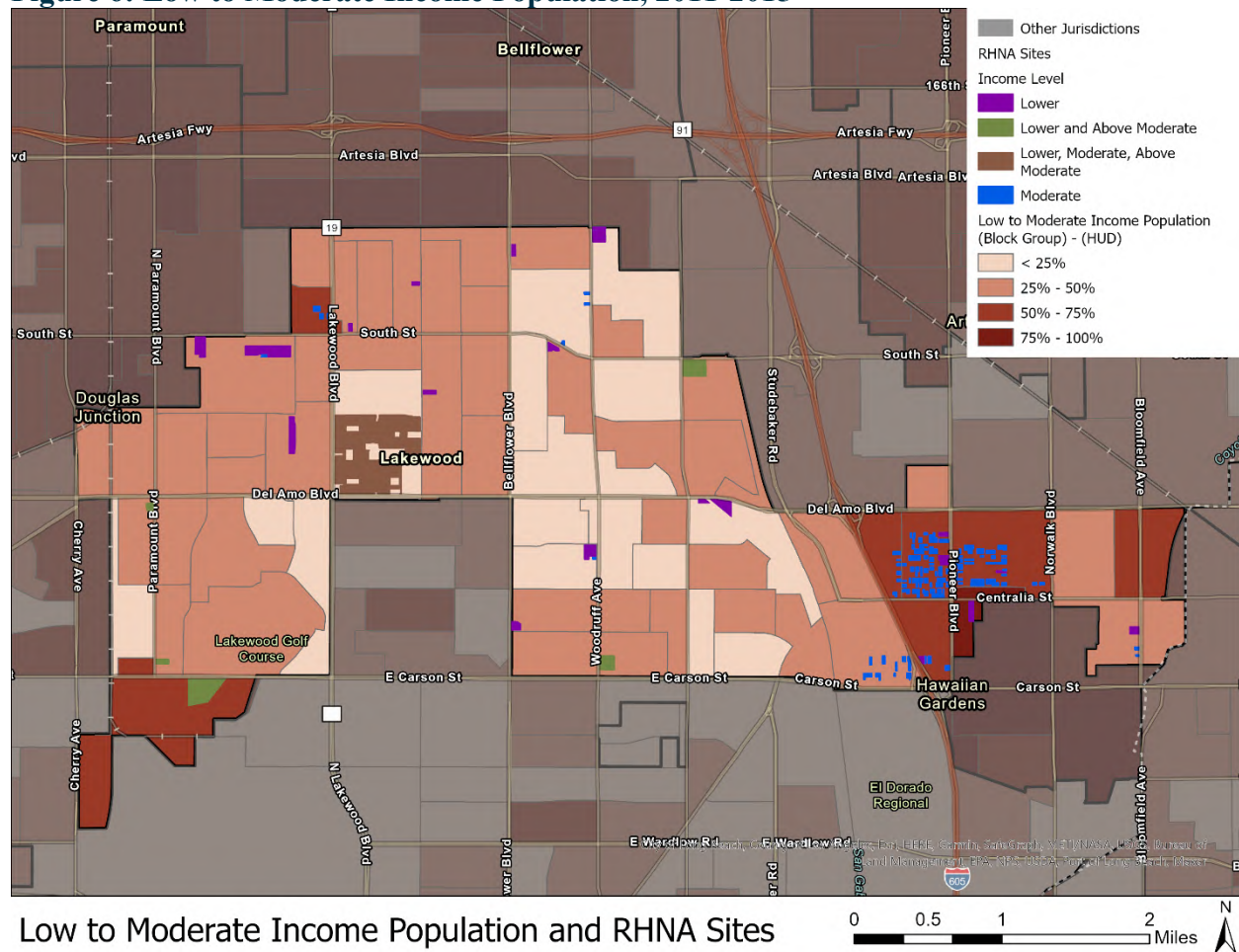
Figure 6 shows the percentage of people within each census block group that are in the low- to moderate-income level. The east end of the City, in addition to a small section of the southwest corner, has 50-75 percent of the population in the low- to moderate-income range. This correlates with the areas that have the most multifamily housing and unit availability for HCVs.





RHNA sites by their projected incomes are also shown in Figure 6. The accompanying Figure 7 compares the RHNA site and City acreage distribution by the percentage of the population that is low-moderate income. It shows that RHNA sites are divided almost equally into thirds in the less than 25, 25-50 and 51-75 percent low-moderate income areas. The breakdown of sites differs from the City in that more sites are located in areas where less than 25 percent and between 50 and 75 percent of the population are low to moderate income than the proportion of City acreage that falls into those categories. Though there are more sites located in areas with a higher percentage of low-moderate income population, the sites in these areas are mostly low-moderate income and are intended to help increase housing stock and choice for the population in these areas.

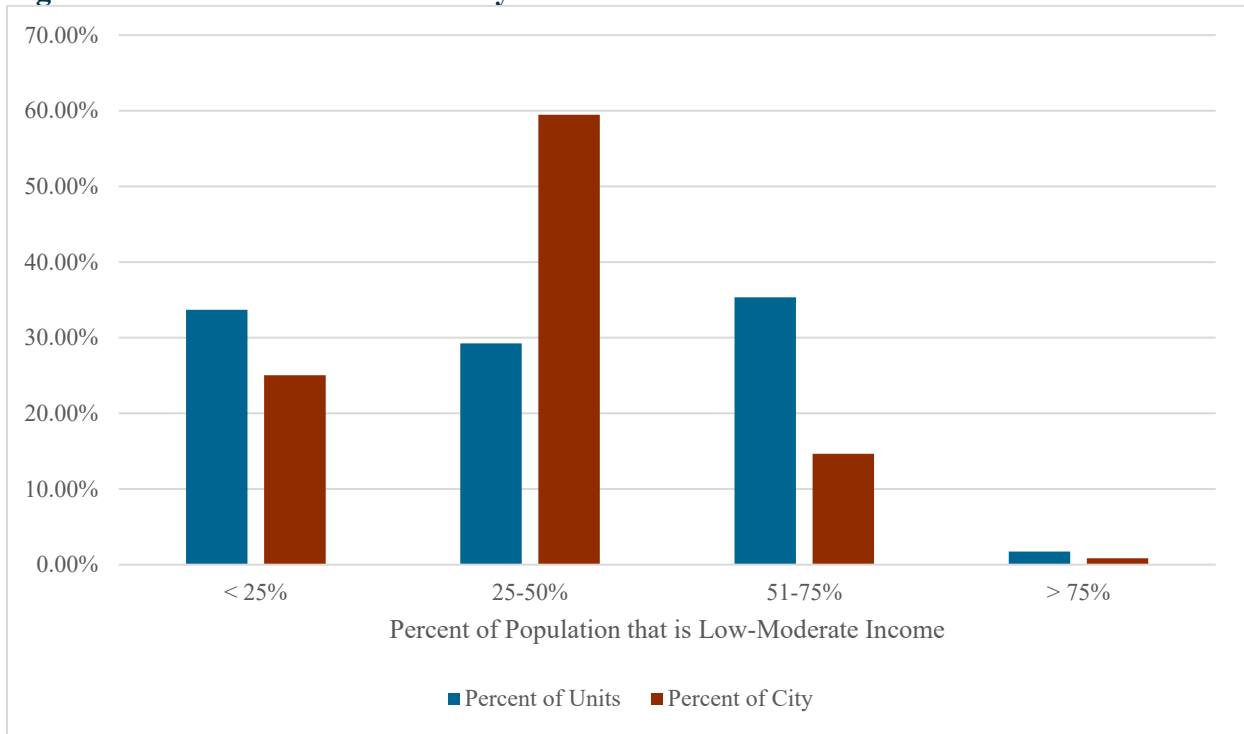
**Figure 6: Low to Moderate Income Population, 2011-2015**



Source: HCD AFFH Data Viewer and City of Lakewood



**Figure 7: RHNA Site Distribution by Low-Moderate Income**

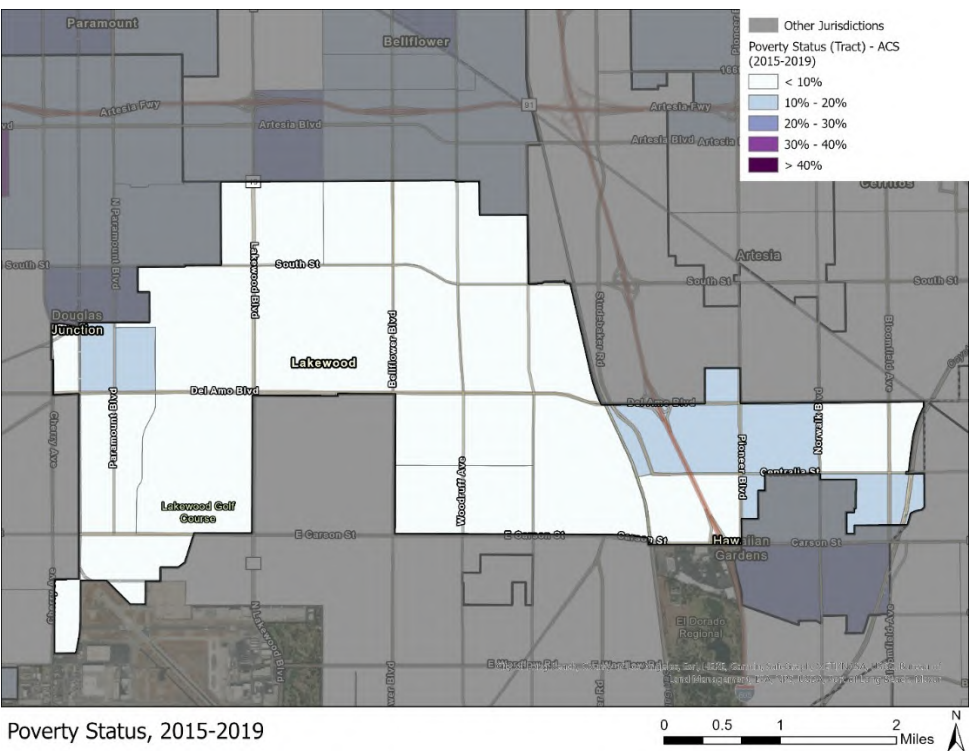
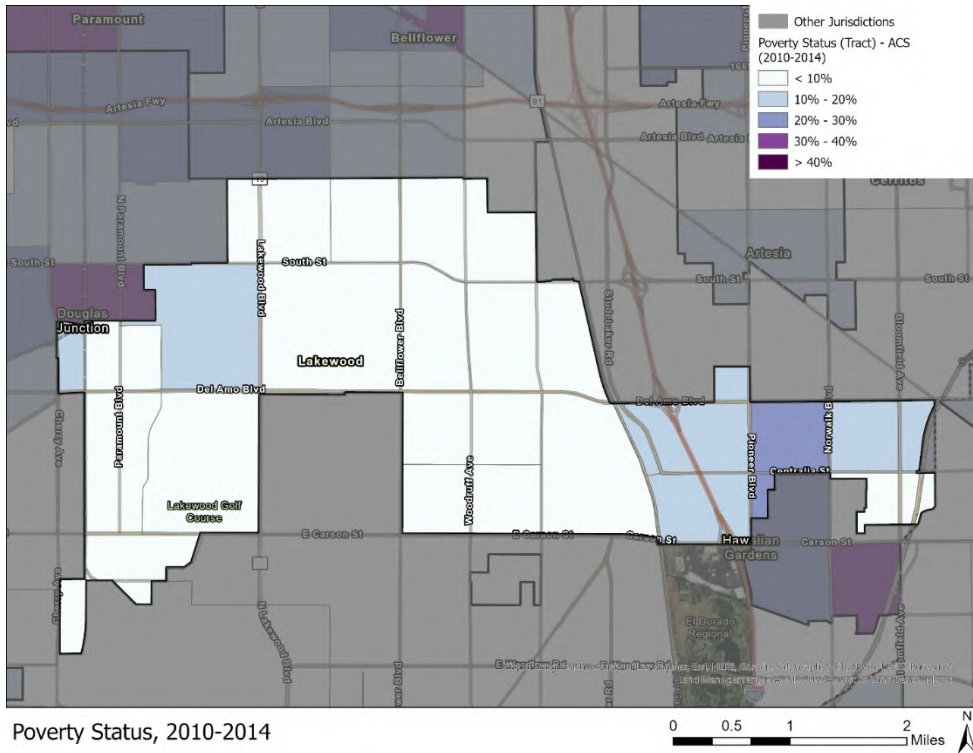


Source: HCD AFFH Data Viewer and City of Lakewood

Figure 8 shows the percentage of households whose incomes are below the federal poverty level in each census tract from 2010-2014 and 2015-2019. The number of residents living below the federal poverty line has decreased since 2010-2014, as the east side of the City sees a change from having 20-30 percent of the population in poverty, to having 10-20 percent in poverty. As of 2015-2019, there is no tract where over 20 percent of residents are living in poverty.



