



Housing Continuum
in the Gateway

**30-80%
AMI**

This project serves the
needs of residents in
the Lower Income (LI)
category.

Seamlessly Blending Affordable Housing into Surrounding Neighborhoods

Lakewood Scattered Sites Concept

Key Stakeholders

- City of Lakewood
- Architect: Studio One Eleven
- Developer: EAH Housing

Project Timeline

Jan 2021 – March 2024

Project Budget

\$43,612,297

Project Background

The City of Lakewood is predominantly a single-family community. Eighty-five percent of the existing housing is single-family detached homes and 15% is higher-density apartments and townhomes. Additionally, Lakewood has 150 miles of streets and 300 miles of sidewalks, with more than 36,000 trees lining city streets and shading city parks. Approximately 150 acres of the city are devoted to parks and other landscaped open spaces.

Despite the city's low-density lush neighborhoods, 6.4% of Lakewood residents in 2017 had an income below the poverty level.

A request for proposals issued by the City of Lakewood called for the creation of more **affordable housing** development by taking advantage of smaller scattered sites within the area. The proposed design solution incorporated a central amenity space to serve all four parcels within a five-minute walk of each other. The design for each site was scaled to its immediate context, providing needed **workforce housing** while seamlessly blending into the surrounding single-family neighborhood.

Key Terms:

Affordable Housing – In the United States, “affordable housing” refers to housing, rent or a mortgage plus utility payments, totaling 30% or less of a household's gross income. Affordable housing developments are often subject to a covenants or deed restrictions that preserve the property as affordable by creating rent limits and qualifying standards for residents, and restrictions on selling the property.

Density Bonus – Density Bonus Law (found in California Government Code Sections 65915 – 65918) provides developers with powerful tools to encourage the development of affordable and senior housing, including up to a 50% increase in project densities for most projects,

Workforce Housing – Sometimes referred to as middle-income or moderate-income housing, workforce housing is housing for individuals and families earning between 80% and 120% AMI.

This affordable housing community was designed such that half of the units accommodated extremely low/special needs and half included a mix of 60% and 80% AMI. The special needs were intended for individuals with intellectual and developmental disabilities (IDD) and transition aged youth (TAY). The first-floor units and amenities spaces were oriented towards the street to engage the community and neighborhood. The building design promotes active mobility through open stairs and corridors as well as different community amenities at each of the scattered sites. To further blend in the neighborhood the designs intend to maintain existing mature landscaping where possible.

1 SITE
80%
DENSITY
BONUS

3 SITES
35%
DENSITY
BONUS

New legislation provides for up to an 80% **density bonus** for non-transit oriented, and unlimited density for transit oriented

~\$47,000 FEWER
TAX DOLLARS

On average, it costs fewer taxpayer dollars to provide housing than it does to provide public services for a person living on the street.

HISTORY OF WORKFORCE HOUSING IN LA

During the early development of the Los Angeles region, many cities provided workforce housing through mass production and innovative urban design. New creative solutions need to be developed to add density to lower scale neighborhoods while maintaining the character and history of these communities, such as scattered site developments.

Challenges

Overview: A lack of developable larger cohesive parcels present design pressures of parking, density, and open space within existing single-family communities.

1

Built-out existing neighborhoods:

Larger open developable land is becoming less common in the Lakewood area.

2

Zoning Requirements: To meet minimum parking requirements while maximizing open space and maintaining a spacious appearance.

3

Density: Maximize amount of needed affordable housing while maintaining relationships to adjacent single-family neighborhoods.

Solutions

Overview: Develop a series of scattered sites that seamlessly blend denser affordable housing into an existing single-family neighborhood.

1

Proximity: Locate scattered sites within a 5-minute walk of each other. This enables the residents easy access to amenities at each of the sites.

2

City Processing: Consider providing entitlement and building plan check processes for scattered sites under one permit.

3

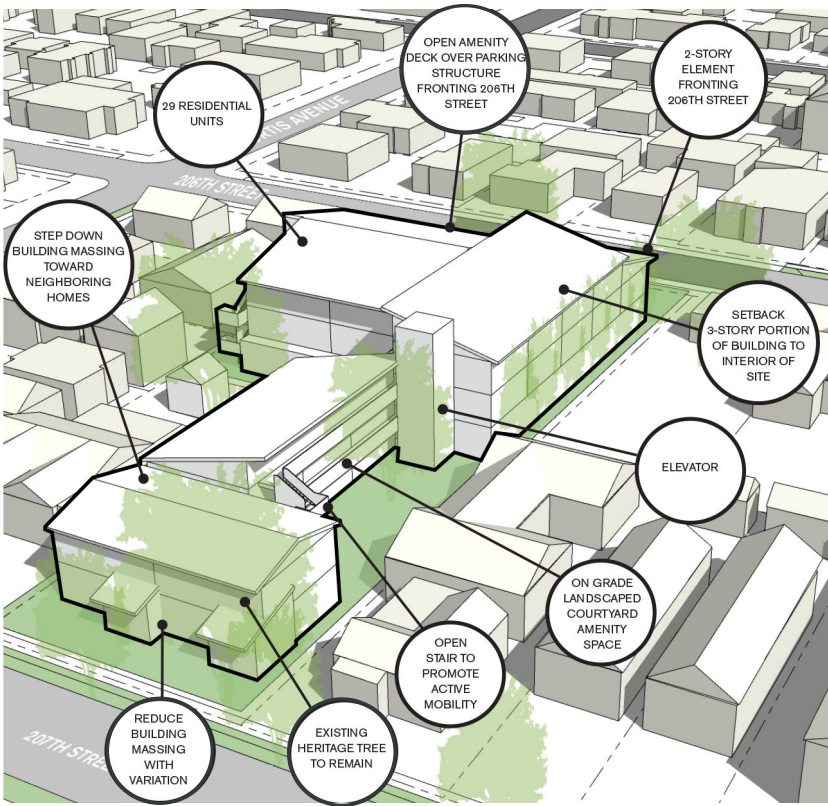
Parking: Prioritize innovative parking solutions, from concealing parking behind active ground floor uses to reworking street frontage to incorporate additional parallel or angled parking spaces.