Figure 8: Poverty Status, 2010-2014 and 2015-2019



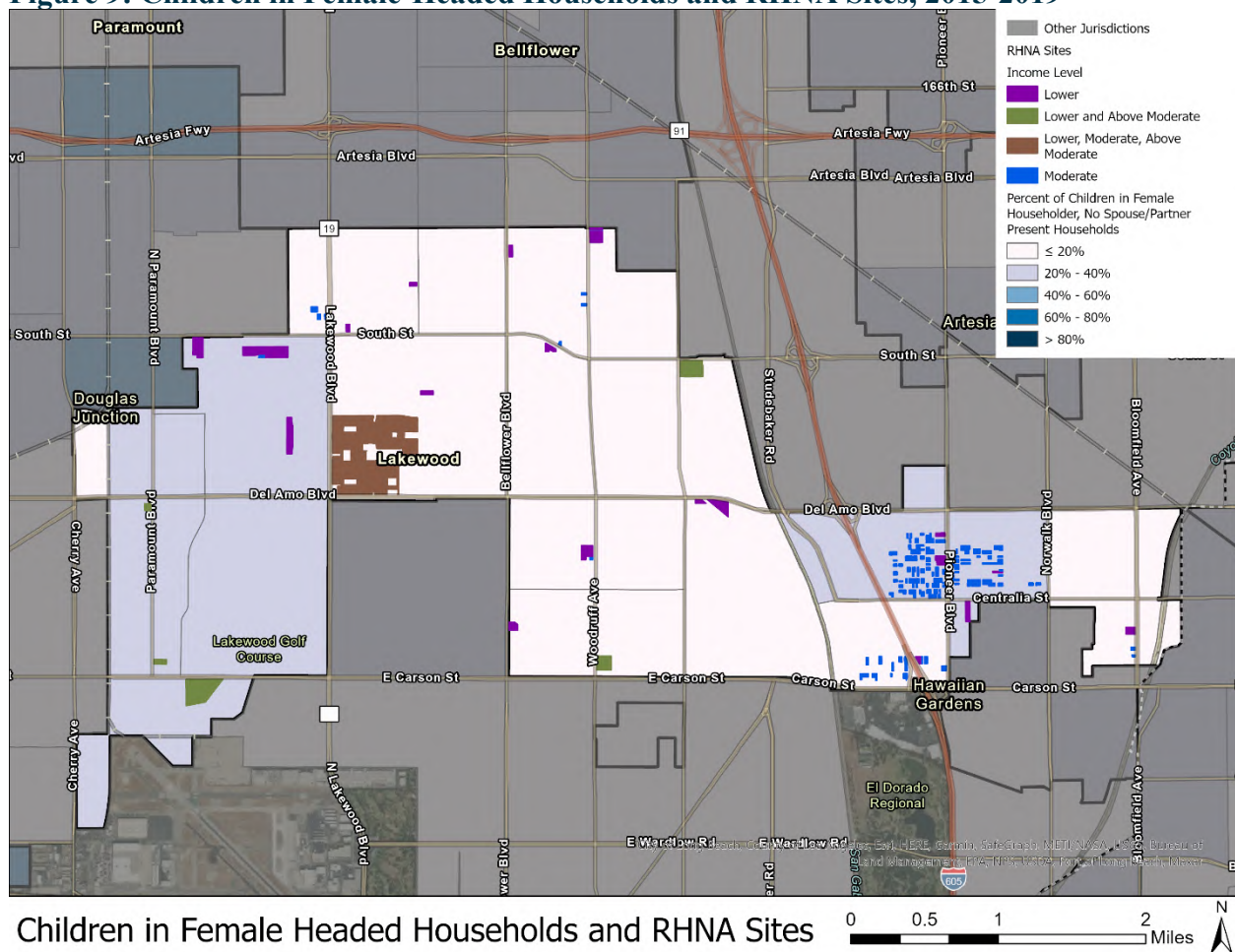
Source: HCD AFFH Data Viewer



### Familial Status

Figure 9 shows the percentage of children that are living in female-headed households with no spouse by census tract. It also shows the RHNA sites. Overall, the majority of the City has few to no female-headed households, with the exception of the east and west sides, which have 20-40 percent of children living in female-headed households. Female-headed households make up 14.7 percent of the population, which is comparable to the 14.3 percent of the Southern California Association of Governments (SCAG) region. RHNA sites are distributed throughout the City and are not expected to impact fair housing concerns bases on familial status, as there is no location with a concentration of children in female-headed households. The City of Lakewood Analysis of Impediments estimates that in 2016, 8.8 percent of children lived in single-parent households<sup>10</sup>.

**Figure 9: Children in Female-Headed Households and RHNA Sites, 2015-2019**



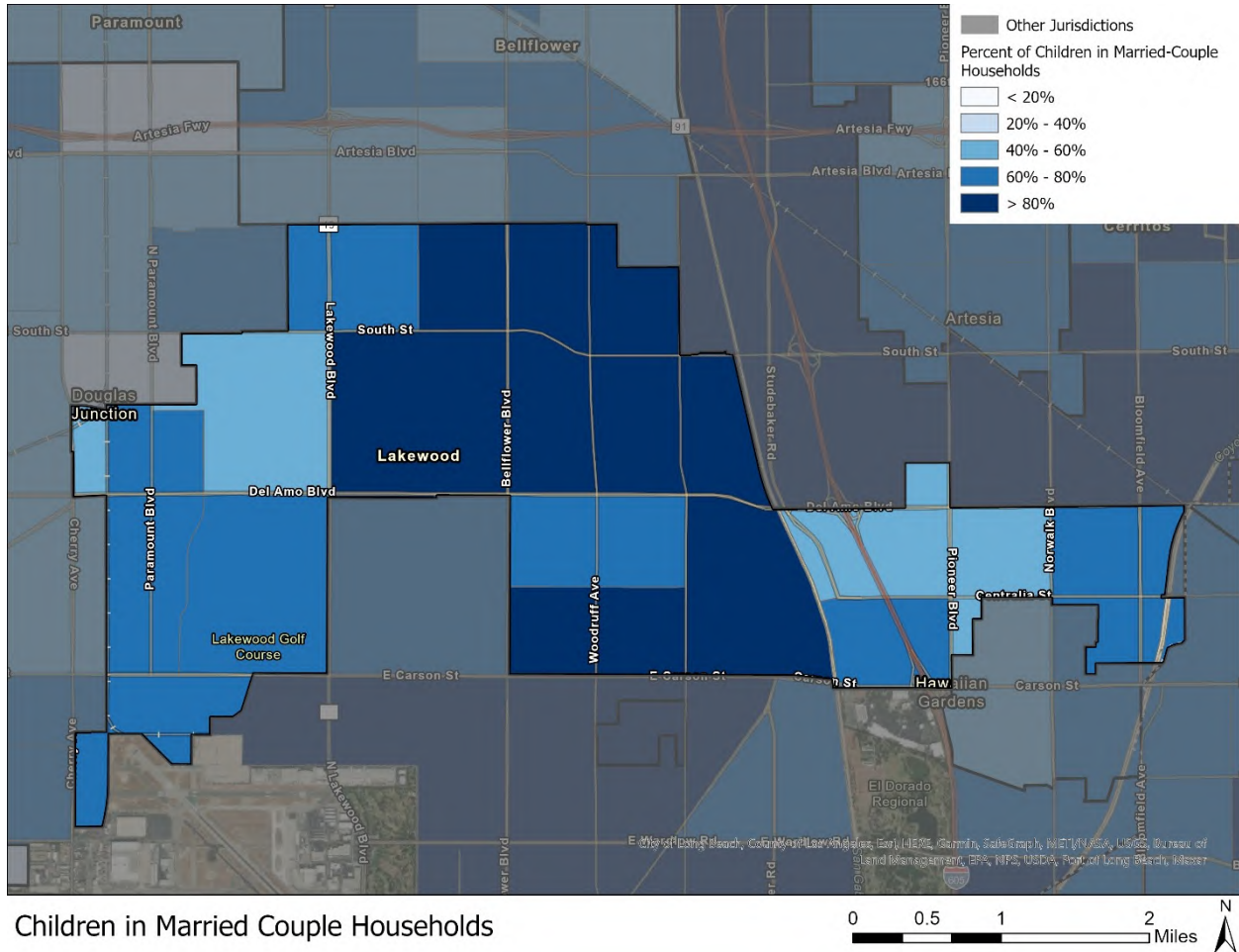
Source: HCD AFFH Data Viewer and City of Lakewood

<sup>10</sup> Fiscal Year 2020-2024 City of Lakewood Analysis of Impediments pg. 19



Figure 10 shows that the majority of children in married-couple households are in the central City, the opposite areas from children in female-headed households. In this main central section, over 80 percent of children are in married-couple households.

**Figure 10: Children in Married Couple Households, 2015-2019**



Source: HCD AFFH Data Viewer

### Persons with Disabilities

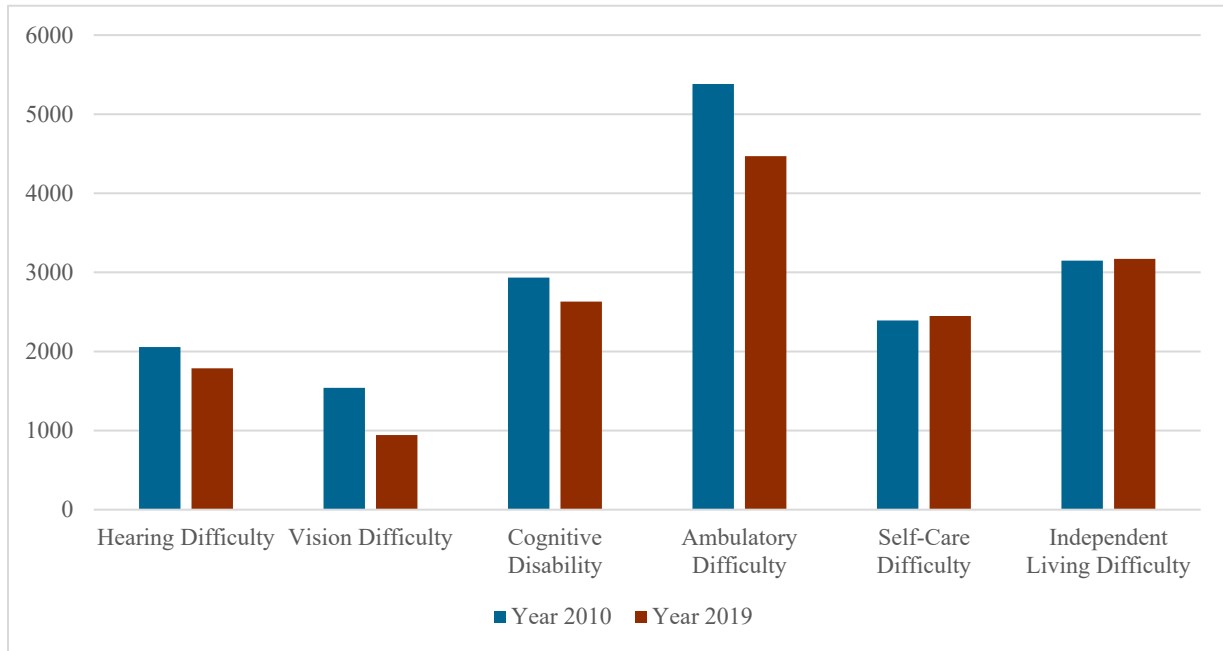
A disabled person, as defined by the US Census, is someone who has a hearing, vision, cognitive, ambulatory, self-care, or independent living difficulty. Approximately 9.2 percent of the population in the City of Lakewood has at least one disability<sup>11</sup>. Countywide, there is a similar proportion of the population reporting a disability at an estimated 9.9 percent. The disability characteristics from 2010 to 2019 are displayed in Figure 11. About 6 percent of the population has an ambulatory, or walking, difficulty. Ambulatory issues are also the highest reported disability countywide. A large population with walking difficulty creates a need for single-story

<sup>11</sup> ACS 2019 Five Year Estimates



housing, elevators, transit access, wheelchair access, larger homes for live-in help, and proximity to health facilities.

**Figure 11: Disability Characteristics**



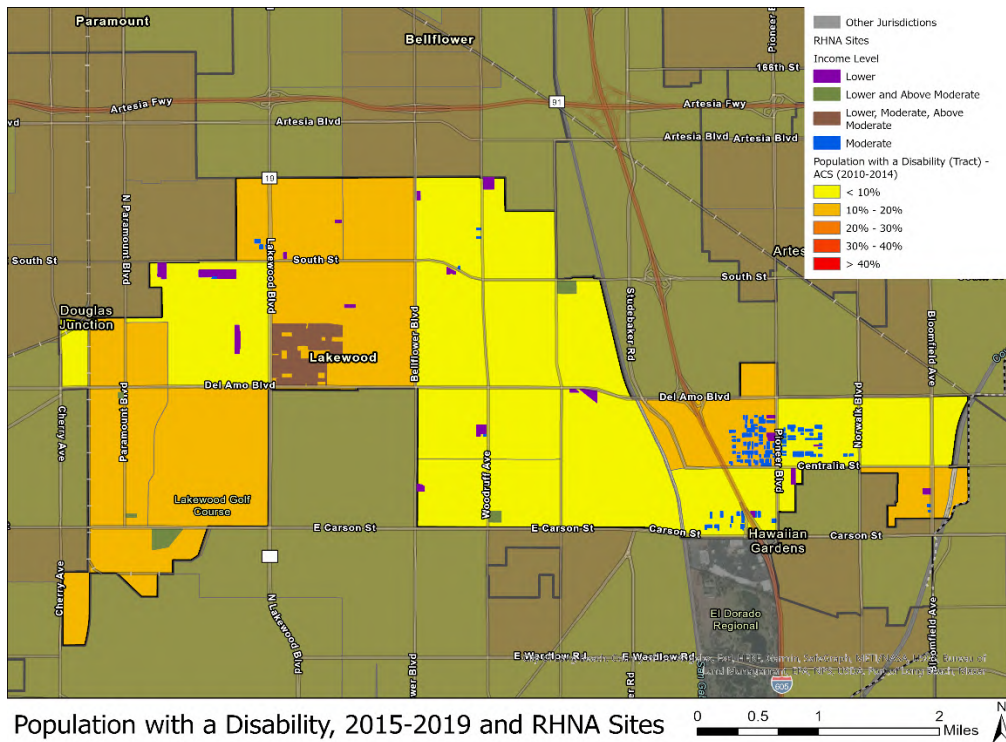
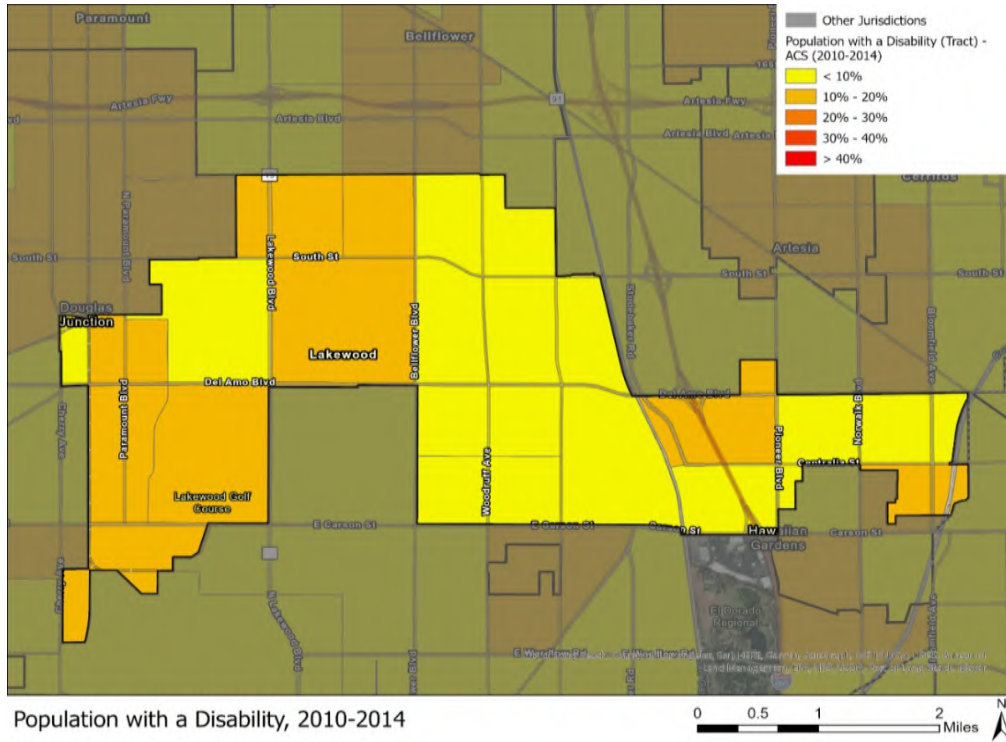
Source: ACS 2010, 2019 Five Year Estimates

Figure 12 shows that the disabled population is relatively evenly distributed throughout Lakewood without an extreme concentration. There were no large changes in location or concentration of those with a disability from 2010-2014 and 2015-2019. There are no patterns of correlation between disability and any other protected status. A larger or more concentrated disabled population may indicate a greater need for access to healthcare. While Lakewood has no concentrations of the population with a disability, the even distribution indicates a need for well distributed health care access throughout the community. Lakewood has few health care facilities within City limits, but there is an even distribution of facilities surrounding the City.

Figure 12 also shows the RHNA sites in the context of persons with a disability. Lakewood has a relatively low disabled population and no such concentration in any geographic area. The RHNA sites are spread across the City and are also not concentrated in any specific area. As such, the sites are not expected to cause fair housing concerns as they relate to residents with a disability.



Figure 12: Population with a Disability, 2010-2014 and 2015-2019



Source: HCD AFFH Data Viewer and City of Lakewood



## *Findings*

Overall, the City of Lakewood has a mixed racial demographic that aligns mostly with the County as a whole, though the City has a slightly higher concentration of White residents and a lower concentration of Asian and Pacific Island residents. Compared to the County, Lakewood has much lower indices of segregation. The wealthier areas in the central tracts have more married couples with children, though there is no concentration of single, female-headed households in the City. There is no concentration or geographic pattern of persons with a disability throughout the City.

RHNA sites are distributed across Lakewood in a manner that does not exacerbate any trends of segregation in the City. There is a slight concentration of sites in areas with a higher population of low-moderate income residents, due to the potential and capacity in those areas. Sites are not concentrated in any way that would negatively affect persons with disabilities or protected familial status.

## **Racially and Ethnically Concentrated Areas of Poverty and Affluence**

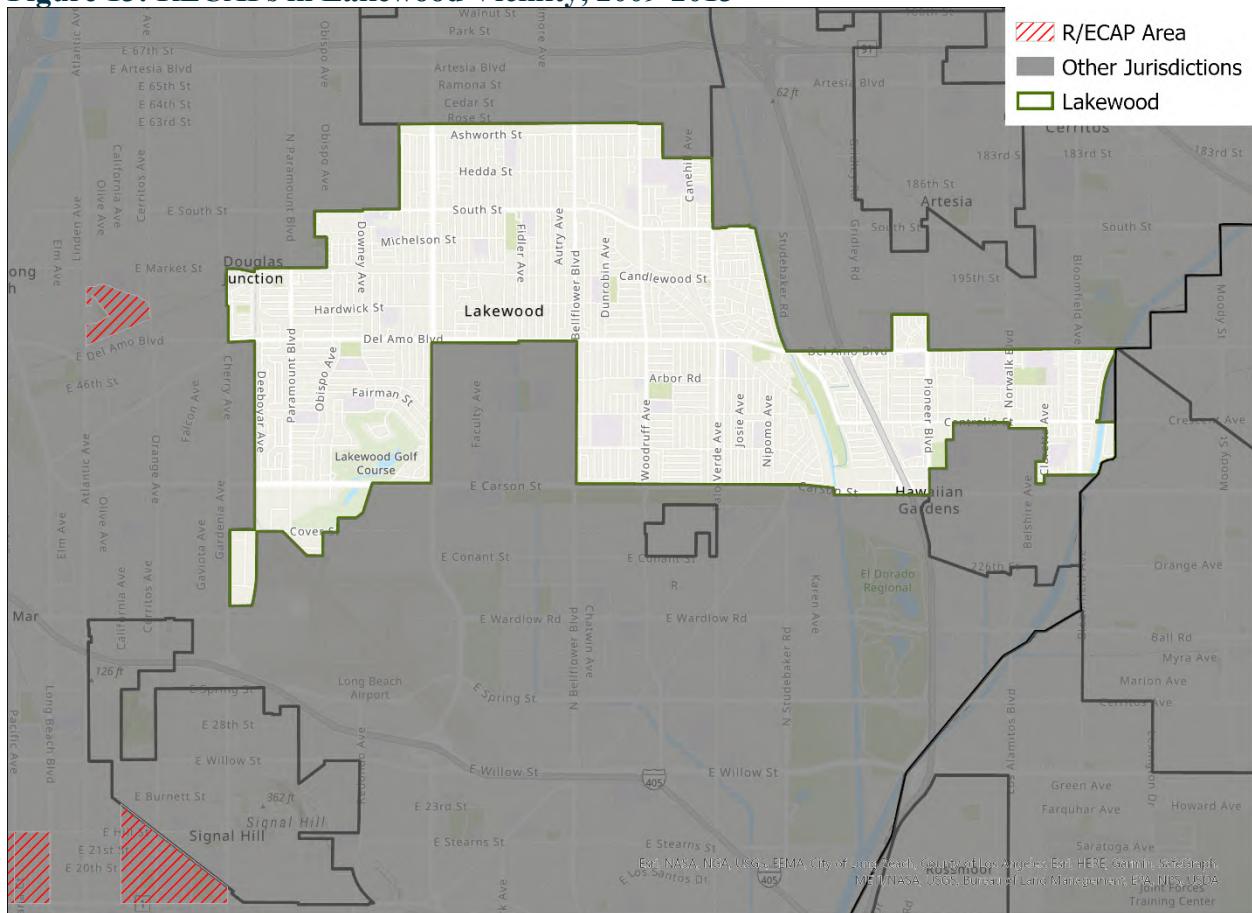
### *R/ECAPs*

HUD defines Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) as an area where the percentage of the population that is non-White is over 50 percent and the percentage of households with incomes below the poverty line is over 40 percent. There are no R/ECAPs in Lakewood. The closest R/ECAP lies just to the west of the City, in the City of Long Beach. The R/ECAP is located at the Carmelitos Housing Project, a roughly 700-unit public housing development owned and maintained by the County of Los Angeles.





**Figure 13: RECAPs in Lakewood Vicinity, 2009-2013**



## R/ECAPs

Source: HCD AFFH Data Viewer

## RCAAs

Per HCD’s AFFH document, a Racially Concentrated Area of Affluence (RCAA) is an area with a population that is greater than 80 percent White and has a median household income level over \$125,000. There are no block groups in Lakewood that are over 80 percent White. Thus, there are no RCAAs in the City.

## Findings

As there are no R/ECAPs or RCAAs in the City, no RHNA units are in a R/ECAP or RCAA. The sites are not anticipated to cause the creation of a R/ECAP or RCAA.

## Disparities in Access to Opportunities

### California Tax Credit Allocation Committee (TCAC)

One tool that can be used to analyze disparities in access to opportunities is the California Tax Credit Allocation Committee’s (TCAC) Opportunity Area scores. These were prepared by a task



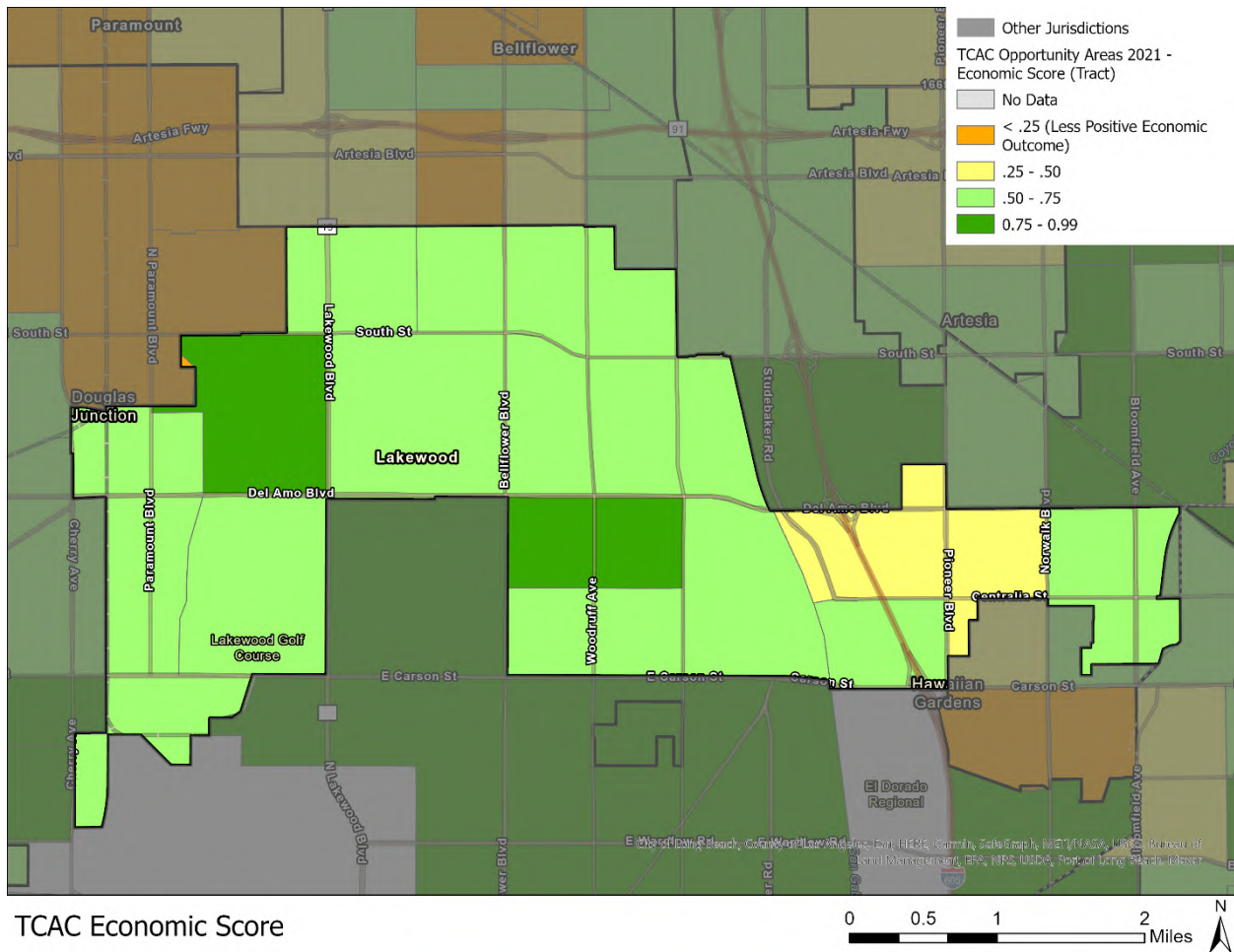
force commissioned by TCAC and HCD to identify areas statewide whose economic, educational, and environmental characteristics support positive outcomes for low-income families. The map is updated annually. Opportunity maps are made for three domains: economic, environmental, and education. Each map uses categorical indicators to determine its individual score. A composite score and resource designation combining all three designations is then assigned to each block group.

To determine the final resource category, the top 20 percent of overall scores in a county are labeled as highest resource and the next 20 percent of scores are labeled as high resource. Then, any areas that are considered segregated and that have at least 30 percent of the population living below the federal poverty line are labeled as an area of High Segregation and Poverty. Any remaining uncategorized areas in the County are evenly divided between moderate resource and low resource areas.

Economic indicators include poverty, adult education, employment, job proximity, and median home value. The scores for Lakewood are shown in Figure 14 Lakewood has mostly positive economic outcomes with the exception of two tracts in the eastern arm. One of these tracts has a large portion in the neighboring Hawaiian Gardens, which has low economic scores in the whole City. The low economic scores in eastern Lakewood may be associated with the lower incomes and home values in this area.