4

Density: Concentrate the building mass and height toward the back of the site to minimize the contrast with the lower scale surrounding neighborhood.

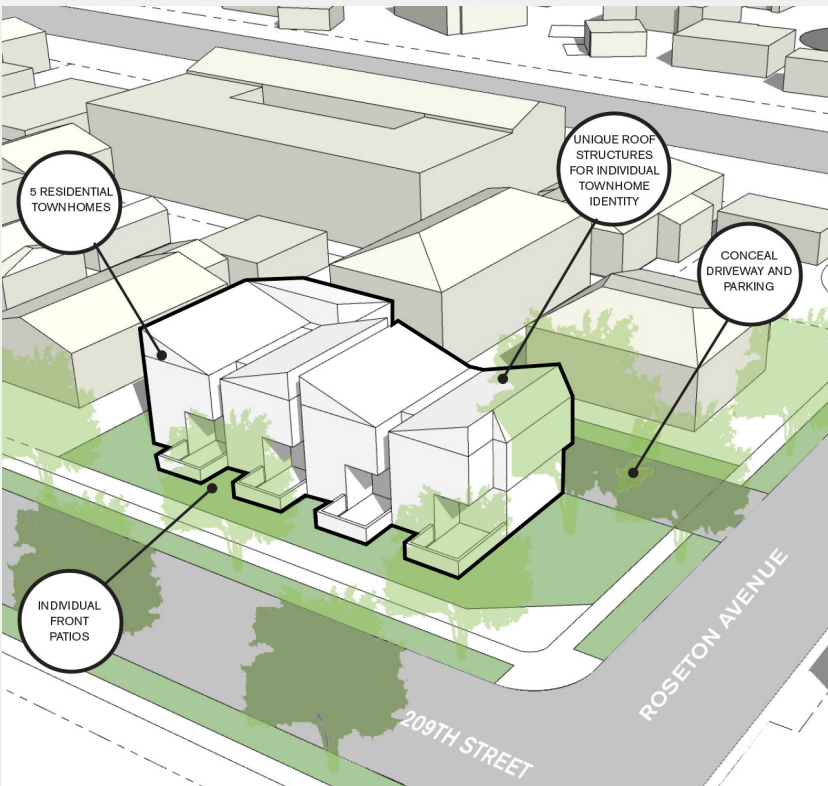


GATEWAY CITIES
COUNCIL OF GOVERNMENTS



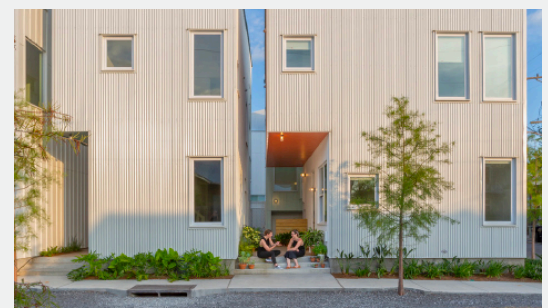
Site 1

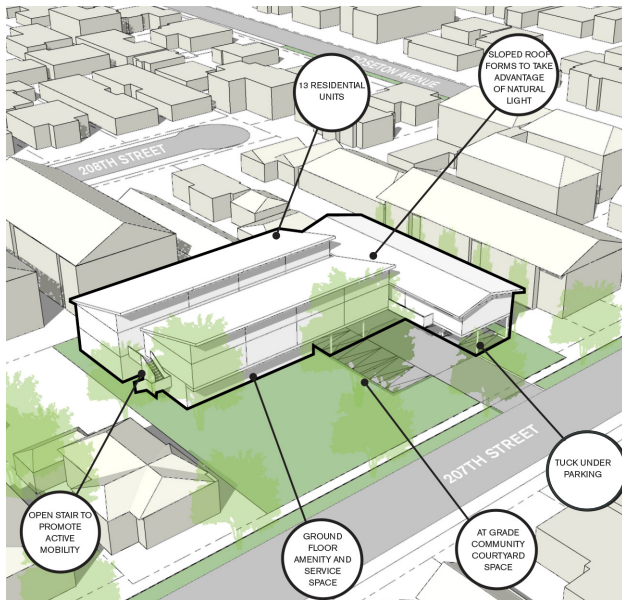
Conceptual Imagery



Site 2

Conceptual Imagery





Site 3

Conceptual Imagery



Key Takeaways

The Los Angeles area is suffering from an acute lack of affordable housing. It takes a household income of \$100,000 to afford a \$2,600/month two-bedroom rental.

When the demand for housing increases but the supply does not match it, housing costs rise, and housing becomes unaffordable to more and more households. There are multiple factors behind the housing affordability crisis, but a major part of it is that private developers and the government simply have not been building enough affordable rental housing.

Creative planning and use of density bonuses can result in more affordable housing being developed in the existing suburban neighborhoods of Los Angeles.

This new housing does not have to lessen the quality of life or beauty of the neighborhood as is often feared. Rather, new development brings new neighbors and allows multi-generational families to live in the same neighborhood.

The new housing can be designed as beautiful and contextual to the neighborhood, referencing the existing housing in the area, and when possible taking advantage of the existing landscape, such as mature trees.

Site 4

Conceptual Imagery