Figure 14: TCAC Economic Score, 2021

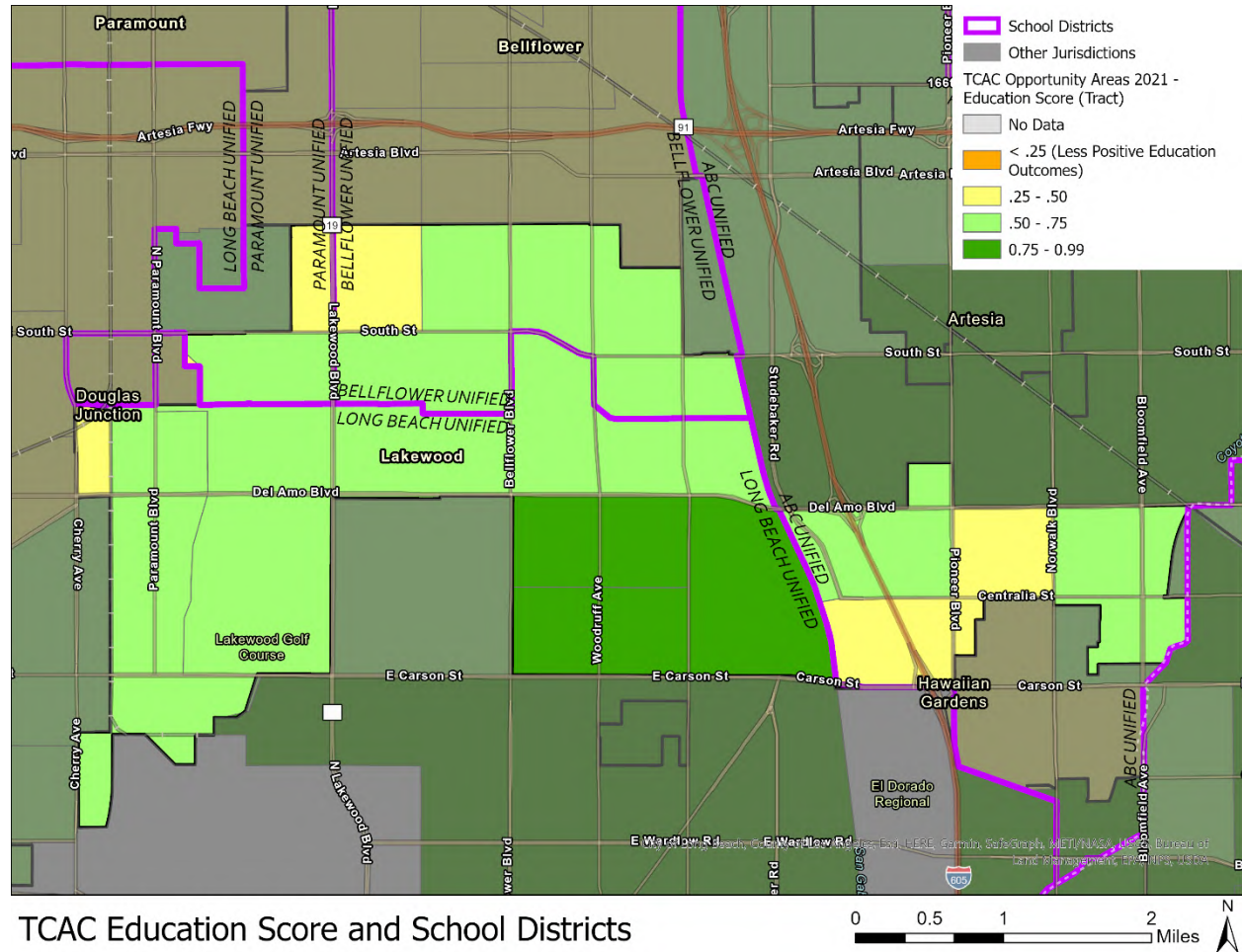


Source: HCD AFFH Data Viewer



Education indicators include math and reading proficiencies of fourth graders, high school graduation rates, and the student poverty rate. There are four different school districts that serve Lakewood: Long Beach Unified, Bellflower Unified, Paramount Unified and ABC Unified. As shown in **Error! Reference source not found.**, Lakewood has mostly positive education scores throughout the City. The exceptions to this are two tracts in the northwest and two in the eastern arm. These four tracts have lower education scores. These tracts are adjacent to some outside the City that also have low education scores. The education scores correlate somewhat with the boundaries of school districts in Lakewood. As such, the lower scores in different areas of the City may be due to the differences in performance among school districts.

**Figure 15: TCAC Education Score, 2021**



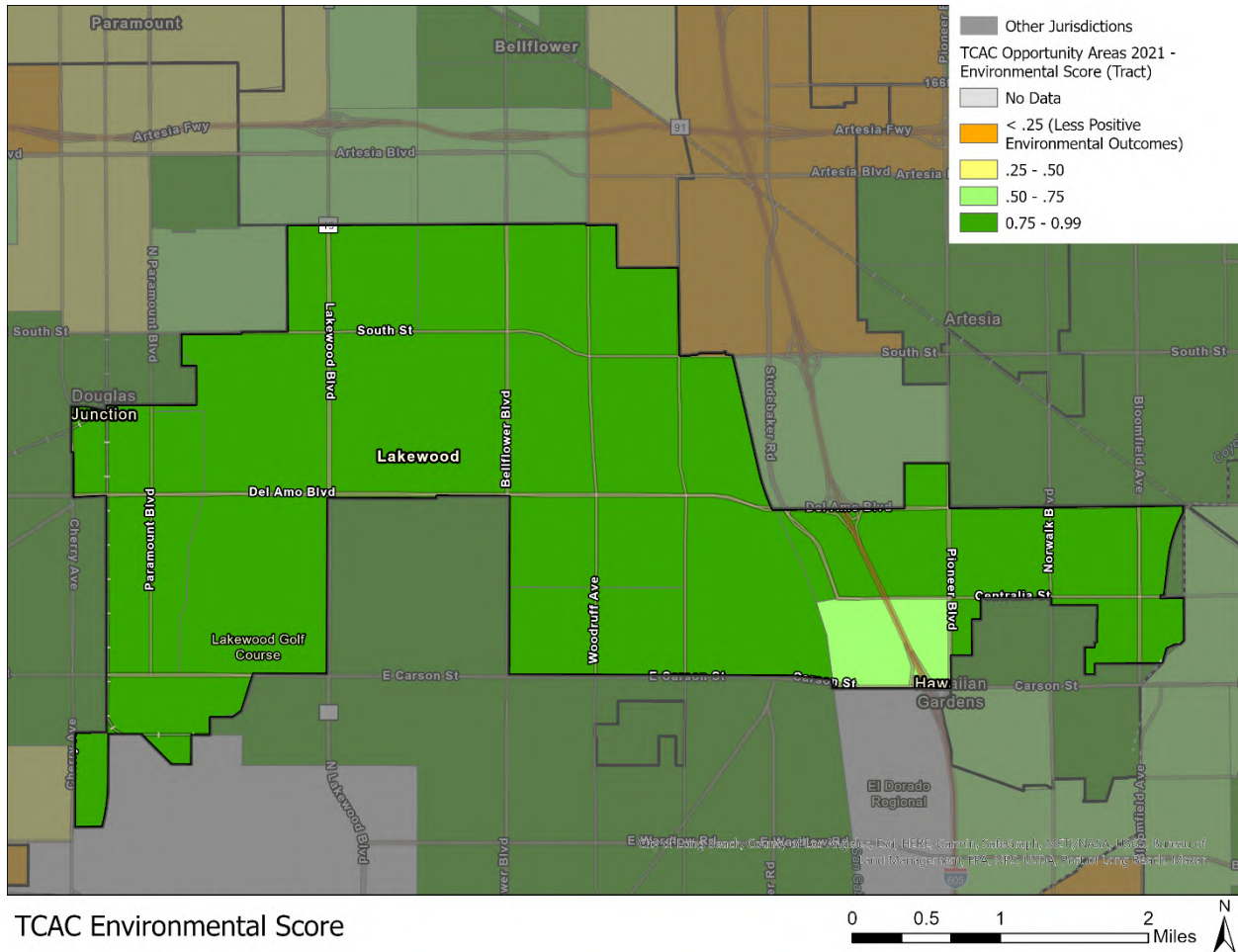
**TCAC Education Score and School Districts**

Source: HCD AFFH Data Viewer



The environmental domain utilizes CES 3.0 pollution indicators and values. All census tracts in Lakewood fall into the highest category, except one that falls into the second highest quartile, as shown in **Error! Reference source not found.** While the TCAC indicates positive environmental outcomes for all of Lakewood, the updated CES 4.0 scores indicate lower environmental outcomes for the City, especially the eastern arm. The TCAC environmental score may be inflating the resource category of tracts that experience greater environmental burdens, as noted in the CES section discussed below.

**Figure 16: TCAC Environmental Score, 2021**



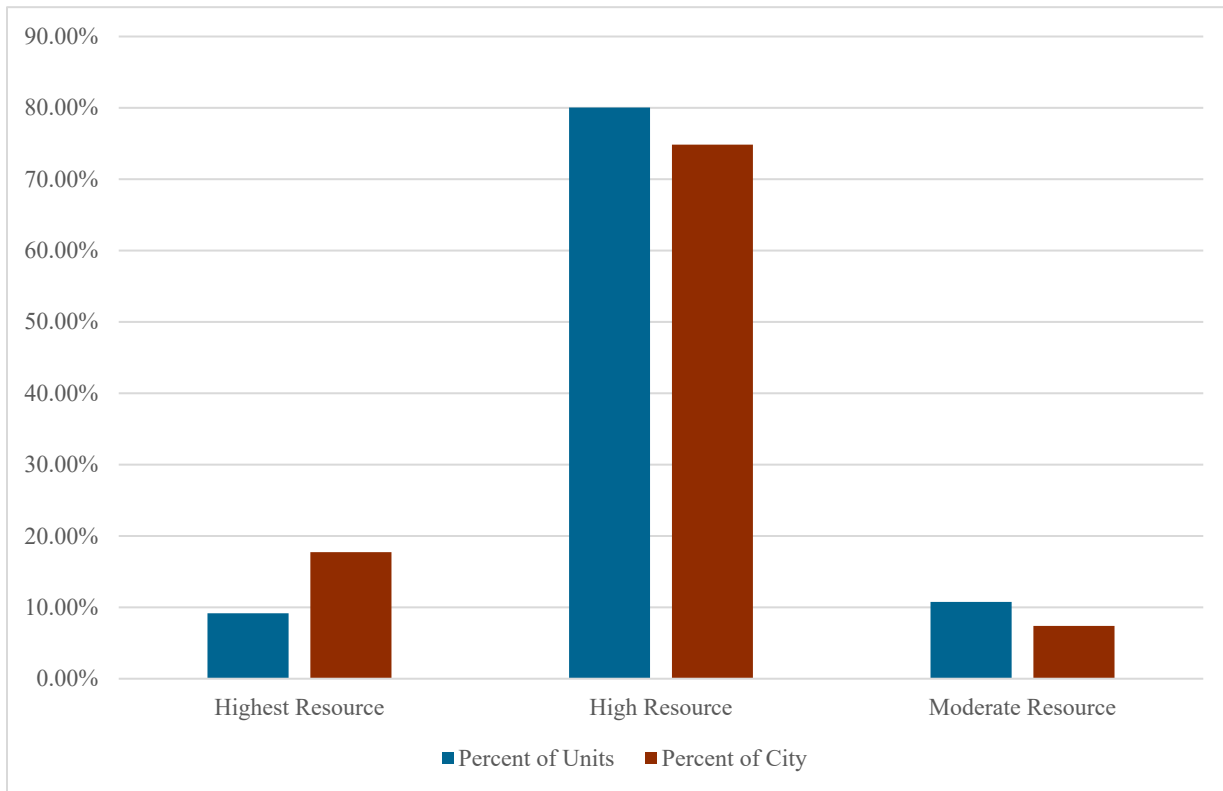
Source: HCD AFFH Data Viewer





The breakdown of sites is very close to the distribution of acreage in each category in the City, as shown in **Error! Not a valid bookmark self-reference.**. As most of the City is categorized as high resource, most of the sites are in high resource areas. There is not a concentration of sites in the moderate resource area of the City. Sites are not anticipated to have an adverse effect on access to opportunities in Lakewood.

**Figure 18: TCAC Composite Score Comparison**



Source: HCD AFFH Data Viewer and City of Lakewood

### *Access to Opportunities Regional Comparison*

HUD has developed a series of indices for fair housing analysis to assist cities in identifying disparities in access to opportunity. The index scores provided by HUD are based on nationally available data sources and are shown by race and ethnicity for Lakewood and Los Angeles County in Table 2. The indicators are scored on a scale from zero to 100. The following indicators are provided<sup>12</sup>:

- **Low Poverty Index:** The low poverty index captures poverty at the census tract level. The higher the score, the less exposure to poverty.

<sup>12</sup> [HUD Affirmatively Furthering Fair Housing Data and Mapping Tool \(AFFH-T\) Data Documentation](#)



- **School Proficiency Index:** The school proficiency index uses the performance of fourth grade students on state exams to describe which areas have higher and lower performing schools. The higher the score, the higher the school system quality.
- **Labor Market Index:** The labor market index measures the relative intensity of labor market engagement and human capital. The index is calculated using employment levels, labor force participation, and education attainment. The higher the score, the higher the labor market participation in a neighborhood.
- **Transit Index:** The transit index is based on estimates of transit trips taken by a three-person, single-parent family with income at 50 percent of the median income for renters for the region. The higher the index, the more likely that the residents use public transit.
- **Low Transportation Cost Index:** The low transportation cost index is calculated based on estimates for a three-person, single-parent family with income at 50 percent of the median income for renters for the region. The higher the index, the lower the cost of transportation.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region. Larger employment centers are more heavily weighted. The higher the index, the better access to employment opportunities.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to a variety of toxins that are harmful to human health. The higher the index, the less exposure to toxins<sup>13</sup>.

Compared to the wider Los Angeles-Long Beach-Anaheim region as a whole, Lakewood scores higher in the low poverty index for all groups, and higher in the labor market index and school proficiency index for all groups other than White, non-Hispanic and Asian or Pacific Islander, non-Hispanic, in which it scores lower. This means that Lakewood generally has less exposure to poverty, a high labor market participation, and higher performing elementary school students. Lakewood scores are about the same as the region's scores in the transit index and low transportation cost index. Lakewood has a lower score in the environmental health index, indicating higher exposure to toxins than the region. In general, White, non-Hispanics have higher index scores throughout than the other four groups, which have lower scores that are generally close.

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<sup>13</sup> HUD AFFH Data Documentation Guidelines





**Table 2: Opportunity Indicators, 2021**

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
<b>Lakewood</b>							
Total Population							
White, Non-Hispanic	78.2	58.8	58.3	85.8	70.4	31.7	4.3
Black, Non-Hispanic	68.5	49.7	58.2	86.3	74.2	30.9	4.5
Hispanic	66.1	52.0	52.4	86.3	73.0	28.6	4.4
Asian or Pacific Islander, Non-Hispanic	64.6	49.5	52.5	86.4	73.9	28.2	4.5
Native American, Non-Hispanic	69.2	54.5	54.8	86.2	72.2	32.4	4.3
Population below federal poverty line							
White, Non-Hispanic	76.6	56.6	54.9	85.7	71.4	31.0	4.3
Black, Non-Hispanic	63.3	46.2	58.2	86.1	76.2	29.0	4.7
Hispanic	58.1	46.6	52.9	86.9	75.2	24.6	4.6
Asian or Pacific Islander, Non-Hispanic	68.4	48.9	56.2	85.8	75.0	33.0	4.5
Native American, Non-Hispanic	79.5	49.7	63.8	85.9	74.1	40.2	4.3
<b>Los Angeles-Long Beach-Anaheim Region</b>							
Total Population							
White, Non-Hispanic	65.2	68.0	67.4	77.6	73.1	54.6	21.4
Black, Non-Hispanic	36.1	33.8	35.3	87.3	79.0	40.7	11.9
Hispanic	35.5	39.7	35.7	86.5	77.8	43.7	12.4
Asian or Pacific Islander, Non-Hispanic	55.0	61.9	57.6	85.1	76.0	51.1	13.1
Native American, Non-Hispanic	48.4	50.7	48.6	81.0	75.4	45.9	17.7
Population below federal poverty line							
White, Non-Hispanic	53.7	60.6	59.6	83.2	78.5	57.0	18.5
Black, Non-Hispanic	24.1	28.0	26.4	88.3	81.1	36.9	11.7
Hispanic	25.1	33.7	29.5	89.1	80.9	44.6	10.6
Asian or Pacific Islander, Non-Hispanic	45.5	57.6	51.4	88.6	80.6	52.9	11.1
Native American, Non-Hispanic	33.6	39.1	36.1	84.4	78.2	47.7	16.2

Source: Decennial Census; American Community Survey; Great Schools; Common Core of Data; School Attendance Boundary Information System; Local Affordability Index; Longitudinal Employer Household Dynamics; National Air Toxics Assessment

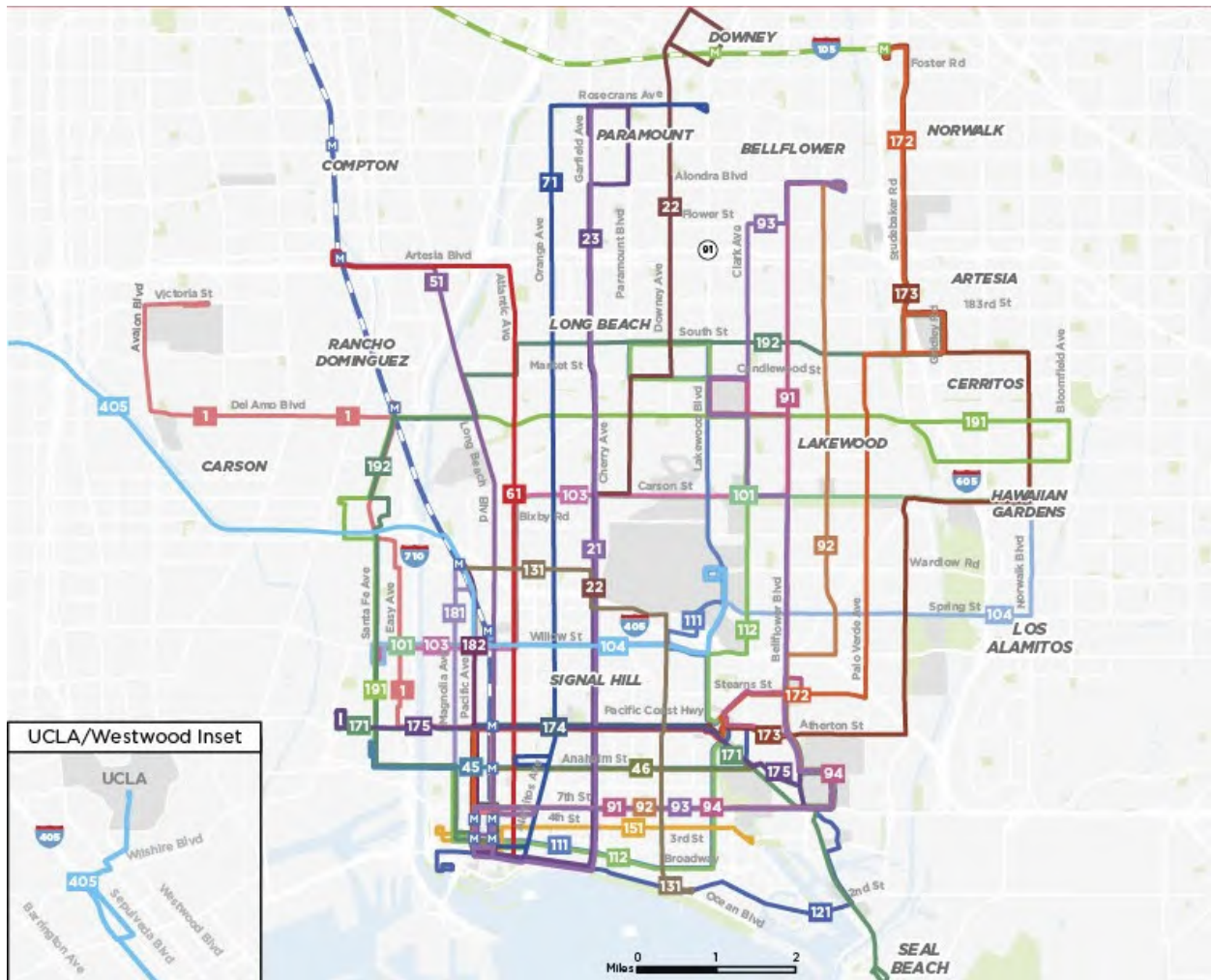
### *Transportation*

Access to adequate transportation and a variety of transit options can help illustrate disparities in access to opportunities. Long Beach Transit is the primary transit service provider for the City of Lakewood and the surrounding areas. Long Beach Transit provides bus service and access to the



Metro Rail lines in Los Angeles County. The whole City is well served by bus with the 21, 22, 23, 91, 92, 93, 101, 103, 173, 191, and 192 Long Beach Transit lines. Long Beach Transit and Lakewood’s DASH transportation system also offer free dial-a-ride programs for elderly and disabled residents.

**Figure 19: Long Beach Transit Route Map, 2021**



Source: Ride Long Beach Transit Routes and Services

The City also has a robust network of bicycle lanes and bicycle paths, providing safer, non-motorized transportation options within the City. The major thoroughfares of South St, Del Amo Blvd, Paramount Blvd, and Woodruff Ave have bike lanes, and separated bike paths along the San Gabriel River and Coyote Creek connect to larger, sub-regional bike networks.

The Lakewood Center Mall is the current main transit hub of the City, with multiple connections to the Metro Blue Line Rail and employment centers in Long Beach. The property owner of the mall is seeking opportunities for residential development on the site, which means developments there will have high levels of transit access.



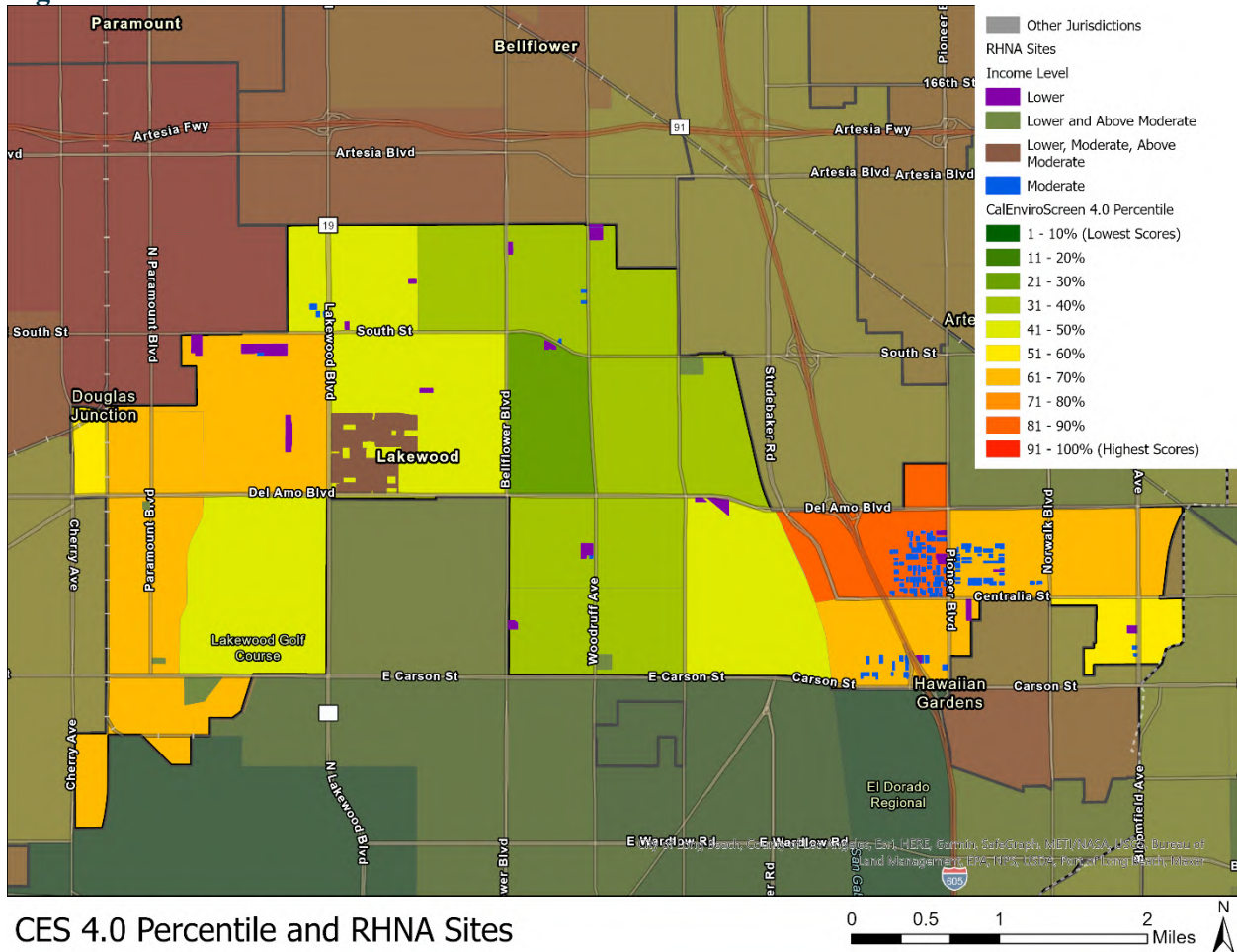
Finally, Metro is planning the “West Santa Ana Branch Transit Corridor” project, a new light rail line that will serve the Gateway Cities. While the new rail line will not directly serve Lakewood, current plans indicate that there will be rail stops in Bellflower and Artesia, close to Lakewood. The planned light rail will expand public transportation access to major job centers in the Los Angeles-Long Beach corridor.

### *CalEnviroScreen*

CES 4.0 is a tool that identifies communities in California that are disproportionately burdened by pollutants. Factors used to identify communities include ozone, particulate matter, drinking water contaminants, pesticide use, lead, diesel particulates, asthma rates, and linguistic isolation. A higher score indicates a higher effect of pollutants for the area. As shown in Figure 20, CES scores vary across the City. The central areas of the City have the lowest scores, with higher scores in the eastern arm and the western side of the City. The highest scored tract in Lakewood falls into the 81-90 percent range. The tract scores high in diesel particulate matter, toxic release, and traffic. The tract is bisected by the I-605 freeway, which is likely a driver of high scores for this and the tract directly to the south, which is also bisected by I-605. Tracts in the west side of the City are bordered by tracts with extremely high toxic releases, traffic, and negative effects from environmental cleanup sites, which all are outside of the jurisdiction. Other cities to the west of Lakewood have much higher CES scores, indicating higher pollution levels. These cities, unlike Lakewood, are more dense with more multi-family housing, and contain oil refineries. The City will adopt and implement an Environmental Justice Element to address areas with high percentile CES 4.0 scores.



Figure 20: CES 4.0 Percentile and RHNA Sites



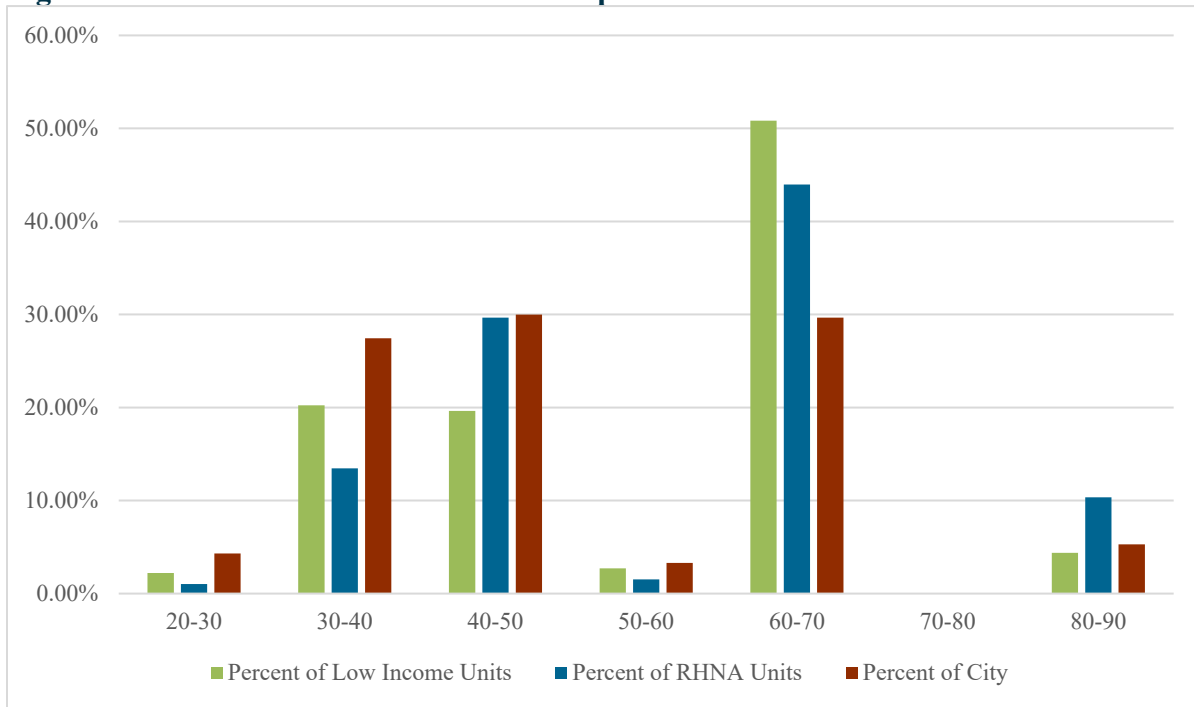
CES 4.0 Percentile and RHNA Sites

Source: HCD AFFH Data Viewer

Figure 21 displays the comparison of RHNA sites, low-income units, and City acreage in each CES score group. While they largely follow similar trends, there is a slight concentration of sites in the 60-70 percent range, especially low-income sites. This concentration is in part due to the interest of commercial property owners in these tracts to develop these sites, as well as availability of large properties that may accommodate lower-income housing.



**Figure 21: CalEnviroScreen 4.0 Score Comparison**



Source: HCD AFFH Data Viewer and City of Lakewood

### Findings

Trends in the access to opportunities analysis show that the City largely has good access to opportunities throughout. Most of the City is classified as high resource; however, this may be inflated by the TCAC environmental map, which does not match and appears to overestimate the CES 4.0 scores for the City. Areas in the eastern arm of the City are moderate resource and are in higher CES percentile ranges than the central area of the City. Tracts in the western edge of the City with lower CES scores are likely influenced by the land uses and policies outside of the jurisdiction. Existing uses in these neighboring tracts include petrochemical refining, industrial manufacturing, and recycling facilities.

As most of the City is classified as high resource, the majority of sites are in high-resource areas. There is a slight concentration of moderate-income units in the moderate-resource area in east Lakewood. Providing additional housing options and sites in the moderate-resource areas will help attract investment and expand housing choices in the neighborhood. Additionally, a significant amount of housing is proposed for high resource areas, ensuring that future housing will result in an expansion of access to opportunities for households at all income levels.



## Disproportionate Housing Needs

### Substandard Housing

Disproportionate housing needs are determined by finding trends in housing problems in the population by race, household size, or household age. A household is considered substandard or having a housing problem if it has one or more of the following housing problems:

- Housing unit lacks complete kitchen facilities
- Housing unit lacks complete plumbing facilities
- Housing unit is overcrowded
- Household is cost burdened

Table 3 shows trends in housing problems, specifically cost burden, as they relate to race, age, and housing size. Cost burden is when a household spends more than 30 percent of its monthly income on housing costs like rent, mortgage, or utilities. In the City of Lakewood, renter-occupied households experience disproportionately high levels of housing problems compared to owner-occupied households. Specifically, 84.6 percent of Native American renters, 74 percent of elderly renters, and 76.7 percent of large household renters experience at least one of the four housing problems, including cost burden.

**Table 3: Housing Problems and Cost Burden by Tenure and Race/Elderly/Housing Size**

Lakewood	White	Black	Asian	Nat Am	Pac Islander	Hispanic	Other	Elderly	Large	All
<b>Has a Housing Problem</b>										
Owner-Occupied	25.5%	49.0%	39.8%	14.0%	13.8%	38.0%	20.3%	29.9%	36.3%	31.8%
Renter-Occupied	50.0%	63.8%	71.3%	84.6%	47.5%	57.8%	51.5%	74.0%	76.7%	58.6%
All Households	30.0%	56.4%	50.3%	62.8%	43.2%	44.9%	29.5%	37.5%	49.0%	39.0%
<b>With Cost Burden</b>										
Owner-Occupied	24.4%	47.8%	32.2%	13.8%	0%	34.2%	19.2%	31.4%	20.0%	29.1%
Renter-Occupied	46.8%	59.9%	56.6%	84.6%	48.7%	48.7%	50%	67.5%	52.1%	51.4%
All Households	28.6%	53.8%	40.3%	62.8%	42.2%	39.3%	28.2%	37.7%	29.0%	35.5%
<b>Has Housing Problem</b>										
Owner-Occupied	32.1%	41.5%	38.3%	39.7%	39.6%	48.2%	36.5%	37.3%	53.8%	39.0%
Renter-Occupied	52.6%	63.7%	56.3%	56.4%	55.4%	71.1%	55.7%	65.7%	84.0%	62.3%



Lakewood	White	Black	Asian	Nat Am	Pac Islander	Hispanic	Other	Elderly	Large	All
All Households	41.4%	56.3%	46.8%	49.4%	50.2%	62.3%	48.4%	47.5%	69.1%	51.6%
<b>With Cost Burden</b>										
Owner-Occupied	31.1%	40.0%	34.4%	36.9%	33.3%	39.5%	34.9%	36.2%	33.5%	35.0%
Renter-Occupied	49.4%	59.6%	47.6%	48.7%	47.8%	58.3%	50.9%	63.0%	55.9%	54.2%
All Households	39.4%	53.0%	40.6%	43.7%	43.0%	51.1%	44.8%	46.7%	44.5%	45.4%

Source: HUD CHAS Data 2013-2017

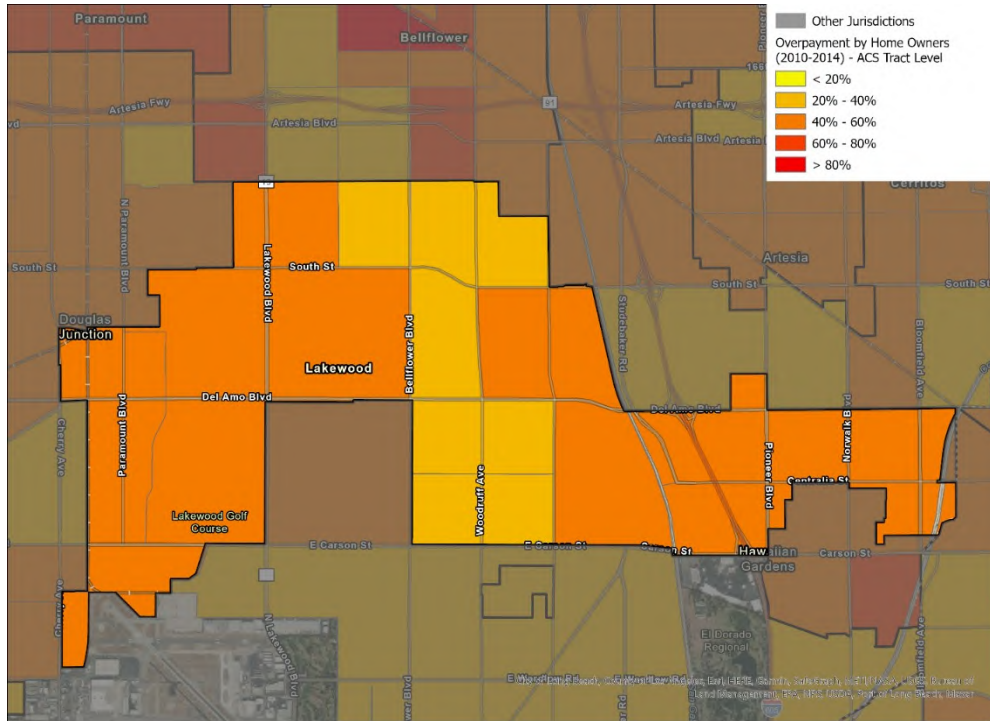
A large household is a household with three or more children, but it is also often calculated as a household with five or more people. Large and elderly households are often more likely to experience housing problems. Large households have more costs to support more people and may experience cost burden or no excess of funds to amend housing problems. Elderly households may be on a fixed income in a home bought before retirement, which affects excess funds necessary for housing maintenance.

At the County level, renters also experience disproportionately high levels of housing problems, with 65.7 percent of elderly renters and 84 percent of large household renters experiencing a housing problem. While in the City, Native Americans are the population most likely to experience housing problems, countywide, the Hispanic population is most affected, which may be more indicative of population size.

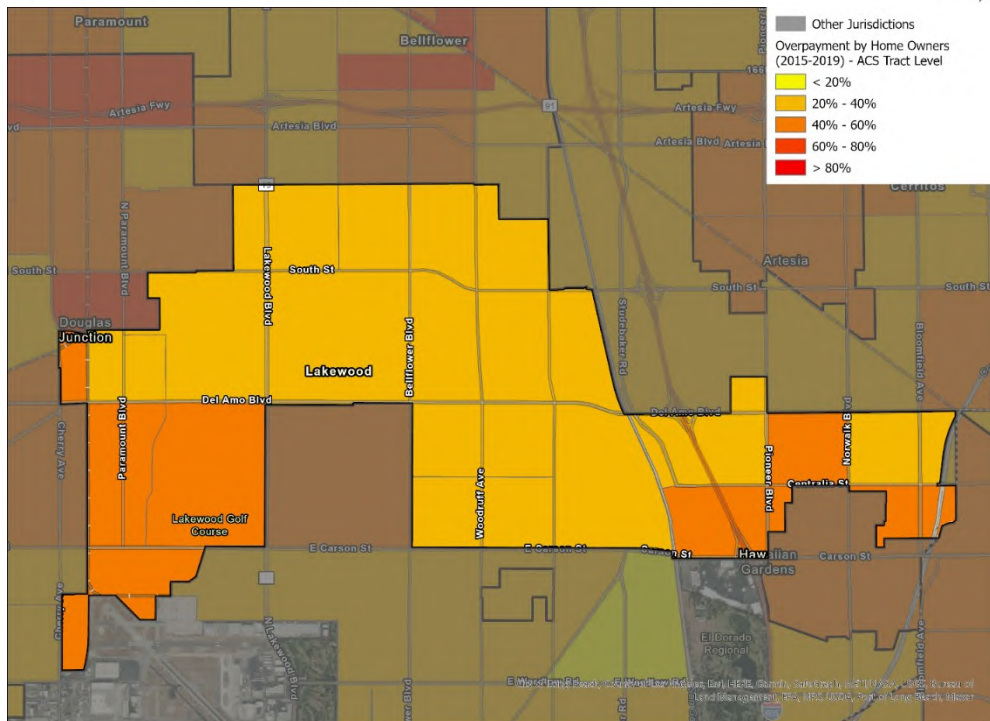
There are no concentrated areas of cost-burdened owners; see Figure 22. Over time, cost burden for homeowners decreased in the eastern and western parts of the City. As shown in Figure 23, concentrations of renters with cost burden are in the east and north tracts of the City. From 2010-2014 renters experiencing cost burden were more concentrated in the central area of the City. While the distribution of renters experiencing cost burden from 2015-2019 is less concentrated in the central portion of the City, it is higher on average across the City meaning that overpayment across the City has generally increased citywide and is not isolated to specific portions.



Figure 22: Overpayment by Owners, 2010-2014, 2015-2019



Overpayment by Owners, 2010-2014



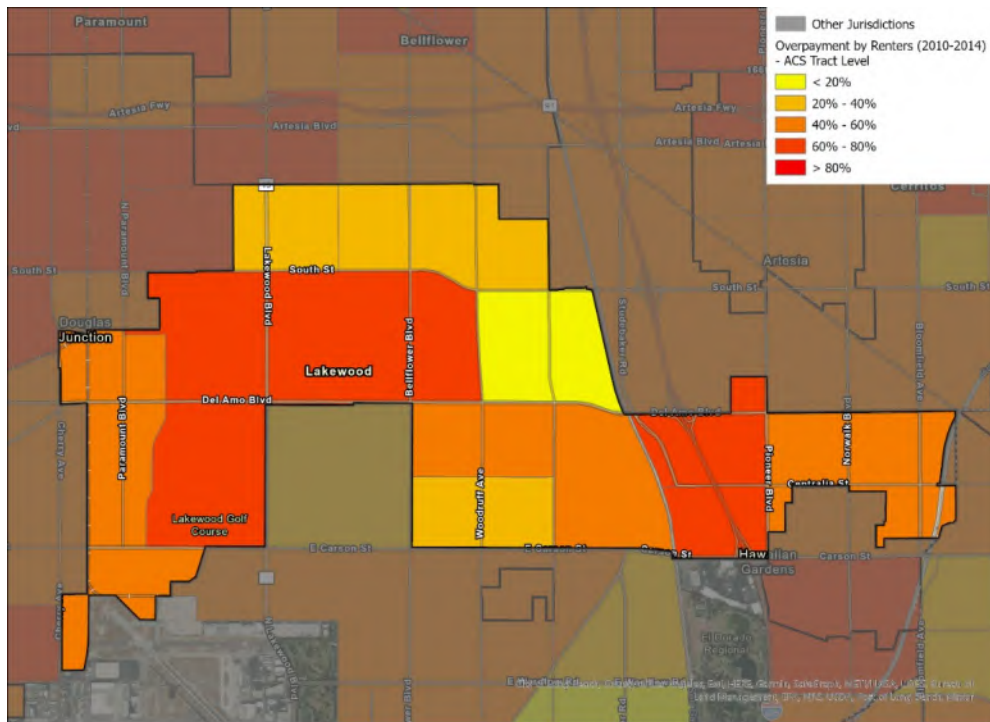
Overpayment by Owners, 2015-2019

Source: HCD AFFH Data Viewer

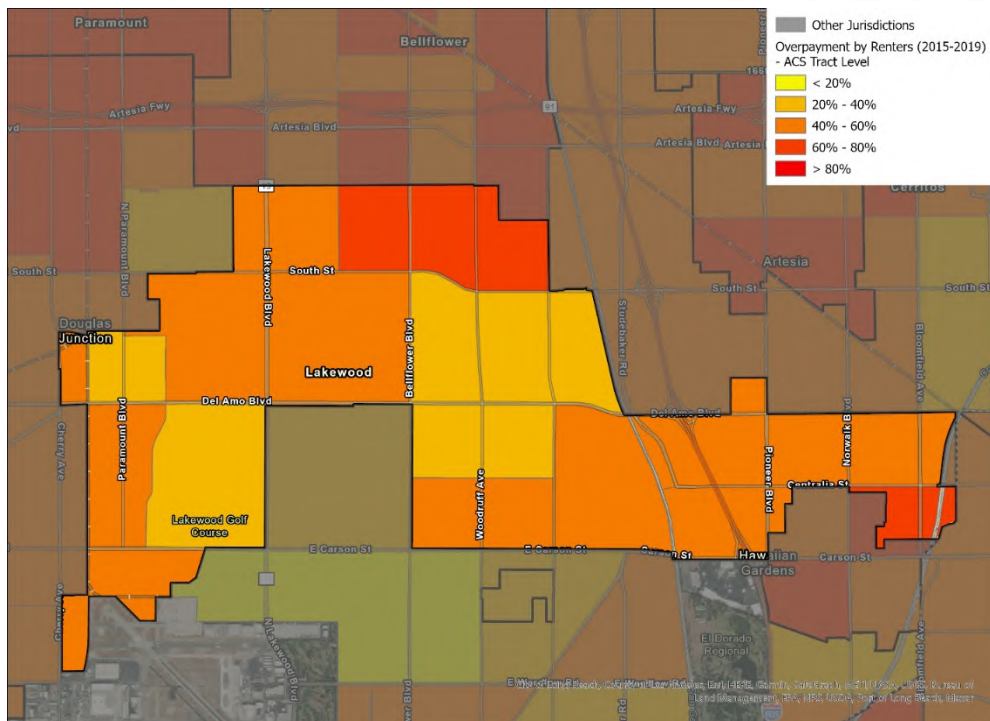




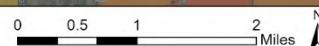
Figure 23: Overpayment by Renters, 2010-2014 and 2015-2019



Overpayment by Renters, 2010-2014



Overpayment by Renters, 2015-2019



Source: HCD AFFH Data Viewer

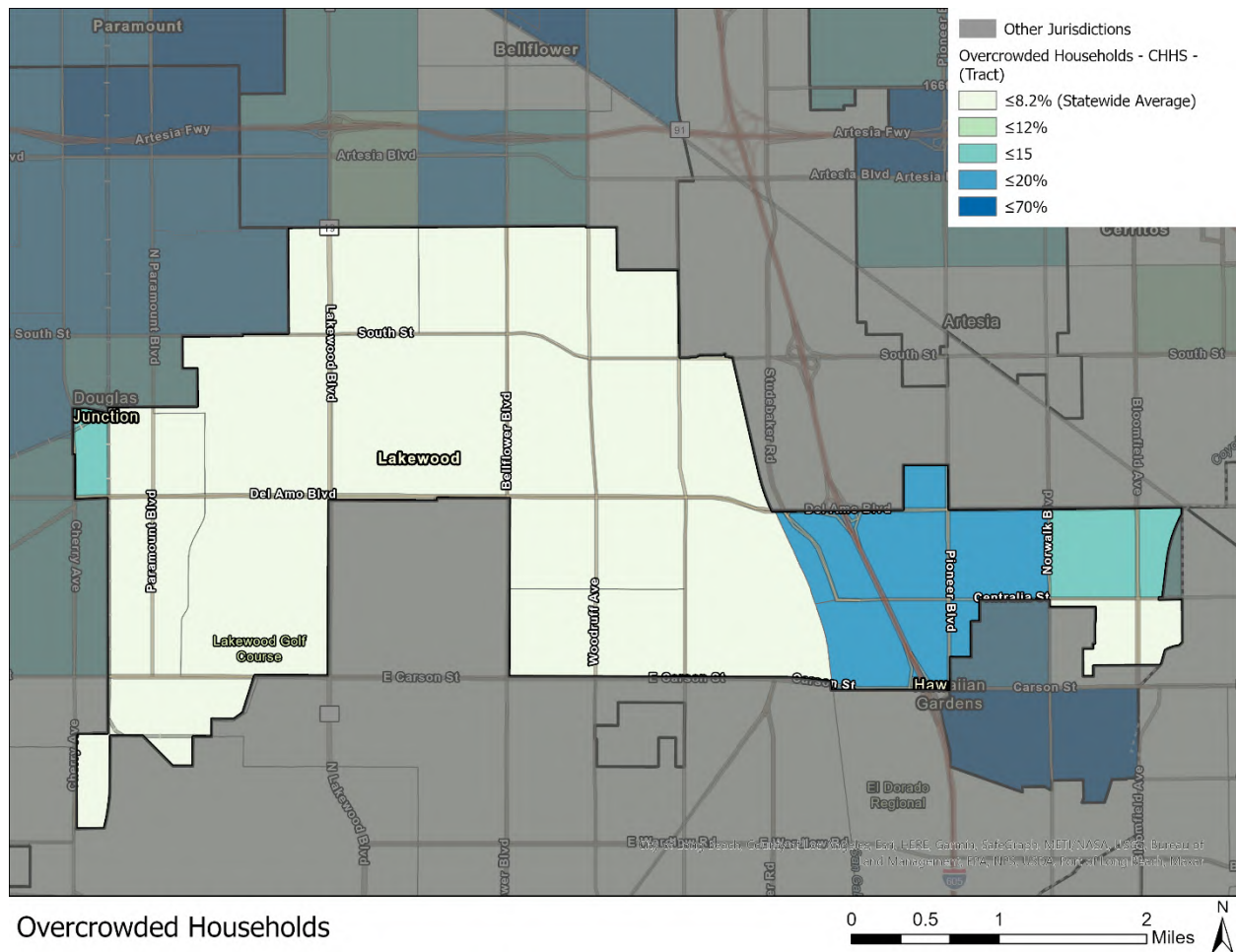


### Overcrowding

A household is considered overcrowded when there is more than one person per room, including living and dining rooms but excluding bathrooms and kitchens. In 2016, 5.5 percent of the households in the City of Lakewood were considered overcrowded. The overcrowding is concentrated in the east end of the City. This correlates with the area with the most non-White residents and the most multifamily housing. Between 12 and 20 percent of households in this area are overcrowded. The rest of the City is below the statewide average of 8.2 percent. Placing moderate- and low-income RHNA sites in this area may help to diversify housing stock and add additional, affordable housing options to help ease overcrowding.

In Los Angeles County, cities near Lakewood, such as Compton and Lynwood, have rates of overcrowding of over 20 percent. Lakewood has low levels of overcrowding compared to other cities in the County.

**Figure 24: Overcrowded Households, 2010**



Source: HCD AFFH Data Viewer



**Table 4: Overcrowding, 2000-2016**

	2000		2010		2016	
	Overcrowded Households	Percent of Households	Overcrowded Households	Percent of Households	Overcrowded Households	Percent of Households
Lakewood	3,278	12.2%	1,495	5.8%	1,440	5.5%

Source: 2020-2024 Analysis of Impediments

### Homelessness

The homeless population has disproportionately higher needs than those who are housed. The Los Angeles Homeless Services Authority conducted the 2020 Point in Time Count (PITC), which counts the unsheltered homeless population within each city in the County. Table 5 shows the PITC for the Los Angeles County. The City had 77 unsheltered homeless individuals in January 2020 in city limits and surrounding jurisdictions.

The City meets immediate needs by providing food or shelter, as well as assisting in serving long-term needs by providing health and employment services. The City also partners with People Assisting the Homeless to do outreach to the homeless community on existing services.

**Table 5: Regional Point in Time Count, 2020**

Jurisdiction	2018	2019	2020
<a href="#">Bellflower</a>	135	148	242
<a href="#">Carson</a>	469	326	158
<a href="#">Compton</a>	342	424	652
<a href="#">Downey</a>	180	174	258
<a href="#">Lakewood</a>	103	135	77
<a href="#">Lynwood</a>	146	112	85
<a href="#">Paramount</a>	107	114	85
<a href="#">South Gate</a>	259	357	399
Los Angeles County Total	52,765	58,936	66,436

Source: Los Angeles Almanac; 2020-2024 Analysis of Impediments

### Displacement

The Urban Displacement Project at University of California, Berkeley developed a map of communities where residents may be particularly vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost; these are known as sensitive communities.<sup>14</sup> Sensitive communities are defined based on the following set of criteria:

- The share of very low-income residents is above 20 percent.

<sup>14</sup> University of California, Berkeley, Sensitive Communities Project, <https://www.sensitivecommunities.org/>.



- The tract must also meet two of the following criteria:
- The share of renters is above 40 percent.
- The share of people of color is above 50 percent.
- The share of very low-income households (50 percent AMI or below) that are severely rent burdened is above the county median.
- They or areas in close proximity have been experiencing displacement pressures. Displacement pressure is defined as:
  - The percentage change in rent above county median for rent increases OR
  - The difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

Figure 25 shows the areas vulnerable to displacement as identified by the Urban Displacement Project. There are two identified tracts in the eastern arm of the City. One of these tracts extends into Hawaiian Gardens, which has additional areas identified as high displacement risk. Areas northwest of the City, which are outside of the City limits, are also identified as at risk for displacement.

In general, the City is attempting to meet its RHNA without displacing existing residents by identifying commercial and institutional uses. However, given the size of the City's RHNA and lack of available non-residential land, the City is including some properties with existing residential use in the sites inventory. Nearly all of these are single-family homes, which tend to be owner-occupied. Only 21 properties out of 293 sites have any type of multi-family housing located on them currently. Therefore, the City's RHNA strategy is not anticipated to exacerbate risk of displacement. Instead, it is expected to minimize displacement by providing new housing opportunities for all income levels in areas with greater risk.

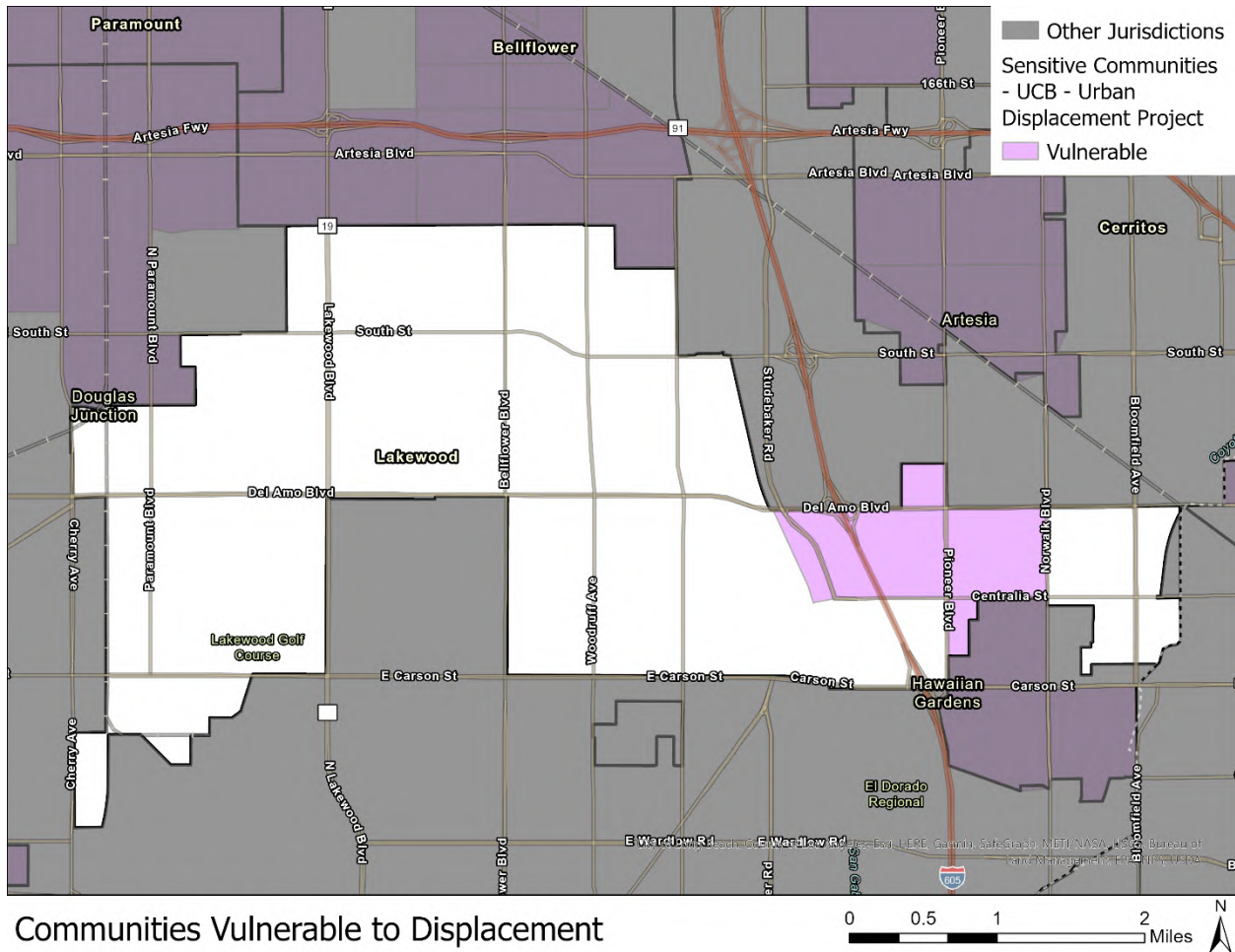
According to the Urban Displacement Project's Policy Map,<sup>15</sup> Lakewood has three anti-displacement policy measures in place: the preservation of mobile home parks, single-room occupancy with a conditional use permit, and a condominium conversion regulation that prohibits converting apartments to condominiums. The City is also implementing anti-displacement programs in the housing element, such as Program C-8: Displacement Prevention. This will ensure that for any unit that is demolished to build additional housing, an equivalent number of units will be included for households of the same affordability.

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<sup>15</sup> Los Angeles Policy Map: <https://www.urbandisplacement.org/los-angeles/los-angeles-policy-map>



Figure 25: Communities Vulnerable to Displacement, 2017



Communities Vulnerable to Displacement

Source: HCD AFFH Data Viewer

### Findings

The analysis of disproportionate housing needs shows similar trends to the access to opportunities and integration and segregation analysis. The eastern portion of the City shows higher needs than western Lakewood, including higher rates of overcrowding and possible displacement risk. Additionally, renters, elderly households, and large households experience the greatest rate of housing problems in the City.

RHNA sites are distributed throughout the City and are not concentrated in areas with disproportionate housing needs.



## Other Contributions

### *Mortgage Lending and Home Financing*

#### Historic Lending Practices

Most of Lakewood was built immediately following World War II under the premise that returning veterans and their new families should have access to high quality, affordable homes. The ability to purchase a low-cost home was not extended to everybody; in Lakewood, the Federal Government required that the post-war subdivisions be limited to white families only, directly facilitating segregation on a racial basis by excluding non-Whites from the City.

While Lakewood originally was created as an all-White community, the City has diversified greatly over the last 50 years and is now 36 percent White, with overall demographics close to the County average. This generally indicates that previous discriminatory practices have a more limited effect on Lakewood today, approximately 70 years from the City’s construction. Based on current racial and ethnic composition of the City, the long-term effects of previous discrimination appear to be moderate in Lakewood. However, discriminatory lending practices, racial covenants, and redlining continue to have lasting impacts, particularly in the southern Los Angeles area. This discrimination prevented people of color from obtaining home equity and building generational wealth, and often forced communities of color to live adjacent to industrial and noxious uses.

#### Current Lending Practices

Table 6 displays the disposition of conventional home purchase loan applications by race in 2017. The AI discusses that conventional home purchase loan approval rates for Black and Hispanic applicants are significantly lower than those for White and Asian and Pacific Islanders in the City.

Through its AI, the City has committed to multiple programs to address current patterns of lending disparities. Particularly, the City will be publishing information about lending discrimination, closely monitor trends through HMDA data, and working with local lenders to improve mortgage access.

**Table 6: Disposition of Conventional Home Purchase Loan Applications by Race, 2017**

		Total	Approved	Denied	Withdrawn	Not Used/ Closed
RACE	American Indian or Alaska Native	0.3%	0.5%	0%	0%	0%
	Asian	22.2%	23.2%	22.9%	39.1%	14.1%
	Native Hawaiian/Pacific Islander	1.9%	2.1%	0%	0%	2.0%
	White	48.7%	55.7%	43.8%	32.6%	34.9%
	Information Not Provided	13%	12.4%	20.8%	19.6%	10.1%
	Not Applicable	9.6%	1.6%	2.1%	2.2%	36.9%
ETHNICITY	Hispanic or Latino	16.7%	19.9%	18.8%	4.2%	10.6%
	Not Hispanic or Latino	61.4%	67.9%	56.2%	70.8%	40.8%
	Information not Provided	12.5%	10.5%	22.9%	22.9%	11.6%
	Not Applicable	9.4%	1.7%	2.1%	2.1%	36.7%

Sources: Consumer Financial Protection Bureau, <http://www.consumerfinance.gov/hmda/explore>  
Federal Financial Institutions Examination Council, [http://www.ffiec.gov/hmda/hmdaproducts.htm#LAR\\_TS](http://www.ffiec.gov/hmda/hmdaproducts.htm#LAR_TS)



### *Community Opposition to Density and Intensification*

Opposition to new housing development can slow or stop projects from moving forward, and directly contributes to a lack of new housing and zoning practices that may inhibit development. During stakeholder engagement, many Lakewood residents expressed concern and skepticism over new housing development, indicating that there may be some amount of local resistance to new housing construction. Despite possible community resistance, the City has not denied any housing proposals in recent years. Instead, community attitudes have been reflected through the zoning ordinance, which limits where new multi-family housing may be built. The City is implementing multiple programs to remove constraints to new housing production and facilitate ministerial approval of the housing, which will limit the impact of community opposition. Additionally, the Housing Element is proposing a program to provide community education about the benefits of new housing. Finally, the City will be engaging in a comprehensive stakeholder engagement process to identify the specific development standards for multi-family and mixed-use properties. By obtaining and incorporating stakeholder feedback through a comprehensive planning process, the impacts of project specific community opposition can be limited.

### *Regional Land Use Patterns*

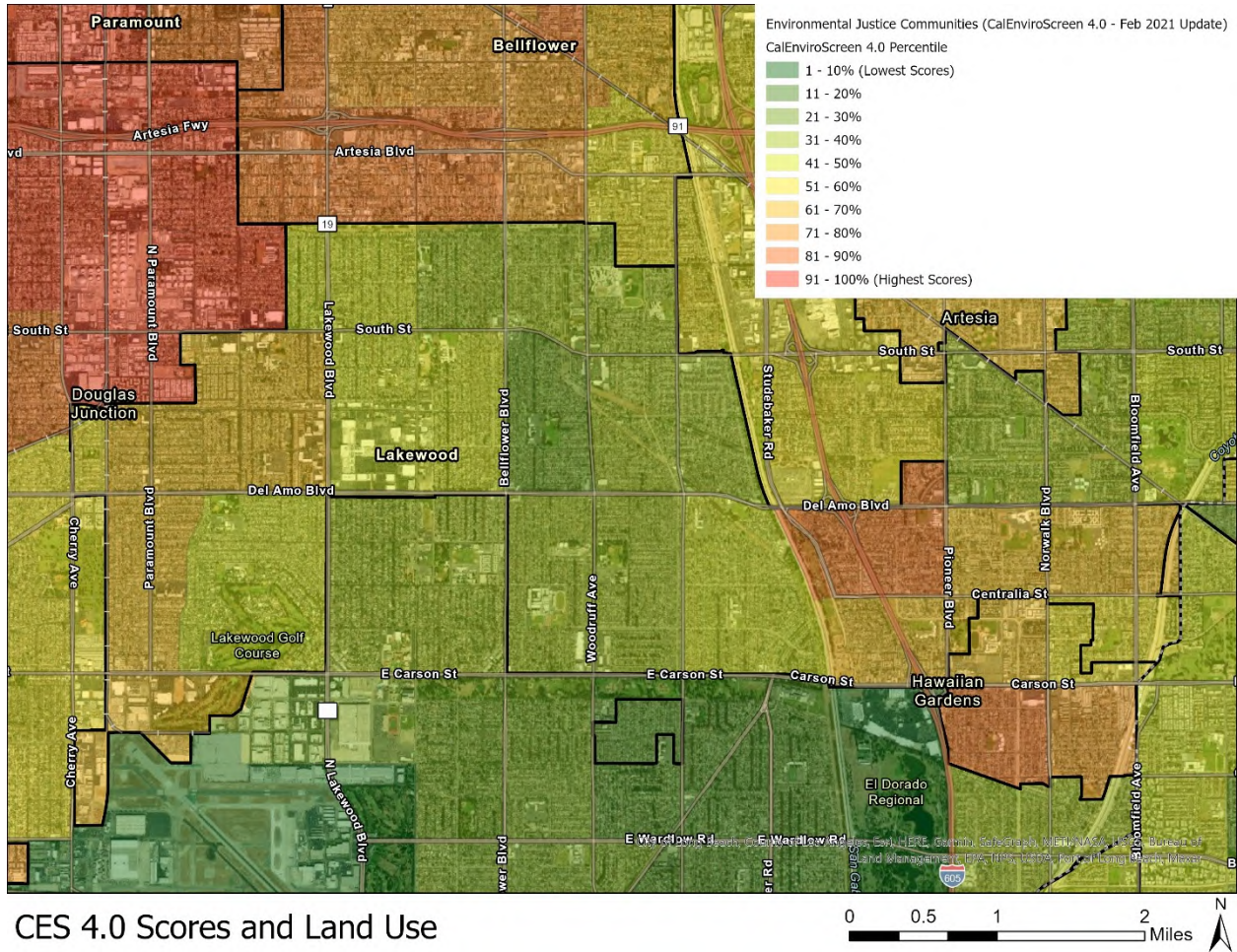
Land use patterns in adjacent jurisdictions have a large effect on health and housing conditions in Lakewood. The historic concentration of industrial land just outside the City also impacts the residents of north Long Beach, Paramount, and Rancho Dominguez. Industrial uses, including heavy refining, manufacturing, repair, are located a few blocks away from the City's northwestern boundary. The outcomes of these industrial uses can be clearly visible in the CES Maps (Figure 20) where the City limits act as a clear demarcation between census tracts with health disparities. The adjacent industrial uses also have an effect on the CES scores in north Lakewood.

Lakewood's southern border abuts the Long Beach Airport. Most aircraft taking off/landing at the airport do not fly directly over Lakewood at low altitudes. Despite this, the airport may still be a source of noise pollution that affects some Lakewood residents.

Additionally, there is a high concentration of older multi-family properties directly north of Lakewood, in the City of Bellflower. The prevalence of multi-family uses in south Bellflower, contrasted with the prevalence of single-family residential typology in north Lakewood may be a contributing factor to the apparent discrepancy in the environmental quality (CES) and opportunity (TCAC) that occurs on the city's border. Figure 26 illustrates the CES scores over an aerial image of Lakewood and its immediate surroundings. While it is difficult to identify precise land-uses at a small scale, it is possible to clearly see the prevalence of industrial uses along North Paramount Blvd. in Long Beach, as well as the concentration of multi-family housing in south Bellflower. In contrast, the area of Long Beach directly south of the City consists almost wholly of single-family homes, with no industrial uses in close proximity.



Figure 26: CES 4.0 Scores and Land Use



Source: HCD AFFH Data Viewer





## D. IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS

Table 7 displays the identified fair housing issues, contributing factors, and meaningful actions taken to address them.

**Table 7: Contributing Factors and Meaningful Actions**

Fair Housing Issue	Contributing Factor	Action
Disproportionate Housing Needs in East Lakewood	Land use and zoning laws Overcrowding in eastern census tracts	<ul style="list-style-type: none"> <li>Add opportunities for additional multifamily housing across the City. Provide opportunities for small-scale residential and naturally affordable housing in East Lakewood to mitigate overcrowding issues. <b>(F-4)</b></li> </ul>
Segregation and Integration	Concentration of lower-income individuals in eastern Lakewood Land use and zoning laws	<ul style="list-style-type: none"> <li>Adding new multi-family housing across the City by upzoning large R-1 parcels and commercial sites. <b>(A-8)</b></li> <li>Study and implement an inclusionary housing requirement to ensure housing for all incomes is available across Lakewood. <b>(A-6)</b></li> <li>Council District Program <b>(F-6)</b></li> </ul>
Access to Opportunities and Resources	Concentrations of environmental hazards and industrial uses adjacent to City boundary Lack of community resources in east Lakewood Lack of public transit options Lack of multi-family housing options in central Lakewood Aging	<ul style="list-style-type: none"> <li>Place-Based Community Resource - Park Improvement including Bloomfield Park Renovation and Palms Park Renovation Programs. (Error! Reference source not found.)</li> <li>Place-Based Community Resource – Streetscape and Right of Way Improvements including Del Amo Boulevard/Coyote Creek Bridge Replacement and Lakewood Boulevard Regional Corridor Capacity Enhancement Project. <b>(F-2)</b></li> <li>Adopt new Environmental Justice Element that focuses on pollution mitigation strategies and addresses the needs of sensitive communities. <b>(F-4)</b></li> <li>Transit Improvements Program <b>(G-2)</b></li> <li>Encourage increased production and affordability of ADUs through example plan program, updated ADU Ordinance, and ADU Education Program. <b>(B-9, B-10, and G-2)</b></li> </ul>
Outreach and Enforcement Capacity	Ability to obtain fair housing assistance Accessibility of meetings	<ul style="list-style-type: none"> <li>Fair Housing Outreach and Enforcement, Landlord-Tenant Mediation, and Fair Housing Education and Counseling <b>(F-6, Error! Reference source not found., and E-1,)</b></li> <li>Single-Family Residential Rehabilitation Loan Program (Error! Reference source not found.)</li> <li>Fair Housing Enforcement and Outreach <b>(F-5)</b></li> </ul>